

Volume 1

BOONAH SHIRE PLANNING SCHEME



31 MARCH 2006



Integrated Planning Act 1997

PLANNING SCHEME FOR BOONAH SHIRE

Adoption

The local government for Boonah Shire adopted this planning scheme on 28 March 2006.

Commencement

This planning scheme took effect on 31 March 2006.

State planning policies

The Minister for Local Government and Planning has identified the following State planning policies as having been appropriately reflected in the planning scheme–

1. State Planning Scheme Policy 1 /92: Development and the Conservation of Good Quality Agricultural Land



Boonah Shire Planning Scheme 2006

Reprinted as in force on 20 December 2013, incorporating amendments effective up to and including this same date, being:

- Amendment No.1, which commenced 29 January 2011.
- Amendment No.4, which commenced 20 December 2013.

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PART 1: INTRODUCTION

The Boonah Shire Planning Scheme has been prepared under the *Integrated Planning Act 1997* the stated purpose¹, of which is to seek to achieve ‘ecological sustainability’.

Part 1 of this planning scheme is intended to describe the relationship between the planning scheme and the relevant requirements of the Integrated Planning Act.

Division 1: Relationship of the Planning Scheme to the Integrated Planning Act

1.1 Purpose of the Planning Scheme

In accordance with the *Integrated Planning Act 1997* (IPA), Boonah Shire Council has prepared this planning scheme as a framework for managing development in a way that advances the Act’s purpose by:

- (a) Identifying assessable and self assessable development; and
- (b) Identifying outcomes sought to be achieved in Boonah Shire as the context for assessing development.

1.2 Planning Scheme Functions as Part of IDAS

The planning scheme functions as part of the Integrated Development Assessment System (IDAS)² detailed in Chapter 3 of IPA and must be read together with IPA.

¹ The purpose of IPA is to seek to achieve ecological sustainability by (a) coordinating and integrating planning at the local, regional and State levels; (b) managing the process by which development occurs; and (c) managing the effects of development on the environment (including managing the use of premises).

² IDAS – is the system for integrating State and local government approval processes for development.

Division 2: Strategic Framework

1.3 Strategic Framework

The strategic framework reflects the desired environmental outcomes included in Part 3 of the planning scheme, which in turn provides the basis of the measures in Part 4 (Zones), Part 5 (Overlays), and Part 6 (Codes for Development for a Stated Purpose or of a Stated Type).

The strategic framework summarises the approach taken by the planning scheme to achieve the desired environmental outcomes and consists of:

- a set of Broad Strategies that summarise the overall effects of the planning scheme on the nature and location of development in the Shire;
- a Structure Plan, which graphically presents the Broad Strategies;
- a Future Development Opportunities Strategy, which provides some strategic basis for future residential and industrial land use opportunities at key locations in the Shire; and
- identification of Rural Precincts, which describe individual characteristics of the Shire's rural areas and in turn assist in the determination of minimum lot sizes for rural land subdivisions.

The strategic framework does not have a role in development assessment under the planning scheme.

1.4 Broad Strategies

The following broad strategies summarise the overall effect of Parts 4, 5 and 6 of the Planning Scheme on the nature and location of development in the Shire and also describe the broad vision for the Shire.

- (i) The rural character of the Shire is maintained and development within the towns and villages is consistent with the Shire's and individual locality's character.
- (ii) Fundamental to this rural character is the recognition and maintenance of the agricultural industries and rural base of the Shire and the protection of the ongoing operation of these industries.
- (iii) The quality of life in the Shire is maintained by facilitating development that has a high level of accessibility to community services and facilities, and a diverse range of housing types and allotment sizes that provide a range of different residential lifestyles that reflects community need.

- (iv) New sustainable urban and rural residential development is located in areas that are accessible and allow the efficient and effective provision of infrastructure. Future major urban development opportunities (beyond the life of this scheme) may be investigated at Warrill View.
- (v) The role of Boonah and Kalbar as the major centres for the Shire is protected so that Boonah functions as the major centre servicing the Shire's needs, and Kalbar fulfils a district and local service function.
- (vi) Diversification of the Shire's economic base involves the development of 'clean and green' rural, tourism and creative industries that take advantage of (but do not adversely impact on) the Shire's attributes.
- (vii) Established industries, employment generators and natural resources are protected to avoid encroachment by incompatible uses.
- (viii) Existing and potential major infrastructure is efficiently utilised and protected from disorderly and incompatible development. In particular, important local and regional transport connections are identified and can continue to function efficiently and safely.
- (ix) Rural and scenic landscapes, water and extractive resources are identified, maintained and preserved to ensure that their environmental and economic potential is managed in a sustainable manner.
- (x) The significant ecological resources, processes and values, landscape and cultural heritage values that are important to the Shire's character and tourism potential are maintained, preserved and enhanced through a combination of regulatory, voluntary and community stewardship measures.
- (xi) The level of risk to the community from natural hazards such as flooding and bushfire is minimised.

1.5 Structure Plan

The broad strategies are graphically presented in the Boonah Shire Structure Plan (Strategic Map 1). The Boonah Shire Structure Plan represents the vision and a broad outline of the Shire which the planning scheme through its operation intends to implement. It is a broad brush representation of some of the Shire's major features, elements and future directions.

The Boonah Structure Plan is for illustrative purposes only and will not be used in the assessment of development under the scheme. It is not to scale, is indicative only and does not convey any use rights to individual parcels of land.

1.6 Strategic Growth and Future Development Opportunities

Boonah Shire plays an important role in relation to food production, water resources, recreation and landscape values within the South East Queensland regional context. This role is embraced and reflected in the provisions of this planning scheme. However there is an inextricable link between the Shire's regional role and the sustainability of the communities that live and work in the Shire. The South East Queensland Regional Plan and the Council's Strategic Framework reflect this but should also support the pursuit of a sustainable future for the Shire through sufficient levels of population growth (with future, well planned land availability) and improved community services and access.

The Shire has grown in a sustainable and well managed way, and has demonstrated a long term commitment to responsible rural subdivision and development policies. Boonah Shire also has various competitive advantages including lifestyle attraction, land affordability and proximity to employment centres at Ipswich and Brisbane that will continue to make it an attractive destination for visitors and residents. This is especially so in locations such as Boonah town, Kalbar and Aratula. Long term, sustainable population growth will also help meet services and community facility thresholds in the Shire.

Accordingly long term planning for the Shire at a local and regional level should allow for managed growth and acknowledge that:

- it is important for rural towns to be allowed to grow in a sustainable and well managed way;
- this growth relies on planning at the regional level for major infrastructure and services, and State infrastructure support to assist in undertaking the Shire's rural role and drive development. In particular this might focus on road upgrading but also other hard and soft infrastructure;
- sustainable population growth will help meet services and facilities thresholds (for example health and education facilities).

Set out below and in the Strategic Maps 2 to 4 (included within this section) are the areas earmarked for local planned growth as extensions to the existing towns as well as strategic opportunities for industrial development. It is acknowledged that growth opportunities rely on planning now for major upgrading of infrastructure and services.

These maps represent the findings of a Development Opportunities Investigation (undertaken in 2003) and present the broad areas that exist for the logical expansion of residential or industrial land uses in the Shire in the short to long term.

The maps are for illustrative purposes only and will not be used in the assessment of development under the scheme. They are not to scale, are indicative only and do not convey any use rights to individual parcels of land.

In the longer term, beyond the life of the scheme, appropriate land in the rural zone may be converted for urban (particularly residential purposes) in locations surrounding the towns of Boonah and Kalbar, where not constrained by flooding and good quality agricultural land or similar constraints, and there is the ability to provide appropriate urban infrastructure. Land in the Rural Zone located around the villages is not intended for long term urban opportunities – it will remain rural.

An area within the Rural Zone at Warrill View has also been identified as a future urban development investigation area. Urban development is not intended to occur in this area within the life of this planning scheme and comprehensive investigations will need to be undertaken to establish the appropriateness of this area for future urban development. Within the life of this scheme the predominant land use will remain rural. Development which may have the potential to impact on or compromise the Warrill View Investigation Area (for future development) is not supported in this area.³

1.6.1 Boonah

The township of Boonah has a thriving town centre that is the focus for commercial/retail and industrial businesses, residential development and community services and facilities in the Shire. Most of the surrounding area has suitable slopes for residential and industrial development. The water and reticulation network and water treatment plant has sufficient capacity for future growth within the life of this scheme. Boonah has a number of significant future residential and industrial development opportunities, and these areas are identified below and presented in Strategic Map 2.

Area 1 – short-medium term opportunity for rural residential development

This area is located north-east of the existing town and west of Ipswich-Boonah Road. The area is a logical place for expansion of the existing rural residential development to the south. Water supply is available in the adjacent development, which could be extended into this area.

Area 2 – long term residential and rural residential development opportunity

This area is located north of the town and is east of Hoya Road. The site seems the logical place for expansion of the existing residential and rural residential development nearby. Water supply is available in the adjacent development, which could be extended into this area.

³ According to the South East Queensland Regional Plan, Warrill View is unlikely to be developed for urban purposes prior to 2026.

Area 3 – short-medium term residential development opportunity

This area is located north of the town and is west of Hoya Road. Expansion of the existing residential and rural residential development nearby (to the south and east respectively) seems logical. Water supply is available in the adjacent development, which would need to be extended into this area. Sewer is available in the adjacent development.

Area 4 – short term residential development opportunity

This area is located north of the town off Burnett Street and the logical place for expansion of the existing residential development nearby to the south or rural residential development to the north-east. Water supply is available in the adjacent development, which would need to be extended into this area.

Area 5 – long term residential development opportunity

This area is located on the western fringe of the town and appears the logical place for expansion of the existing residential development nearby to the east. Water supply is available in the adjacent development, which would need to be extended into this area. Sewer is available in the adjacent development.

Area 6 – short term residential development opportunity

This area is located west of the town off McBean and Jones Streets. The site supports the short-medium term opportunities for residential development. Water supply is available in the adjacent development and would need to be extended into this area. Sewer is available in the adjacent development.

Area 7 – short term residential development opportunity

This area represents the Council owned land located on the corner of Bruckner Hill Road and Mill Avenue south of the town centre. The site is a logical place for expansion of the existing residential development that adjoins the site to the west and is an ideal urban infill area that supports the short-medium term opportunities for residential development on this site. As the land is Council owned, there is an opportunity to develop it for a range of residential uses including aged care accommodation or for units which are under-supplied in Boonah at present. Water supply is available in the adjacent development, which would need to be extended into this area.

Area 8 – short term residential development opportunity

This area is located along Milford Street, south of the town centre and an opportunity for expansion of the existing residential development that adjoins the site to the west. This area is situated in the approach path to the Boonah airstrip. Water supply is available in the adjacent development, which would need to be extended into this area.

Area 9 – long term industrial development opportunity

This area has the potential for future industrial development given its generally flat topography and its proximity to the existing industrial development surrounding the Boonah airstrip. Extension of the water supply network would be required and reticulated sewer is not available at this time. Area 9b is land owned by the Council and offers a natural extension of the existing industrial area at Freiberg Road.

1.6.2 Kalbar

The township of Kalbar has a variety of commercial, retail and industrial businesses, residential development and community services and facilities. The town and its immediate surrounds are not subject to any land that has a medium-high bushfire hazard or significant vegetation and has suitable slopes for both residential and industrial development. The water and reticulation network and the water treatment plant have sufficient capacity for growth opportunities. There are future residential and industrial development opportunities in the township of Kalbar. These areas are detailed below and presented in Strategic Map 3.

Area 1 – long term residential development opportunity

This area is located on the eastern side of the existing town, south of Edward Street but north of Pennell Street. Given its proximity to existing residential development, this area has the opportunity to be developed for future residential lots. Water supply is available in the adjacent development, which could be extended into this area.

Area 2 – medium term residential development opportunity

This area is located north of Edward Street and east of the showgrounds. Given the gently sloping topography and proximity to the existing residential and rural residential development along Edward Street, this area has the opportunity to be developed for future residential. Water supply is available in the adjacent development, which could be extended into this area. Sewer is likely to be able to connect to the existing network, subject to further investigation.

Area 3 – medium-long term rural residential development opportunity

This area is located on the southern side of Edward Street and west of the existing town. Given the area is in close proximity to the existing residential and rural residential development along Edward Street, this area has the opportunity to be developed for future rural residential or residential lots. Water supply is available in the adjacent development, which could be extended into this area.

Area 4 – long term industrial development opportunity

This area has the potential for future industrial development given its flat topography and proximity, north of the existing industrial area in Kalbar (situated along Purdon and Welge Streets). Water supply is available in the adjacent development, which could be extended into this area. Sewer is likely to be able to connect directly to the existing sewerage treatment plant.

1.6.3 Aratula

Aratula is conveniently located along the Cunningham Highway and is an attractive stopover/location for transport (truck) drivers. Existing rural industrial uses are clustered in this area and rural industries in this area will complement the rural character of this highly visible location. Most of the surrounding area has slopes suitable for residential and industrial development. The water and wastewater distribution network and water treatment plant has sufficient capacity for limited future growth opportunities but can be upgraded. The areas with future residential and industrial development opportunities are discussed below and presented in Strategic Map 4.

Area 1 – long term rural residential development opportunity

This area is located on the western side of the Cunningham Highway. Given the area's proximity to the existing rural residential development along Adam and Duncan Drives, this area has the opportunity to be developed for future rural residential lots. Water supply is available in the adjacent development, which could be extended into this area. The connection is at the end of a long cul de sac, therefore consideration could be given to another connection off the Cunningham Highway.

Area 2 – future residential development opportunity

This area is located west of the Cunningham Highway and south of Elizabeth Street behind the existing town of Aratula. The site has suitable slopes and a logical place for expansion of the existing residential development nearby. Water supply is available in the adjacent development, which could be extended into this area. Sewerage is also available in the adjacent development.

Area 3 – future residential development opportunity

This area is located west of the Cunningham Highway, east of Frazerview Road and north of Elizabeth Street behind the existing town of Aratula. The site has suitable slopes, is not classified as good quality agricultural land and seems the logical place for expansion of the existing residential development nearby. Water supply and sewerage are available in the adjacent development, which could be extended into this area.

Area 4 – future industry opportunity

This area along Sawmill Road is identified for light or rural related industry. The site is flat and can be connected to appropriate services.

1.7 Rural Land

A Rural Land Study was commissioned by the Council primarily to address rural subdivision but also to provide resource mapping that in turn would generate Landscape Precincts that reflect a range of characteristics for rural lands in the Shire.

1.7.1 Rural Precincts

The Rural Zone (at Part 1, Division 2 of the scheme) has been divided into 7 Precincts having regard to commercial, land use, soil types, natural resource and fragmentation considerations⁴. Each Precinct contains several Sub Precincts as detailed below:

- Precinct 1 – Scenic Rim. These areas are the high hills, mountains and escarpments in the Shire. They are highly important to the visual amenity of the Shire. Grazing is the dominant use with some passive tourism:
 - Sub Precinct 1 – Main Range Scenic Rim
 - Sub Precinct 2 – East Rim
 - Sub Precinct 3 – Teviot Rim
- Precinct 2 – Scenic Rim Base. This precinct comprises the lower and middle slopes of the scenic rim group. This precinct includes high quality pasture lands and highly productive grass fattening lands. These lands are also important to the visual quality of the Shire as well as being of critical importance to the cattle industry:
 - Sub Precinct 4 – Main Range Rim Base
 - Sub Precinct 5 – Maroon Rim Base
 - Sub Precinct 6 – Upper Bremer Rim Base
- Precinct 3 – Scenic Rim Valleys. These valleys have less than 10% remnant vegetation and contain quality grazing lands. There is arable land however irrigation water supplies are highly erratic:
 - Sub Precinct 7 – Boyds Creek Rim Valley
 - Sub Precinct 8 – Bremer Rim Valley
 - Sub Precinct 9 – Tarome Rim Valley
 - Sub Precinct 10 – Clumber Rim Valley
 - Sub Precinct 11 – Moogerah Rim Valley
 - Sub Precinct 12 – Maroon Rim Valley

⁴ The identification of precincts and sub-precincts is the result of work done by Land Resource Assessment and Management Pty Ltd in their Boonah Shire Rural Land Study 2003.

- Precinct 4 – Outlier Hills. Along with the scenic rim these are the dominant visual landform elements of the Shire's landscapes. The precinct contains a mix of pasture quality lands and substantial remnant vegetation. Grazing and rural living dominates the Mt. French and Charlwood areas:
 - Sub Precinct 13 – Mt Fraser / Moorang
 - Sub Precinct 14 – Fraser View
 - Sub Precinct 15 – Mt French
 - Sub Precinct 16 – Mt Edwards
 - Sub Precinct 17 – Charlwood / Bunjungen
 - Sub Precinct 18 – Mt Greville
 - Sub Precinct 19 – Mt Moogerah / Coochin
 - Sub Precinct 20 – Mt Walker

- Precinct 5 – Uplands. This precinct includes the broad rolling landscapes and low hills and ridges of the central part of the Shire. A wide range of land use characteristics reflect a diverse range of natural resource, historical and current land use drivers. There is a mix of agriculture and grazing opportunities although there is a lack of irrigation water supplies in some areas. Rural living has developed extensively in these areas:
 - Sub Precinct 21 – West Rosevale
 - Sub Precinct 22 – Lower Mt Walker
 - Sub Precinct 23 – Mt Forbes
 - Sub Precinct 24 – East Rosevale
 - Sub Precinct 25 – Coleyville
 - Sub Precinct 26 – Warrill
 - Sub Precinct 27 – Silverdale
 - Sub Precinct 28 – Limestone
 - Sub Precinct 29 – Munbilla
 - Sub Precinct 30 – Roadvale
 - Sub Precinct 31 – Obum Obum
 - Sub Precinct 32 – Kalbar
 - Sub Precinct 33 – Hoya Mt French
 - Sub Precinct 34 – Wallace Creek and Milford

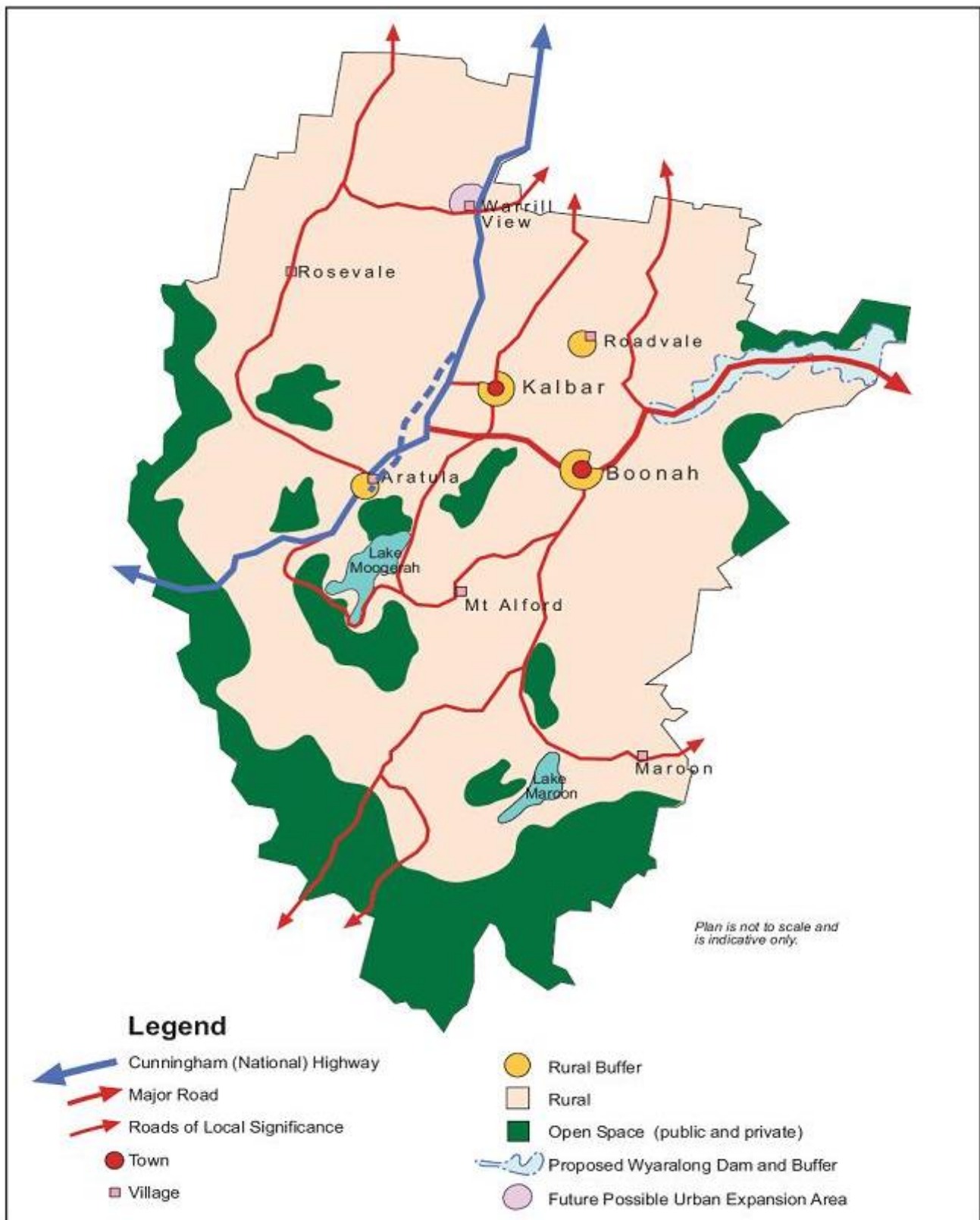
- Precinct 6 – Sub-Catchment Valleys. This precinct includes the gently undulating plains and narrow alluvial plains in the sub catchments of the main streams. Groundwater quality is poor, there is evidence of outbreaks of salinity and in these same locations, commercial rural industries are emerging:
 - Sub Precinct 35 – Milora
 - Sub Precinct 36 – Milbong
 - Sub Precinct 37 – West Fraser View
 - Sub Precinct 38 – South Fraser
 - Sub Precinct 39 – Aratula
 - Sub Precinct 40 – Carneys Creek
 - Sub Precinct 41 – Mutdapilly

- Precinct 7 – Irrigable Arable. The alluvial flats of Teviot and Warrill Creek and the Bremer River are included in this precinct. It includes a mix of high value horticultural land and forage and grain cropping where water is less reliable and location is more remote from processing and packing facilities:
 - Sub Precinct 42 – Upper Bremer Valley
 - Sub Precinct 43 – Middle Warrill
 - Sub Precinct 44 – Upper Warrill
 - Sub Precinct 45 – Lower Teviot
 - Sub Precinct 46 – Upper Teviot

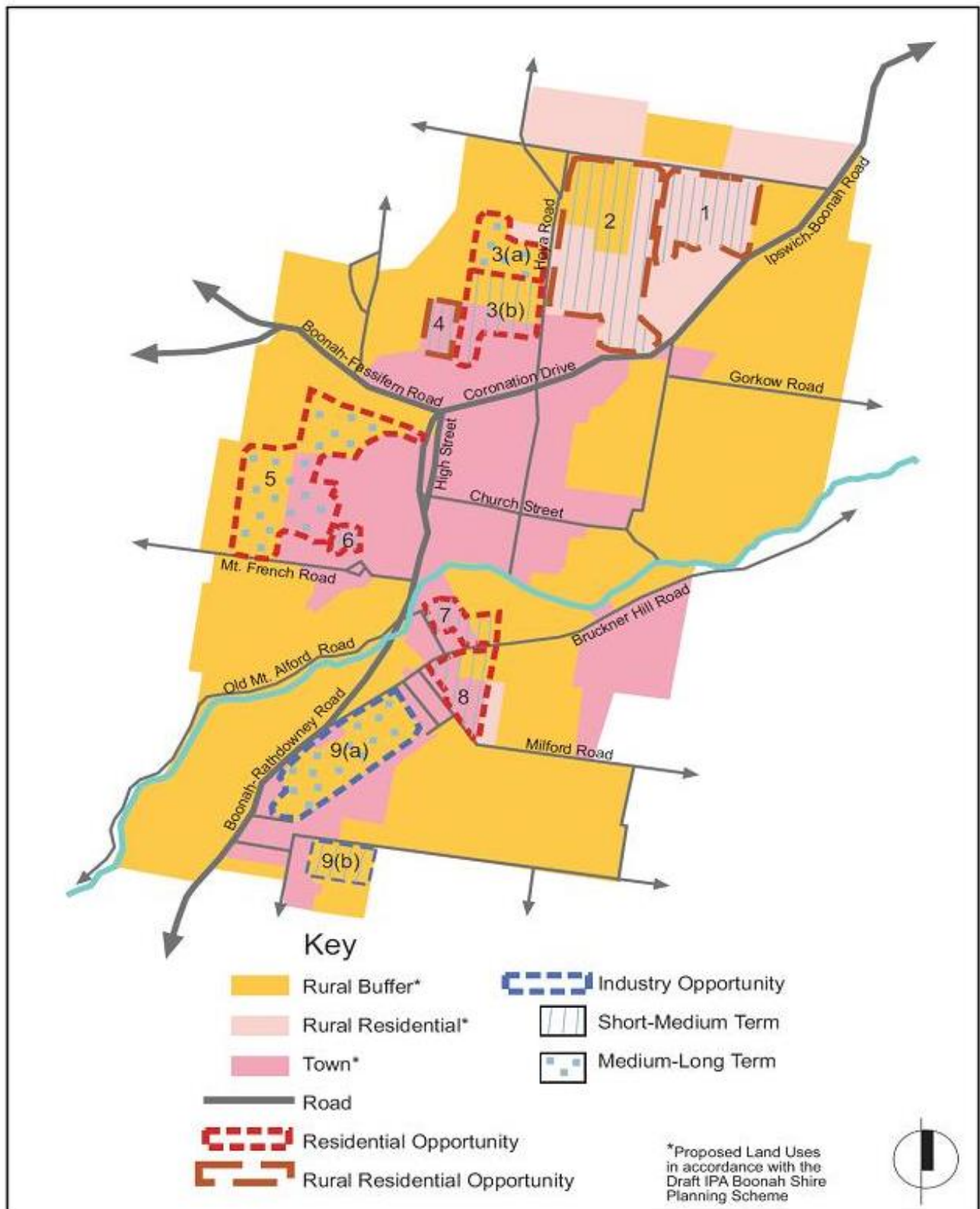
The Rural Precincts and Sub Precincts are shown on Strategic Map 5: Rural Land Precincts.

The work undertaken in the Rural Land Study subsequently recommended minimum lot sizes based on the philosophy of large lot sizes (200ha) for lower quality grazing lands, 100ha minimum lot sizes for better quality lands, with those precincts or sub precincts with higher proportion of potentially arable crop lands lot sizes between 60–100ha, or some cases down as small as 20–40ha.

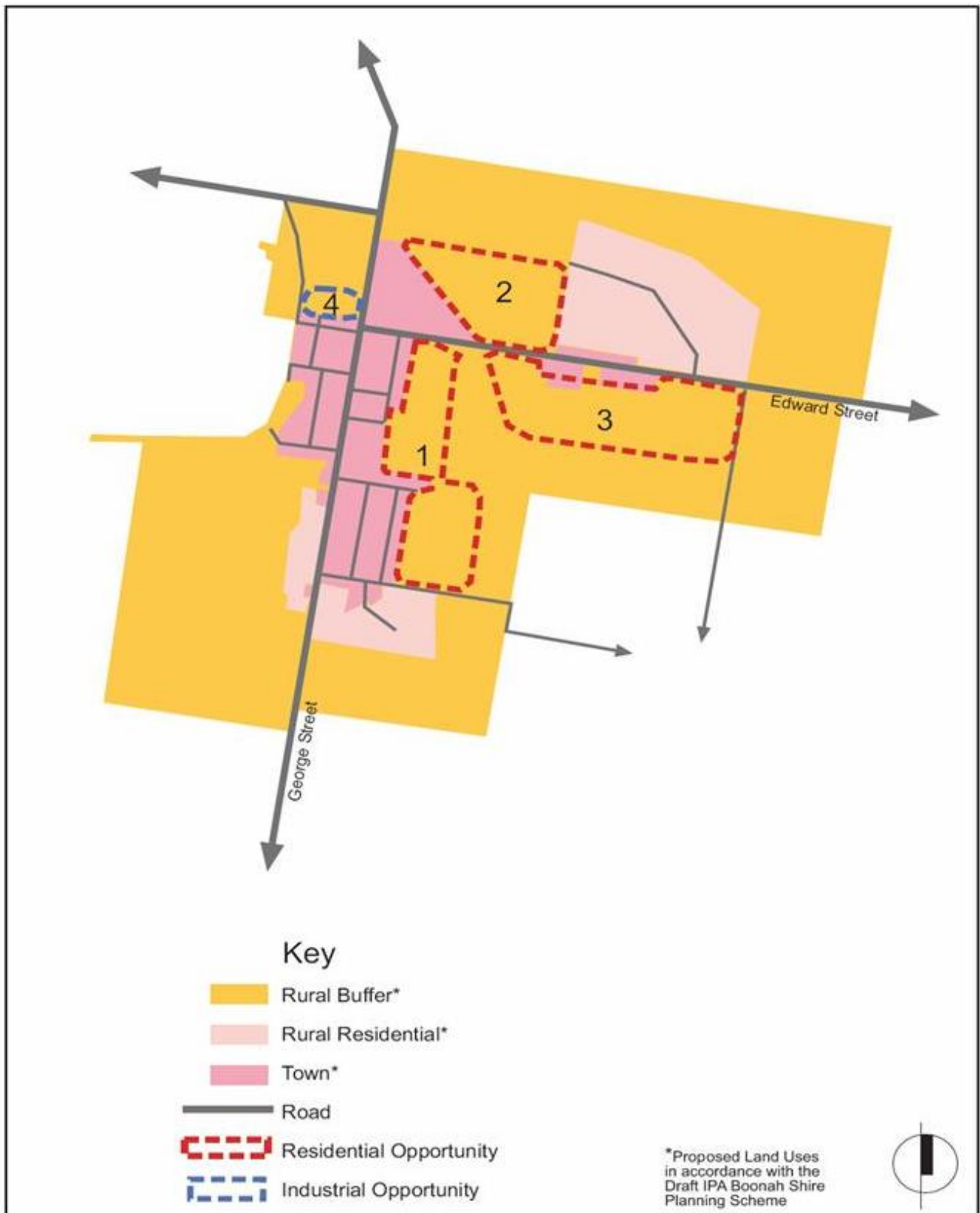
The reconfiguration provisions in relation to rural lands generally reflect the results of this work. The outcomes of this study, in time, may also be used to influence other aspects of the planning scheme including provisions relating to the level of assessment for particular land uses in rural areas.



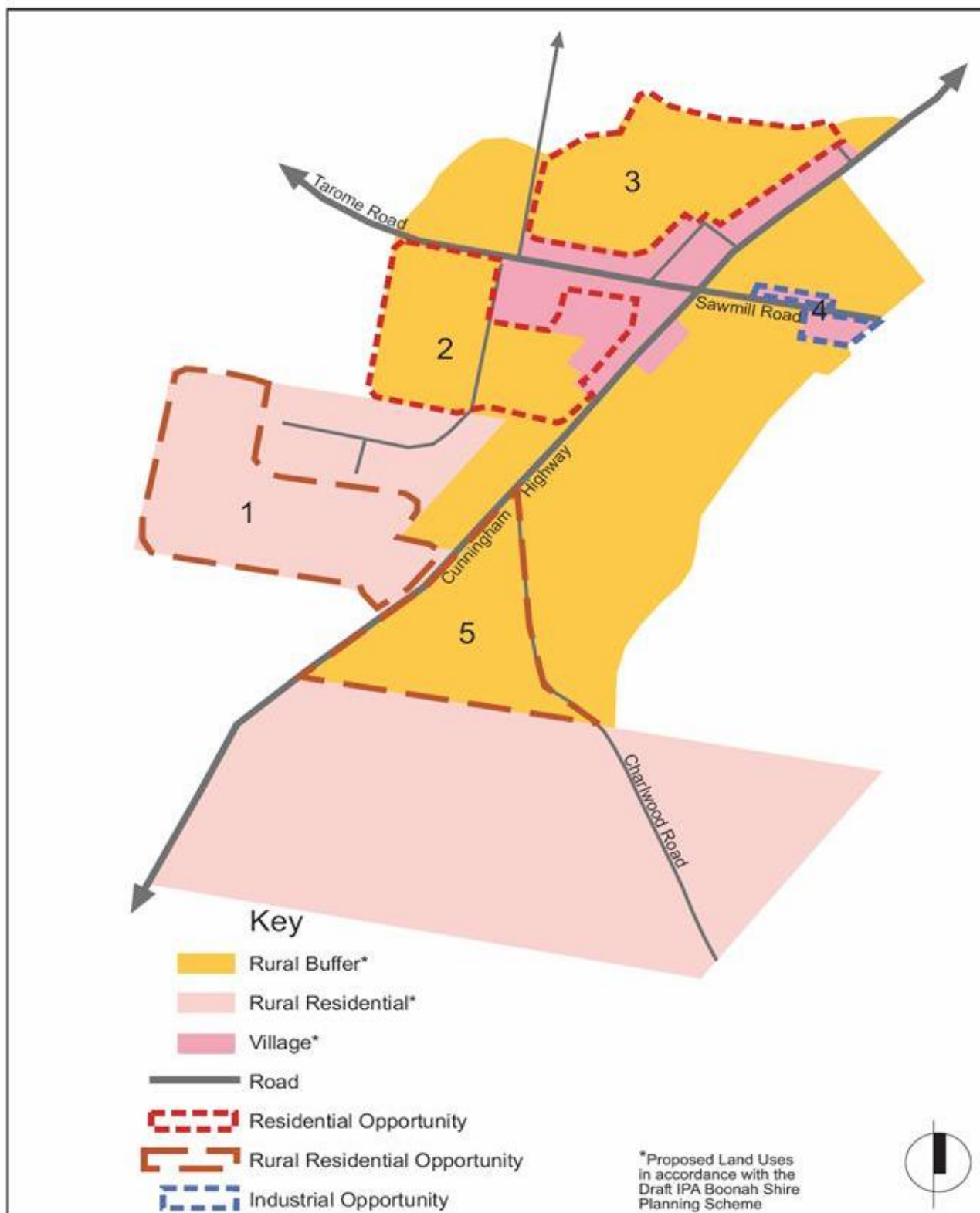
Boonah Shire Structure Plan
Strategic Map 1



Future Residential and Industrial Development Opportunities Map - Boonah
Strategic Map 2

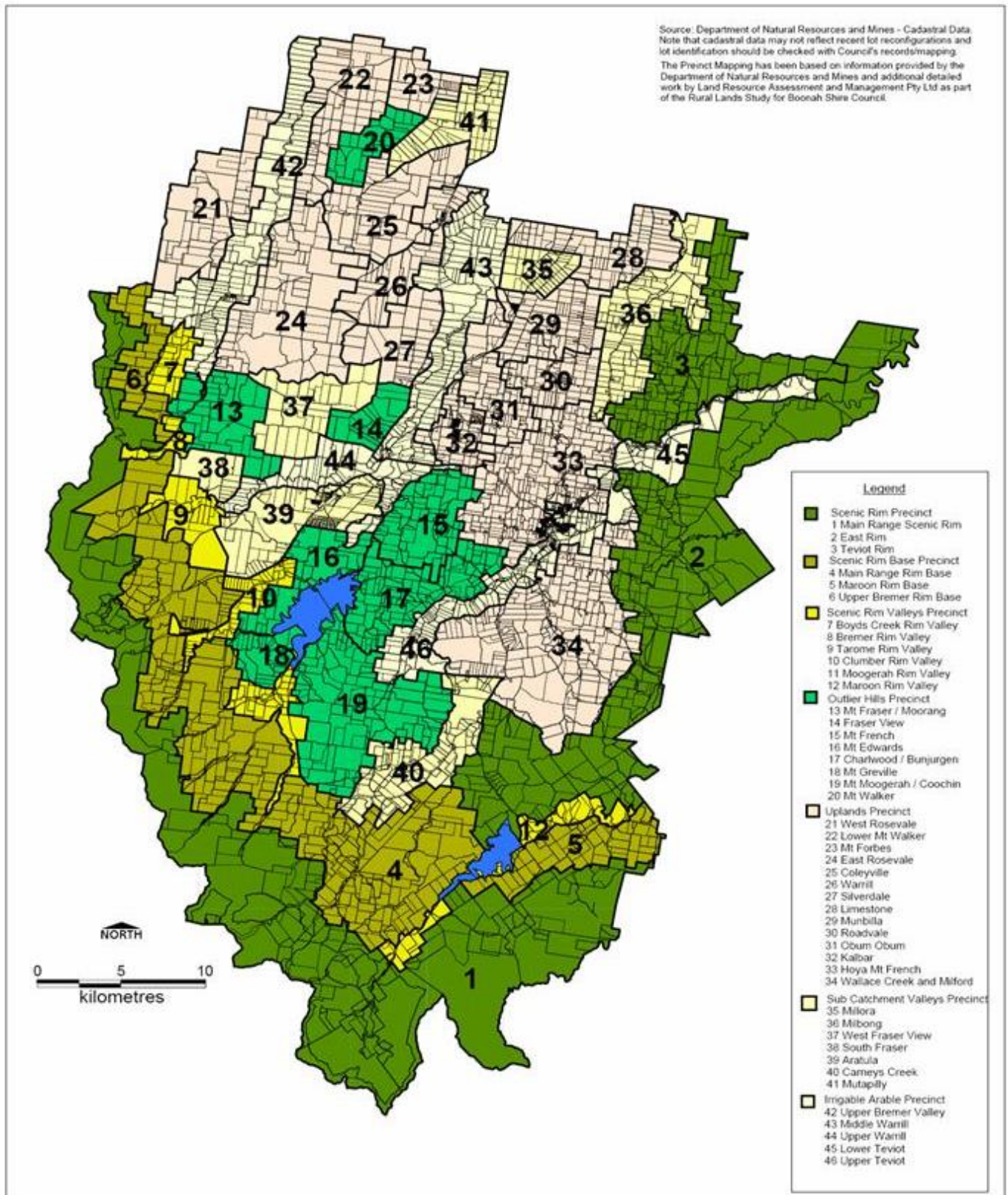


Future Residential and Industrial Development Opportunities Map - Kalbar
Strategic Map 3



Future Residential and Industrial Development Opportunities Map - Aratula

Strategic Map 4



Rural Land Precincts
Strategic Map 5

Division 3: Planning Scheme Elements

1.8 Local Government Area Divided into Six Zones

The planning scheme divides the Shire into six (6) zones:

- 1) Rural Zone;
- 2) Rural Buffer Zone;
- 3) Rural Residential Zone;
- 4) Town Zone;
- 5) Village Zone; and
- 6) Open Space Zone.

The intent and assessment levels for these zones are outlined in Part 4 of this planning scheme. The location of these zones is shown in Zoning Maps 1–5.

1.9 Roads and Watercourses⁵

- (1) If a road or watercourse in the Shire is not shown as being covered by a zone on the zoning maps, the following applies:

Situation		Requirement
a	If the road or watercourse is adjoined on both sides by land in the same zone	The road or watercourse has the same zoning as the adjoining land
b	If the road or watercourse is adjoined on one side by land in a zone and adjoined on the other side by land in another zone	The road or watercourse has the same zoning as the adjoining land and the centre line of the road or watercourse is the boundary between the two zones
c	If the road or watercourse is adjoined on one side only by land in a zone	The entire road or watercourse has the same zoning as the adjoining zoned land

- (2) If a road or watercourse is not shown as being covered by a precinct in the Town Zone (Zoning Maps 3 and 4), subsection (1) applies as if the precinct were a zone.
- (3) Subsection (1) and (2) also apply to a closed road if the road is closed after the commencement of the planning scheme.
- (4) For the purposes of this planning scheme, road works and ancillary works and encroachments constructed by the State government, the dedication of land for road, and the declaration or opening of a State controlled road, as defined in the *Transport Infrastructure Act 1994* and the *Transport Infrastructure (State-controlled Roads) Regulation 1994* are exempt development under this planning scheme.

⁵ Refer to the explanatory definitions in Part 2 of Schedule 1 for the definition of a road and a watercourse.

Main Roads that are ancillary to or associated with road works such as:

- excavating, crushing, screening and taking road building material from land (whether road or not);
- parking construction equipment;
- building a dam to store water on land (whether road or not); and/or
- removing vegetation near the road,

does not constitute a material change of use under the planning scheme (DMR 2).

1.10 Planning Scheme has Five Types of Overlays

The planning scheme has five (5) types of overlays that apply to:

1. Economic Resources Overlay for:
 - (a) Good Quality Agricultural Land;
 - (b) Extractive and Mineral Resources;
2. Natural Features Overlay for:
 - (a) Landscape and Natural Values;
 - (b) Water Resources;
3. Bushfire Hazard Overlay;
4. Major Transport Corridors and Energy Infrastructure Overlay; and
5. Willowbank Raceway and RAAF Base Sensitive Areas Overlay.

The location of overlay areas are shown on Overlay Maps 1–5.

1.11 Determining if Development is Assessable or Self Assessable under the Planning Scheme

- (1) The assessment tables and criteria for each zone and overlay are provided in Part 4 and Part 5 respectively of the planning scheme. The tables identify development that is:
 - exempt under the planning scheme
 - self assessable; or
 - assessable (subject to code or impact assessment).

Part 4 – Zones

- (a) Division 2 (tables 1 and 2) – Rural Zone
- (b) Division 4 (tables 1 and 2) – Rural Buffer Zone
- (c) Division 6 (tables 1 and 2) – Rural Residential Zone
- (d) Division 8 (tables 1 and 2) – Town Zone
- (e) Division 10 (tables 1 and 2) – Village Zone
- (f) Division 12 (tables 1 and 2) – Open Space Zone

Part 5 – Overlays

- (a) Division 2 (tables 1 and 2) – Economic Resources Overlay
 - (b) Division 4 (tables 1 and 2) – Natural Features Overlay
 - (c) Division 6 (tables 1 and 2) – Bushfire Hazard Overlay
 - (d) Division 8 (tables 1 and 2) – Major Transport Corridors and Energy Infrastructure Overlay
 - (e) Division 10 (tables 1 and 2) – Willowbank Raceway and RAAF Base Sensitive Areas Overlay
- (2) Column 1 of each assessment table comprises uses considered to be consistent with the outcomes sought for a particular zone and in some instances refers to circumstances where these uses are considered to be inconsistent with these outcomes.
- (3) Column 2 identifies the level of assessment applicable for development within the zone. Column 3 identifies the relevant assessment criteria (code) for the development.
- (4) Other uses not identified in column 1 of each assessment table (including any use that does not fall within a definition included in Schedule 1) are considered to be inconsistent uses and are subject to impact assessment.
- (5) If a development is identified as having a different assessment category under a zone than under an overlay, the higher assessment category applies as follows:
- (a) self assessable provisions over exempt;
 - (b) code assessable provisions over self assessable or exempt;
 - (c) impact assessable provisions over self assessable, code assessable or exempt.

Zone development assessment category	Overlay development assessment category		
	Exempt	Self Assessable	Code Assessable
Exempt	Exempt	Self Assessable	Code
Self assessable	Self	Self Assessable	Code
Code assessable	Code	Code	Code
Impact assessable	Impact	Impact	Impact

1.12 Codes

The codes are included in Parts 4, 5 and 6 of the planning scheme. There are codes for:

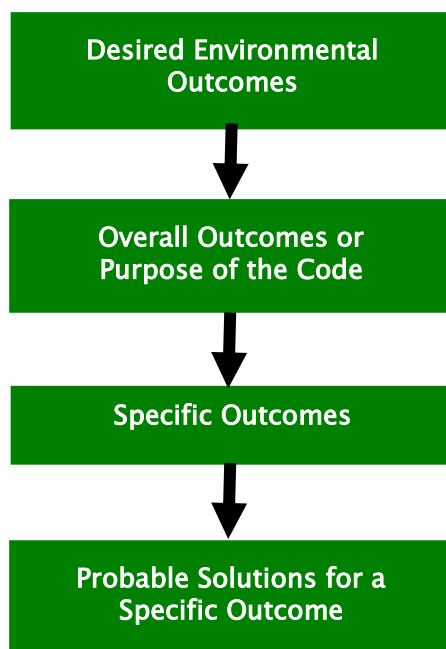
- each zone (within Part 4);
- each overlay (within Part 5); and
- development of a stated purpose or stated type (Part 6).

1.13 Planning Scheme Seeks to Achieve Outcomes

The planning scheme seeks to achieve outcomes that are identified according to the following levels:

- desired environmental outcomes;
- overall outcomes for zones and overlays, or for the purpose of a code;
- specific outcomes for zones, overlays and codes; and
- probable solutions for a specific outcome, or probable solutions for complying with a code.

The following diagram illustrates these levels.



1.14 Probable Solutions for Code Assessable Development

A probable solution for a specific outcome provides a guide for achieving that outcome in whole or in part, and does not limit the assessment manager's discretion under the IPA⁶ to impose conditions on a development approval.

In some instances no probable solution is described for meeting a specific outcome. The onus is on the applicant to demonstrate how the specific outcomes are achieved.

In other circumstances, a number of probable solutions are described but may only address part of the specific outcome. These are identified by the statement *"in partial fulfilment of ..."*.

All aspects of the specific outcome must still be addressed.

⁶ IPA Chapter 3 (IPA), Part 5 (Division Stage), Division 6 (Conditions).

PART 2: PLANNING SCHEME INTERPRETATION

2.1 Definitions

The dictionary is located in **Schedule 1** of the planning scheme and defines particular words used in the planning scheme as follows:

- (a) Defined uses; and
- (b) Administrative and/or explanatory terms.

Where there is any question about the definition of any use or proposed development, the definition shall be determined by the Council.

2.2 Terms Defined in the *Integrated Planning Act 1997* (IPA)

Terms used in the planning scheme that are defined in IPA have the same meaning as that provided in IPA.

2.3 Explanatory Notes Assist Interpretation of the Planning Scheme

The Boonah Shire Planning Scheme User's Guide and Fact Sheets are declared to be extrinsic material under the *Statutory Instruments Act 1992*, Section 15, that assist interpretation of provisions of this planning scheme.

PART 3: DESIRED ENVIRONMENTAL OUTCOMES

3.1 Desired Environmental Outcomes

Desired Environmental Outcomes (DEOs) are the basis for the measures of the planning scheme. The 21 DEOs are based on the concept of 'ecological sustainability' established by the *Integrated Planning Act 1997* and have been broken down into the following components:

- a) Community well being;
- b) Economic development; and
- c) Ecological resources, processes and values.

Each DEO is sought to be achieved to the extent practicable, having regard to each of the other DEOs. To understand how the planning scheme achieves the DEOs, supporting material is provided in **Schedule 2**. This material also includes background and contextual material on the DEOs as they relate to the Shire.

A. Community Wellbeing

- 1) The rural character of the Shire is maintained and the agricultural industries of the Shire are supported in their ongoing operation as an important part of this character.
- 2) A high quality built environment is achieved through development that is consistent with the desired local character for the Shire, and for each town and village.
- 3) The cultural heritage (including indigenous and built heritage) and natural diversity of the Shire is maintained.
- 4) Infill development and consolidation, and sustainable and managed expansion in the Shire's towns (Boonah and Kalbar) and villages (Aratula, Mt Alford, Roadvale, Rosevale and Warrill View) accommodates the orderly and efficient growth of the Shire, while allowing for the long term growth of these areas.
- 5) Residents of the Shire and visitors have a high level of access to community services and facilities.
- 6) Boonah Shire offers a range of different residential lifestyles and housing types that reflects community need. New residential areas provide good accessibility to infrastructure and community services in the established settlements.
- 7) Boonah Shire has a high level of amenity and provides a healthy and safe lifestyle for its residents and visitors.

- 8) New development is not adversely affected by the Willowback Raceway and the Amberley RAAF Base.

B. Economic Development

- 9) The Shire's economic base is primarily rural with a diverse range of business and employment opportunities. In particular, the establishment of 'clean and green' developments including rural, low and medium impact industries, tourism and creative industries are encouraged.
- 10) The ongoing operation of the Shire's agricultural industries is protected and promoted.
- 11) Industries including nature based tourist facilities, home based business activities and creative industries are consistent with the surrounding environment, development and character of the Shire.
- 12) Commercial, retail and entertainment businesses are appropriately located in the towns.
- 13) Development is located where it increases the efficient, viable and sustainable use of existing infrastructure (in terms of water supply, stormwater management, waste disposal and transport) and protects existing infrastructure.
- 14) Infrastructure such as:
- existing transport corridors including all state-controlled roads in Boonah Shire⁷;
 - proposed transport corridors such as the Aratula bypass road,
 - electrical infrastructure;
 - the proposed future Wyaralong Dam; and
 - the Amberley RAAF Base and the Boonah airstrip;
- is protected from land uses that would adversely affect the current and future efficiency and operational safety or amenity (for transport corridors) of this infrastructure.
- 15) The Shire's natural economic resources are utilised in a manner that ensures their ecological and economic values are managed to meet the needs of the present community and future generations.

⁷ Current State Controlled Roads in Boonah Shire at the time of printing include, but are not necessarily limited to, the Cunningham Highway, Ipswich-Boonah Road, Beaudesert-Boonah Road, Boonah-Rathdowney Road, Boonah-Fassifern Road, Warrill View-Peak Crossing Road, Rosewood-Warrill View Road, Carney's Creek Road, Maroon Dam Road, Mount Alford Road and Lake Moogerah Road.

C. Ecological Resources, Processes and Values

- 16) The significant ecological resources, processes and values of the Shire are preserved and maintained. These include the Shire's natural features and assets such as (but not limited to) the national parks and reserves and the environmental values associated with the Main Ranges, Mt French, the McPherson Range, Mt Edwards, Mt Maroon, Lake Maroon, Lake Moogerah, and the World Heritage areas. These assets also contribute to the natural landscape, scenic attributes and open space values of the Shire.
- 17) Biodiversity within the Shire is maintained and protected. Important wildlife habitat is preserved to support species' populations in the Shire, including species protected under the *Nature Conservation Act 1992*.
- 18) The resources, processes and values of the Logan River catchment and the Bremer River catchment are recognised and protected.
- 19) The ecological, economic and social values of Moogerah Dam and Maroon Dam and their declared catchment areas are managed appropriately.
- 20) Proposed potential dam sites at Wyaralong and other potential dams including Upper Teviot are appropriately managed to preserve their potential function as water storage facilities. The Beaudesert-Boonah Road is relocated to maintain important regional connections should the Wyaralong dam proceed.
- 21) The level of risks to people, property, facilities and the environment associated with the impacts of natural hazards including flooding, bushfire and landslide is minimised.

PART 4: ZONES

Division 1: Assessment Tables for the Zones

4.1 Interpretation

The planning scheme divides the Shire into six zones:

- Rural Zone;
- Rural Buffer Zone;
- Rural Residential Zone;
- Town Zone;
- Village Zone; and
- Open Space Zone.

This part of the planning scheme describes the intent (description) of each zone, the assessment categories for development within each zone and relevant assessment criteria (codes) for development.

4.2 Assessment Categories for the Zones

The assessment categories are identified for development in each zone in column 2 of tables 1 and 2 as follows:

- (a) Table 1 – making a material change of use for a defined use listed in column 1; or
- (b) Table 2 – other development listed in column 1, including:
 - (i) reconfiguring a lot;
 - (ii) operational works associated with reconfiguring a lot; and
 - (iii) other operational works.

4.3 Relevant Assessment Criteria for Self Assessable Development and Assessable (Impact and Code) Development in the Zones

- (1) The relevant assessment criteria in each zone are referred to in column 3 of tables 1 and 2.
- (2) For self assessable development and development requiring code assessment, the relevant assessment criteria are applicable codes.
- (3) For impact assessable development, specific relevant assessment criteria are provided to assist the preparation of an application and in no way affect the regard the assessment manager will give to the planning scheme as a whole.⁸

In cases where impact assessable development is inconsistent with the outcomes sought for the zones relevant assessment criteria have not been identified.⁹

⁸ In accordance with IPA section 3.5.5.

4.4 Circumstances when Self Assessable Development Requires an Application for Code Assessment

Where development is identified in column 2 of tables 1 and 2 as being self assessable, and the development does not comply with the relevant parts of the applicable codes, an application for code assessment is required.

⁹ Where impact assessable development is proposed, applicants are encouraged to contact the Council for further assistance and direction.

Division 2: Assessment within the Rural Zone

4.5 Rural Zone Description

Boonah Shire is a predominantly rural area and the Rural Zone is the dominant zone within the Shire. It reflects the current and ongoing value and significance of rural activities to the economy, character and lifestyle of the Shire. Rural land use planning has regard to commercial, rural land use, lifestyle, environment and natural resource attributes.

The Rural Zone provides for areas of rural land which are suitable for traditional rural pursuits such as intensive cultivation, grazing, dairying and other rural uses (and their associated activities such as spraying, irrigation, etc). It includes areas that may or may not be serviced by irrigation in this zone. It may also include land which is identified as good quality agricultural land, which covers a significant proportion of the Shire.

Land in the Rural Zone that is located adjoining and in close proximity to the towns and villages is intended to be used for a variety of lower scale and lower impact rural pursuits and activities (generally on smaller lots) such as hobby farms and domestic animal husbandry that maintain the amenity of the area.

Areas surrounding Boonah and Kalbar are investigated for potential future medium to long term growth (generally outside the life of this planning scheme). Structure planning will be undertaken in these areas in accordance with the principles and policies of the South East Queensland Regional Plan 2005–2026.

Rural industry supports the agricultural and rural activities of the Shire and is important for sustaining and enhancing the local economy over time. These industries maintain the rural character of the Shire and the visual amenity of the area particularly when viewed from the Cunningham Highway, but also build on the existing rural industry established in the area.

The Rural Zone is divided into 4 precincts:

- Precinct 1 – Scenic Rim/Mountain Range Lands;
- Precinct 2 – Grazing Lands;
- Precinct 3 – Arable Lands; and
- Precinct 4 – Horticultural/Dairying Lands.

These precincts have been developed to assist in identifying minimum lot sizes for future rural subdivision applications.

Land in the Rural Zone is shown on Zoning Map 1: Shire Wide Zonings and Zoning Map 2A: Rural Zone. Zoning Map 2B: Rural Zone Precincts shows the 4 precincts within the Rural Zone.

4.6 Assessment Tables for the Rural Zone

Table 1: Assessment Categories and Relevant Assessment Criteria for the Rural Zone – Making a Material Change of Use

Note: The level of assessment indicated within this assessment table may be affected by Division 2 of the Regulatory Provisions of the South East Queensland Regional Plan.

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – Applicable Code
Agriculture	Self assessable	Rural Zone Code
Animal Husbandry	Self assessable	Rural Zone Code
Aquaculture ¹⁰	Code assessable where “minor” impact Impact assessable where “significant” impact	Rural Zone Code Aquaculture Code
Bulk Supplies	Code assessable	Rural Zone Code
Camping Ground	Impact assessable	Rural Zone Code
Caretaker’s Residence	Self assessable	Rural Zone Code Residential Development Code
Community Facilities	Self assessable where: (a) within an existing building; and (b) involving no building work other than minor building work Code assessable where involving an extension to an existing community facility (other than minor building work) Impact assessable in all other circumstances	Community Facilities Code Rural Zone Code
Domestic Animal Husbandry	Self assessable	Rural Zone Code
Extractive Industry	Code assessable where involving the extraction of less than 5000 tonnes per annum. Otherwise Impact assessable	Rural Zone Code Extractive Industry Code
Food Premises	Impact assessable	Rural Zone Code

¹⁰ Minor and major impact are defined in the definition of aquaculture at Schedule 1.

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – Applicable Code
Funeral Establishment	Impact assessable	Commercial Development Code Rural Zone Code
Home-based Business	Self assessable	Commercial Development Code Home-based Business Code Rural Zone Code
Host Home Accommodation	Self assessable	Host Home Accommodation and Tourist Development Code Rural Zone Code
Hotel	Impact assessable	Rural Zone Code
House	Code assessable where on an allotment that does not have frontage to and access from a constructed road. Impact assessable where in the historical subdivisions of: (a) Fassifern Valley, Munbilla, Rosevale and Warrill View as shown on Zoning Map 2A and lot size is less than 2 hectares; or (b) in Clumber and Croftby as shown on Zoning Map 2A and lots size is less than 4 hectares. Otherwise Self assessable	Residential Development Code Rural Zone Code
Indoor Recreation	Impact assessable	Rural Zone Code
Industry ¹¹	Code assessable where for “Low” or “Medium” Impact Industry Impact assessable where for “High” Impact Industry	Rural Zone Code Industrial Development Code
Intensive Animal Industries	Code assessable where involving the development of a dairy or poultry farm with less than 1000 birds. Otherwise Impact assessable	Rural Zone Code Intensive Animal Industry Code
Kennels and Catteries	Impact assessable	Rural Zone Code Kennels and Catteries Code

¹¹ Defined in Schedule 1.

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – Applicable Code
Multiple dwelling	Impact assessable	Rural Zone Code Residential Development Code
Outdoor Recreation Park	Impact assessable Exempt	Rural Zone Code
Relatives Accommodation	Self assessable	Rural Zone Code Residential Development Code
Roadside Stall	Self assessable	Rural Zone Code
Service Station	Impact assessable	Rural Zone Code Commercial Development Code
Shop	Self assessable where: (a) directly associated with a lawfully established Agriculture, Intensive Animal Industry, Animal Husbandry, Aquaculture, Stables or Industry use on the same site; and (b) the gross floor area does not exceed 100m ² . Otherwise impact assessable	Rural Zone Code
Showroom	Impact assessable	Rural Zone Code Commercial Development Code
Stables	Self assessable	Rural Zone Code Stables Code
Stock Saleyard	Impact assessable	Rural Zone Code
Telecommunications Facility	Code assessable	Rural Zone Code
Temporary Activities	Exempt	
Tourist Cabins	Self assessable where the development does not exceed 2 cabins on the site. Code assessable where: (a) not Self assessable; and (b) the development does not exceed 6 cabins on the site. Otherwise Impact assessable	Rural Zone Code Host Home Accommodation and Tourist Development Code
Tourist Facility	Code assessable where: (a) directly associated with	Rural Zone Code Host Home Accommodation

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – Applicable Code
	<p>a lawfully established Agriculture, Intensive Animal Industry, Animal Husbandry, Aquaculture, Stables or Industry use undertaken on the same site; and</p> <p>(b) the facility does not involve more than 8 visitors per day.</p> <p>Otherwise impact assessable</p>	and Tourist Development Code
Utilities – Local	Exempt	
Utilities – Public	Exempt for facilities and infrastructure within an existing and proposed corridor or site identified on Overlay Map 4	Rural Zone Code
	Otherwise Impact assessable	
Wholesale Nursery	Impact assessable	Rural Zone Code
Other	Assessment Category	
All other uses	Impact assessable	Rural Zone Code

Table 2: Assessment Categories and Relevant Assessment Criteria for the Rural Zone – Other Development

Note: The level of assessment indicated within this assessment table may be affected by Division 2 of the Regulatory Provisions of the South East Queensland Regional Plan.

Column 1 Type of Development	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – Applicable Code
Reconfiguring a lot	<p>Code assessable where:</p> <p>(a) complying with the minimum lot size nominated for the Rural Zone in Table 1 of the Reconfiguring a Lot Code, or</p> <p>(b) for a:</p> <p>(i) boundary realignment; or</p> <p>(ii) farm restructuring lot.¹²</p> <p>Otherwise Impact assessable</p>	Reconfiguring a Lot Code Rural Zone Code
Operational works associated with reconfiguring a lot	Code assessable	Reconfiguring a Lot Code Rural Zone Code
Filling or excavation of land not associated with a material change of use	<p>Self assessable where changing the natural ground level by less than 1 metre or where less than 200m³ of material is filled or excavated.</p> <p>Code assessable where changing the natural ground level by more than 1 metre or where more than 200m³ of material is filled or excavated.</p>	Filling and Excavation Code
Signage	<p>Self assessable where complying with Table 1 of the Signage Code</p> <p>Code assessable in all other circumstances</p>	Signage Code

¹² Refer to the explanatory definitions in Part 2 of Schedule 1 for the definition of **farm restructuring lot**.

Division 3: Assessment Criteria for the Rural Zone

4.7 Rural Zone Code

The provisions in sections 4.8 – 4.10 of this division comprise the Rural Zone Code.

The provisions of this code also apply to code or impact assessable development which is a material change of use for the purposes of Agriculture or Animal Husbandry in any other zone.

4.8 Compliance with the Rural Zone Code

Development that, in the Council's opinion, is consistent with the specific outcomes in Section 4.10 complies with the Rural Zone Code.

4.9 Overall Outcomes for the Rural Zone Code

- (1) The overall outcomes are the purpose of the Rural Zone Code.
- (2) The overall outcomes sought for the Rural Zone are as follows:
 - (a) Good quality, viable and productive agricultural and grazing land is protected from further fragmentation and the intrusion of incompatible uses, for the purpose of primary industry and rural pursuits in accordance with land type and land use suitability.
 - (b) Existing rural activities are protected from encroachment by incompatible uses.
 - (c) Development maintains or enhances the rural amenity, character, environmental and scenic landscape values of rural areas. The scenic beauty and attraction of the Shire relies on the preservation of the rural character.
 - (d) Buildings and structures are designed and sited to be compatible with the rural character of the surrounding area.
 - (e) Land resources are used sustainably, consistent with any environmental or physical constraints (such as flooding, instability, slope, landslip and erosion) and within the land's productive capacity.
 - (f) Industries related to the rural and agricultural activities of the Shire are important for sustaining and enhancing the local economy over time.
 - (g) Industries related to the rural and agricultural activities of the Shire are diversified into rural related industries, value adding and niche market products (such as organic crops, farm forestry) and farm, rural and nature based recreation tourism opportunities.

- (h) Rural related industries are encouraged to be located between Aratula and Silverdale, along the Cunningham Highway.
- (i) Non-agricultural uses, such as recreation, home based business, education or tourism related uses may occur having regard to the above considerations.
- (j) Limited housing development is provided for in the historical subdivisions at Clumber, Croftby, Fassifern Valley, Munbilla, Rosevale and Warrill View, where lot size permits or amalgamation of parcels occurs.
- (k) The Warrill View Investigation Area is not encroached upon by intensive rural activities or industries which may adversely impact on the future investigation of the area.

4.10 Specific Outcomes, Acceptable Solutions and Probable Solutions for the Rural Zone

- (1) The provisions of Part A apply only to self assessable development in the Rural Zone, while both Parts A and B apply to code or impact assessable development in the zone.
- (2) Where self assessable development is proposed, probable solutions are to be read and applied as if they are acceptable solutions.

4.10(A) Provisions Applicable to Self Assessable, Code Assessable and Impact Assessable Development

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS
Element (i) : ANIMAL ENCLOSURES	
<p>SO1</p> <p>Development of animal enclosures minimises impacts on amenity of surrounding land uses.</p>	<p>PS1.1</p> <p>Animal enclosures (where not a stable) and associated structures are setback a minimum of:</p> <ul style="list-style-type: none"> (i) 50 metres from any existing or approved houses on adjoining properties; (ii) 15 metres from any house on the same site; and (iii) 15 metres from any boundary. <p>PS1.2</p> <p>Bee keeping facilities are set back 25 metres from any public road and 200 metres from any residential building in the Village or Town Zone.</p>

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS
Element (ii) : ROADSIDE STALL	
<p>SO2</p> <p>The display and sale of agricultural produce does not impact negatively upon the amenity, character or safety of rural areas and the safety and efficiency of State controlled roads.</p>	<p>PS2.1</p> <p>Any structure used for the sale of produce is limited to 50m² floor area.</p> <p>PS2.2</p> <p>Access to the structure is via the primary property access point.</p> <p>PS2.3</p> <p>Provision is made for not less than 1 car space provided wholly within the site.</p> <p>PS2.4</p> <p>Produce sold is grown or produced on the land on which the road side stall is erected.</p>
Element (iii) : INFRASTRUCTURE	
<p>SO3</p> <p>The safe and efficient operation of roads is maintained having regard to the nature and volume of vehicles using the road, and the location and design of access points.</p>	<p>PS3</p> <p>Vehicular access is designed and constructed in accordance with standards stated in Planning Scheme Policy 1.</p>
<p>SO4</p> <p>Water supply, sewerage, electricity and roads are provided to meet appropriate standards and are adequate for on-site services.</p>	<p>PS4.1</p> <p>Road, water supply and sewerage works are designed and constructed to standards stated in Planning Scheme Policy 1 and 2.</p> <p>PS4.2</p> <p>Where connection is made to Council's reticulated water supply and/or sewerage systems headworks contributions are paid to the Council in accordance with Planning Scheme Policy 3.</p>
<p>SO5</p> <p>The siting, location and design of telecommunication facilities, has regard to the scenic values and rural character of the locality.</p>	<p>PS5</p> <p>No probable solution prescribed.</p> <p><i>Note: This may be achieved through the use of innovative techniques that consider colours, design, treatment, materials etc.</i></p>

4.10(B) Provisions Applicable Only to Code Assessable and Impact Assessable Development

The following provisions do not apply to self assessable development.

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS
Element (iv) : WASTE DISPOSAL	
<p>SO6</p> <p>On-site waste is disposed of in a manner that minimises adverse impacts on surface water and groundwater.</p>	<p>PS6.1</p> <p>All concentrated use areas (eg cattle yards, stock feeding areas) to be provided with site drainage to ensure all run off is directed to filtration or treatment areas.</p> <p>PS6.2</p> <p>Waste disposal areas are situated only where there is no risk of contaminating groundwater or surface water resources, and of size and design to provide for the amount of waste generated on the site.</p> <p>PS6.3</p> <p>Carcasses are disposed of by burial or composting in locations that avoid contaminating water resources or impacting on the amenity of adjoining uses.</p>
Element (v) : RESOURCE MANAGEMENT	
<p>SO7</p> <p>Development is carried out in a manner that:</p> <ul style="list-style-type: none"> (i) prevents salinisation (ii) maintains water quality; (iii) minimises other adverse ecological impacts on the site or the surrounding area; and (iv) prevents soil erosion.¹³ 	<p>PS7</p> <p>No probable solution prescribed.</p>
Element (vi) : CHARACTER/LANDSCAPE	
<p>SO8</p> <p>Development protects, maintains and/or enhances the rural amenity, character, environment, scenic landscape and cultural heritage values.</p> <p>Development is compatible with surrounding existing agricultural, rural and related</p>	<p>PS8.1</p> <p>On-site landscaping is established and maintained so as to:</p> <ul style="list-style-type: none"> (i) retain existing native vegetation; and (ii) provide screening to non-residential buildings, structures and outdoor use areas from view from surrounding roads and dwellings.

¹³ A water allocation meeting the needs of the proposal and approved by the relevant State agency, and/or development consistent with a Soil Conservation Plan (if any) applying to the locality, as approved by the relevant State agency may be used to demonstrate compliance with SO5.

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS
<p>activities.¹⁴</p> <p>The rural character most visible along the Shire's main roads (those shown on Overlay Map 4) is maintained through landscaping, buffering and setbacks.</p>	<p>PS8.2 Important views particularly to the Scenic Rim or other local landforms, or to and/or across the site are maintained.</p> <p>PS8.3 Disruption to the natural profile of the land and visual scarring from vehicle access, operational works or buildings and structures is minimised.</p>
Element (vii) : OUTDOOR LIGHTING	
<p>SO9 All outdoor lighting is designed, constructed and operated so that light does not cause nuisance to nearby residents or passing motorists or shine upwards into the night sky.</p>	<p>PS9 All lighting complies with AS4282-1997 Control of Obstructive Effects of Outdoor Lighting or current policy.</p>
Element (viii) : LAND STABILITY	
<p>SO10 Land stability is maintained, having regard to:</p> <ul style="list-style-type: none"> (i) geological and topographic conditions of the land (including steep slopes); (ii) extent of earthworks; (iii) location and design of roads and access driveways; (iv) location and design of buildings and other structures; and (v) change to natural drainage patterns.¹⁵ 	<p><i>(in partial fulfilment of SO10)</i></p> <p>PS10.1 Vehicular access is safe and is not likely to cause erosion.</p> <p>PS10.2 Access via a road network constructed to meet Council's relevant standards (also outlined in Planning Scheme Policy 1).</p>
<p>SO11 Building for residential development occurs on land which is not subject to inundation.</p>	<p>PS11 Sites for residential development are not at risk of being inundated during a Q100 rainfall event.</p>
Element (ix) : PARKING AND ACCESS	
<p>SO12 On site parking accommodates the number and nature of vehicles required to service uses on the site.</p>	<p>PS12 On site car parking is provided in accordance with the standards and provisions stated in Planning Scheme Policy 1.</p>
<p>SO13 Driveways, turning areas, parking and vehicle</p>	<p>PS13 Design, construction and maintenance in</p>

¹⁴ In Boonah Shire rural activities include complementary uses such as eco and rural based tourism and recreation, wineries and rural related industries.

¹⁵ Council may require as part of an information request, a geotechnical report to demonstrate compliance with Element (v). Such a report is to demonstrate that the land is stable, readily accessible, capable of proper drainage and otherwise suitable for the proposed development. It is likely to include consideration of the existing conditions of the site and the measures required to avoid or minimise risks of instability.

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS
standing areas are designed, constructed and maintained suitable for vehicle parking and to ensure conflicts are minimised and public safety is maximised.	accordance with Planning Scheme Policy 1.
Element (x) : NON AGRICULTURAL USES	
SO14 Light Industries and rural related industries develop in the Rural Zone.	PS14 Light Industries and rural related industries are located on land between Aratula and Silverdale, along the Cunningham Highway.
SO15 Non agricultural uses occur where they are: (i) of a low intensity and impact and associated with local rural activities; or (ii) maintain the rural landscapes in the zone and the locality specifically; and (iii) cause no adverse impact (due to site specific or cumulative effects) on water quality; and (iv) are connected to the Shire road network and urban centres by roads capable of accommodating the type and volume of traffic likely to be generated; and (v) are provided with a water supply, liquid and solid waste disposal system and electricity supply adequate for all on-site purposes.	PS15 No probable solution prescribed.
Element (xi) : DEVELOPMENT IN HISTORICAL SUBDIVISIONS	
SO16 Residential development in the historical subdivisions identified on ZM2A Rural Zone occur on lots greater than: (i) 2 hectares at Fassifern Valley, Munbilla, Rosevale and Warrill View; and (ii) 4 hectares at Clumber and Croftby.	PS16 No probable solution prescribed ¹⁶ .
Element (xii) : WEEDS AND PEST ANIMALS	
SO17 Works including landscaping are managed to prevent and contain the spread and movement of declared weeds and pest animals onto and from development sites.	PS17 No probable solution prescribed.

¹⁶ Amalgamation of lots will be required in order to meet the minimum lot size requirements at these locations.

Division 4: Assessment within the Rural Buffer Zone

4.11 Rural Buffer Zone Description

The Rural Buffer Zone is designed for rural land surrounding the towns and some villages where the establishment of some rural uses may lead to land use conflicts and loss of amenity. This zone may include rural uses that are of a lower scale and impact (generally on smaller lots) such as hobby farms and domestic animal husbandry.

Land in this zone is currently used for a variety of lower impact rural pursuits and activities.

In the longer term, most likely beyond the life of this scheme and dependant on need, appropriate land in this zone may be converted for urban (particularly residential) purposes in locations surrounding the towns of Boonah and Kalbar.

Areas surrounding Boonah and Kalbar are investigated for potential future medium to long term growth (generally outside the life of this planning scheme). Structure planning will be undertaken in these areas in accordance with the principles and policies of the South East Queensland Regional Plan 2005–2026.

Where land in the Rural Buffer Zone is located around the villages these areas are not intended to have long term urban opportunities – they will remain rural. The areas for future long term urban expansion (beyond the life of this scheme) include land to the west of Boonah town and around Kalbar that are not otherwise constrained by flooding, the ability to provide appropriate urban infrastructure, good quality agricultural land and similar constraints.

Low to medium impact industrial development generally associated with agricultural or rural activities is particularly encouraged on land within the Rural Buffer zone to the north of Sawmill Road near the village of Aratula.

During the life of this scheme, rural activities will continue to be the predominant form of activity in this zone.

4.12 Assessment Tables for the Rural Buffer Zone

Table 1: Assessment Categories and Relevant Assessment Criteria for the Rural Buffer Zone – Making a Material Change of Use

Note: The level of assessment indicated within this assessment table may be affected by Division 2 of the Regulatory Provisions of the South East Queensland Regional Plan.

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – Applicable Code
Agriculture	Self assessable	Rural Buffer Zone Code
Animal Husbandry	Self assessable	Rural Buffer Zone Code
Aquaculture ¹⁷	Code assessable where “minor impact” Impact assessable where “major impact”	Rural Buffer Zone Code Aquaculture Code
Bulk Supplies	Impact assessable	Rural Buffer Zone Code
Camping Ground	Impact assessable	Rural Buffer Zone Code
Caretaker’s Residence	Self assessable	Rural Buffer Zone Code Residential Development Code
Community Facilities	Self assessable where: (a) a change of use to community facilities within an existing building; and (b) involving no building work other than minor building work Code assessable where involving an extension to an existing community facility (other than minor building work) Impact assessable in all other circumstances	Community Facilities Code Rural Buffer Zone Code
Domestic Animal Husbandry	Self assessable	Rural Buffer Zone Code
Extractive industry	Impact assessable	Rural Buffer Zone Code Extractive Industry Code
Food Premises	Impact assessable	Rural Buffer Zone Code Commercial Development Code
Funeral Establishment	Impact assessable	Rural Buffer Zone Code

¹⁷ Minor and major impact are defined in the definition of aquaculture at Schedule 1.

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – Applicable Code
Home-based Business	Self assessable	Home-based Business Code Rural Buffer Zone Code
Host Home Accommodation	Self assessable	Host Home Accommodation and Tourist Development Code Rural Buffer Zone Code
Hotel	Impact assessable	Rural Buffer Zone Code
House	Self assessable	Rural Buffer Zone Code Residential Development Code
Indoor Recreation	Impact assessable	Rural Buffer Zone Code
Industry (low and medium)	Impact assessable	Rural Buffer Zone Code Industrial Development Code
Intensive Animal Industries	Code assessable where involving the development of a dairy or poultry farm with less than 1000 birds. Otherwise Impact assessable	Rural Buffer Zone Code Intensive Animal Industries Code
Kennels and Catteries	Impact assessable	Rural Buffer Zone Code Kennels and Catteries Code
Multiple dwelling	Impact assessable	Rural Buffer Zone Code Residential Development Code
Park	Exempt	
Outdoor Recreation	Impact assessable	Rural Buffer Zone Code
Relatives Accommodation	Self assessable	Rural Buffer Zone Code Residential Development Code
Roadside Stall	Self assessable	Rural Buffer Zone Code
Service Station	Impact assessable	Commercial Development Code Rural Buffer Zone Code
Shop	Self assessable where: (a) directly associated with a lawfully established Agriculture, Intensive Animal Industry, Animal Husbandry, Aquaculture, Stables or Industry use on the same site; and (b) the gross floor area does not exceed 100m ² . Otherwise impact assessable	Rural Buffer Zone Code
Showroom	Impact assessable	Rural Buffer Zone Code

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – Applicable Code
Stables	Impact assessable	Rural Buffer Zone Code Stables Code
Stock Saleyard	Impact assessable	Rural Buffer Zone Code
Telecommunications Facility	Code assessable	Rural Buffer Zone Code
Temporary Activities	Exempt	
Tourist Cabins	Self assessable where the development does not exceed 2 cabins on the site. Otherwise Code assessable	Rural Buffer Zone Code Host Home Accommodation and Tourist Development Code
Tourist Facility	Code assessable where: (a) directly associated with a lawfully established Agriculture, Intensive Animal Industry, Animal Husbandry, Aquaculture, Stables or Industry use undertaken on the same site; and (b) the facility does not involve more than 8 visitors per day. Otherwise impact assessable	Rural Buffer Zone Code Host Home Accommodation and Tourist Development Code
Utilities – Local	Exempt	
Utilities – Public	Exempt for facilities and infrastructure within existing or proposed corridors and sites identified on Overlay Map 4.	Rural Buffer Zone Code
Wholesale Nursery	Impact assessable	Rural Buffer Zone Code
Other	Assessment Category	
All other uses	Impact assessable	Rural Buffer Zone Code

Table 2: Assessment Categories and Relevant Assessment Criteria for the Rural Buffer Zone – Other Development

Note: The level of assessment indicated within this assessment table may be affected by Division 2 of the Regulatory Provisions of the South East Queensland Regional Plan.

Column 1 Type of Development	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – Applicable Code
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Reconfiguring a lot	<p>Impact assessable where any resulting lot is less than the lot size nominated for the Rural Buffer Zone in Table 1 of the Reconfiguring a Lot Code</p> <p>Code assessable in all other circumstances</p>	Reconfiguring a Lot Code Rural Buffer Zone Code
Operational works associated with reconfiguring a lot	Code assessable	Reconfiguring a Lot Code Rural Buffer Zone Code
Filling or excavation of land not associated with a material change of use	<p>Self assessable where changing the natural ground level by less than 1 metre or where less than 200m³ of material is filled or excavated.</p> <p>Code assessable where changing the natural ground level by more than 1 metre or where more than 200m³ of material is filled or excavated.</p>	Filling and Excavation Code
Signage	<p>Self assessable where complying with Table 1 of the Signage Code</p> <p>Code assessable in all other circumstances</p>	Signage Code

Division 5: Assessment Criteria for the Rural Buffer Zone

4.13 Rural Buffer Zone Code

The provisions in section 4.14 to 4.16 of this division comprise the Rural Buffer Zone Code.

4.14 Compliance with the Rural Buffer Zone Code

Development that, in the Council's opinion is consistent with the specific outcomes in section 4.16 complies with the Rural Buffer Zone Code.

4.15 Overall Outcomes for the Rural Buffer Zone Code

- (1) The overall outcomes are the purpose of the Rural Buffer Zone Code.
- (2) The overall outcomes sought for the Rural Buffer Zone are as follows:
 - (a) The existing allotment configuration is largely retained, particularly in areas surrounding the Villages.
 - (b) Any intensification of development incorporates adequate arrangements for water supply and effluent disposal.
 - (c) The viability of existing agricultural and rural pursuits is maintained.
 - (d) Development maintains or enhances the rural amenity, character, environmental, scenic landscape, and cultural heritage values of these areas.
 - (e) Buildings and structures are designed and sited to be compatible with the rural character of the surrounding areas.
 - (f) Development minimises potential adverse impacts and loss of amenity on the towns and villages.
 - (g) Land resources are used sustainably, consistent with any environmental or physical constraints (such as instability, slope, landslip, flooding and erosion) and within the land's productive capacity.
 - (h) Low-medium impact industrial development are suitably located so as not to adversely affect the scenic, landscape, cultural heritage or general amenity of the locality and in particular Aratula village.
 - (i) Low impact leisure or tourism based activities that service the town or village and tourists are provided. Non-agricultural uses, such as recreation, home based business, education, nature based recreation or tourism related uses of a low intensity and scale may occur.

4.16 Specific Outcomes, Acceptable Solutions and Probable Solutions for the Rural Buffer Zone

- (1) The provisions in Part A apply only to self assessable development in the Rural Buffer Zone while both Parts A and B apply to code or impact assessable development in the zone.
- (2) Where self assessable development is proposed, probable solutions are to be read and applied as if they are acceptable solutions.

4.16(A) Provisions Applicable to Self Assessable, Code Assessable and Impact Assessable Development

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS
Element (i) : SCALE OF DEVELOPMENT	
SO1 Buildings and other works are consistent with the scale of existing buildings and other works in the locality where they occur.	PS1 A building has a maximum height of 8.5 metres.
Element (ii) : ANIMAL ENCLOSURES	
	PS2.1 Animal enclosures (where not a stable) and associated structures are setback a minimum of: (i) 50 metres from any existing or approved houses on adjoining properties; (ii) 15 metres from any house on the same site; and (iii) 15 metres from any boundary. PS2.2 Bee keeping facilities are set back a minimum of 25 metres from any public road and 200 metres from any residential building included in the Town or Village Zone.
Element (iii) : ROADSIDE STALLS	
SO3 The display and sale of agricultural produce does not impact negatively upon the amenity, character or safety of rural areas.	PS3.1 Any structure used for the sale of produce is to be limited to 50m ² floor area. PS3.2 Access to the structure is to be via the primary property access point.

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS
	<p>PS3.3 Provision is to be made for not less than 1 car space provided wholly within the site.</p> <p>PS3.4 Produce sold is grown or produced on the land on which the roadside stall is erected.</p>

4.16(B) Provisions Applicable only to Code Assessable and Impact Assessable Development

The following provisions do not apply to self assessable development.

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS
Element (iv) : DESIGN, SITING AND PROVISION OF WORKS	
<p>SO4 Buildings and other works are sited and provided on premises having regard to the safety of people using the premises and the adjoining premises, the amenity enjoyed by those people, and the maintenance of buildings and works.</p>	<p>PS4 No probable solution prescribed.</p>
Element (v) : AMENITY, PUBLIC HEALTH AND SAFETY	
<p>SO5 Non-residential uses are located, designed and operated to avoid significantly changing the light, noise, dust, odours, traffic conditions or other physical conditions experienced by occupants of:</p> <p>(i) associated, adjoining or nearby residential uses; or</p> <p>(ii) other types of non-residential uses.</p>	<p>PS5 No probable solution prescribed.</p>
<p>SO6 Uses are located and designed to avoid significantly polluting the air, water or soil.</p>	<p>PS6 No probable solution prescribed.</p>
Element (vi) : WASTE DISPOSAL	
<p>SO7 On-site waste is disposed of in a manner that minimises adverse impacts on surface water and groundwater.</p>	<p>PS7.1 All concentrated use areas (eg cattle yards, stock feeding areas) to be provided with site drainage to ensure all run off is directed to filtration or treatment areas.</p>
	<p>PS7.2 Waste disposal areas are situated only where</p>

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS
	<p>there is no risk of contaminating groundwater or surface water resources, and of size and design to provide for the amount of waste generated on the site.</p> <p>PS7.3 Carcasses are disposed of by burial or composting in locations that avoid contaminating water resources or impacting on the amenity of adjoining uses.</p>
Element (vii) : RESOURCE MANAGEMENT	
<p>SO8 Development is carried out in a manner that:</p> <ul style="list-style-type: none"> (i) prevents salinisation (ii) maintains water quality; (iii) minimises other adverse ecological impacts on the site or the surrounding area; and (iv) prevents soil erosion.¹⁸ 	<p>PS8 No probable solution prescribed.</p>
Element (viii) : GENERAL	
<p>SO9 Development is compatible with surrounding existing agricultural and rural activities.</p>	<p>PS9 No probable solution prescribed.</p>
Element (ix) : CHARACTER/LANDSCAPE	
<p>SO10 Development is compatible with the desired character of the area, and with the scenic and landscape values of the area.</p> <p>The rural character most visible along the Shire's main roads (as shown on the Structure Plan) will be maintained through landscaping, buffering and setbacks.</p>	<p>PS10.1 Premises are located so that material and product haulage routes do not pass through residential or rural residential areas.</p>
	<p>PS10.2 On-site landscaping is established and maintained so as to:</p> <ul style="list-style-type: none"> (i) retain existing native vegetation; and (ii) provide screening to non-residential buildings, structures and outdoor use areas from view from surrounding roads and dwellings.
	<p>PS10.3 Important views particularly to the Scenic Rim or other local landforms, are maintained.</p>

¹⁸ A water allocation meeting the needs of the proposal is approved by the relevant State agency; or otherwise demonstrating the development has access to sufficient water supply (ie bore water). A Soil Conservation Plan (if any) applying to the locality, as approved by the relevant State agency may be assisting demonstrating compliance with SO8.

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS
	PS10.4 Disruption to the natural profile of the land and visual scarring from vehicle access, operational works or buildings and structures is minimised.
Element (x) : OUTDOOR LIGHTING	
SO11 All outdoor lighting is designed, constructed and operated so that light does not cause nuisance to nearby residents or passing motorists or shine upwards into the night sky.	PS11 All lighting complies with AS4282-1997 Control of Obstructive Effects of Outdoor Lighting or other relevant policy.
Element (xi) : LAND STABILITY	
SO12 Land stability is maintained, having regard to: (i) geological and topographic conditions of the land (including steep slopes) (ii) extent of earthworks (iii) location and design of roads and access driveways (iv) location and design of buildings and other structures; and (v) change to natural drainage patterns. ¹⁹	<i>(in partial fulfilment of SO12)</i> PS12.1 Vehicular access is safe and is not likely to cause erosion. PS12.2 Access via a road network constructed to meet Council's relevant standards as also described in Planning Scheme Policy 1.
SO13 Building sites for residential development are located on land which is not subject to inundation.	PS13 Building sites for residential development are not at risk of being inundated.
Element (xii) : INFRASTRUCTURE	
SO14 The safe and efficient operation of roads are maintained, having regard to: (i) the nature of vehicles using the road; (ii) the location of uses that may be adversely affected by noise or dust generated from the use of the road; (iii) the location and design of access points; and (iv) the design of stormwater drainage.	<i>(in partial fulfilment of SO14(iii) and (iv) only)</i> PS14 Vehicular access is designed and constructed to standards stated in Planning Scheme Policy 1.
SO15 Water supply, sewerage and roads are provided	PS15.1 Road, water supply and sewerage works are

¹⁹ Council may require as part of an information request, a geotechnical report to demonstrate compliance with Element (vi). Such a report is to demonstrate that the land is stable, readily accessible, capable of proper drainage and otherwise suitable for the proposed development. It is to include consideration of the existing conditions of the site and the measures required to avoid or minimise risks of instability.

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS
to meet appropriate standards.	<p>designed and constructed to standards stated in Planning Scheme Policy 1 and 2.</p> <p>PS15.2 Where connection is made to Council's reticulated water supply and/or sewerage systems headworks contributions are paid to the Council in accordance with Planning Scheme Policy 3.</p>
<p>SO16 On site parking accommodates the number and nature of vehicles required to service uses on the site.</p>	<p>PS16 On site car parking is provided in accordance with the standards and provisions stated in Planning Scheme Policy 1.</p>
<p>SO17 Driveways, turning areas, parking and vehicle standing areas are designed constructed and maintained suitable for vehicle parking and to ensure conflicts are minimised and public safety is maximised.</p>	<p>PS17 Design, construction and maintenance in accordance with Planning Scheme Policy 1.</p>
<p>SO18 The siting, location and design of telecommunication facilities, has regard to the scenic values and rural character of the locality.</p>	<p>PS18 No probable solution prescribed. <i>Note: This may be achieved through the use of innovative techniques that include colours, design, treatment, materials etc.</i></p>
Element (xiii) : NON AGRICULTURAL USES	
<p>SO19 Non agricultural uses occur where they are:</p> <ul style="list-style-type: none"> (i) associated with local rural activities; or (ii) maintain the rural landscapes in this zone and locality specifically; and (iii) cause no adverse impact (due to site specific or cumulative effects) on water quality; and (iv) are provided with a water supply, liquid and solid waste disposal system and electricity supply adequate for all on-site purposes. 	<p>PS19 No probable solution prescribed.</p>
Element (ix) : WEEDS AND PEST ANIMALS	
<p>SO20 Works including landscaping are managed to prevent and contain the spread and movement of declared weeds and pest animals onto and from the development site.</p>	<p>PS20 No probable solution prescribed.</p>

Division 6: Assessment within the Rural Residential Zone

4.17 Rural Residential Zone Description

This zone is characterised by low density residential development, where people enjoy a semi-rural lifestyle in areas that are accessible to community facilities.

A limited amount of land is included in this zone and is intended to provide areas where dwellings may be erected on large residential allotments in a rural setting. Land in this zone is located primarily on the fringe of existing urban centres in the Shire (Boonah, Kalbar, Aratula and Roadvale) and will be provided with all urban services to allotments. Development on this land may also include limited rural activities, including the keeping of some animals, however, because of the proximity of the land to towns and villages, activities must be generally compatible with the rural-urban nature of the area and are generally not considered appropriate unless at a domestic scale.

Areas surrounding Boonah and Kalbar are investigated for potential future medium to long term growth (generally outside the life of this planning scheme). Structure planning will be undertaken in these areas in accordance with the principles and policies of the South East Queensland Regional Plan 2005–2026.

Land within this zone includes existing rural residential estates that have been previously approved and can be adequately serviced by water and bitumen sealed roads.

Land in the immediate vicinity of Boonah and Kalbar towns provides residents with more spacious urban lifestyle in a more natural environment than the residential areas within the towns. For land surrounding the town, most rural pursuits are not appropriate.

Rural residential zoned land near the existing villages at Aratula and Roadvale includes land with an average lot size generally larger than rural residential land near Boonah and Kalbar, and provides residents with a semi-rural lifestyle which allows for some limited keeping of animals.

4.18 Assessment Tables for the Rural Residential Zone

Table 1: Assessment Categories and Relevant Assessment Criteria for the Rural Residential Zone – Making a Material Change of Use

Note: The level of assessment indicated within this assessment table may be affected by Division 2 of the Regulatory Provisions of the South East Queensland Regional Plan.

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – Applicable Code
Agriculture	Self assessable	Rural Residential Zone Code
Animal Husbandry	Impact assessable.	Rural Residential Zone Code
Bulk Supplies	Code assessable where a wholesale operation Impact assessable where a retail operation	Rural Residential Zone Code
Caretaker's Residence	Code assessable	Rural Residential Zone Code Residential Development Code
Commercial Premises	Impact assessable	Rural Residential Zone Code Commercial Development Code
Community Facilities	Impact assessable	Rural Residential Zone Code Community Facilities Zone
Domestic Animal Husbandry	Self assessable where on land with a minimum lot size greater than 8000m ² . Code assessable where on land with a minimum lot size less than 8000m ² .	Rural Residential Zone Code
Home-based Business	Self assessable where the use does not involve: (a) non-resident employees; and (b) business-related visitors to the site. Otherwise Code assessable	Home Based Business Code Rural Residential Zone Code
Host Home Accommodation	Code assessable	Host Home Accommodation and Tourist Development Code Rural Residential Zone Code
House	Self assessable	Residential Development Code Rural Residential Zone Code
Roadside Stall	Code assessable	Rural Residential Zone Code
Park	Exempt	
Stables	Impact assessable	Stables Code

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – Applicable Code
		Rural Residential Zone Code
Temporary Activities	Exempt	
Tourist Cabins	Impact assessable	Host Home Accommodation and Tourist Development Code Rural Residential Zone Code
Utilities – Local	Exempt	
Utilities – Public	Exempt for facilities and infrastructure within existing and proposed corridors and sites identified on Overlay Map 4.	
Wholesale Nursery	Impact assessable	Rural Residential Zone Code
Other	Assessment Category	
All other uses	Impact assessable	Rural Residential Zone Code

Table 2: Assessment Categories and Relevant Assessment Criteria for the Rural Residential Zone – Other Development

Note: The level of assessment indicated within this assessment table may be affected by Division 2 of the Regulatory Provisions of the South East Queensland Regional Plan.

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – Applicable Code
Reconfiguring a Lot	Impact assessable where any resulting lot is less than the lot size nominated in Table 1 of the Reconfiguring a Lot Code Code assessable in all other circumstances	Reconfiguring a Lot Code Rural Residential Zone Code
Operational works associated with reconfiguring a lot	Code assessable	Reconfiguring a Lot Code Rural Residential Zone Code
Filling or excavation of land not associated with a material change of use	Self assessable where changing the natural ground level by less than 1 metre or where less than 100m ³ of material is filled or excavated. Code assessable where changing the natural ground level by more than 1 metre or where more than 100m ³ of	Filling and Excavation Code

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – Applicable Code
Signage	<p>material is filled or excavated.</p> <p>Self assessable where complying with Table 1 of the Signage Code</p> <p>Code assessable in all other circumstances</p>	Signage Code

Division 7: Assessment Criteria for the Rural Residential Zone

4.19 Rural Residential Zone Code

The provisions in section 4.20 – 4.22 of this division comprise the Rural Residential Zone Code.

4.20 Compliance with the Rural Residential Zone Code

Development that, in the Council's opinion, is consistent with the specific outcomes in section 4.22 complies with the Rural Residential Zone Code.

4.21 Overall Outcomes for the Rural Residential Zone

- (1) The overall outcomes are the purpose of the Rural Residential Zone Code.
- (2) The overall outcomes sought for the Rural Residential Zone are as follows:
 - (a) Rural residential development is provided for at limited and appropriate locations in the Shire consistent with the preservation and protection of rural lands and environmental quality.
 - (b) A choice of rural residential allotments is provided in the Shire.
 - (c) A high level of amenity is achieved in the Rural Residential Zone.
 - (d) Development is essentially residential in nature and the extent and scale of rural activities is limited.
 - (e) The scale and intensity of any non-residential use is consistent with the character intended for these and adjoining areas.
 - (f) New rural residential development occurs in locations that consolidate existing rural residential development to prevent fragmentation of land available for agricultural activities and to manage the social consequences of rural residential development located at distances from settlements and their associated facilities and services.
 - (g) Buffers are provided between rural residential development and adjoining agricultural land.
 - (h) New rural residential development is contiguous with existing rural residential development and has an adequate supply of reticulated water and sustainable means of effluent disposal. Basic services (including sealed roads, drainage and electricity supply) are provided.

4.22 Specific Outcomes, Acceptable Solutions and Probable Solutions for the Rural Residential Zone

- (1) The provisions of Part A apply to self assessable development in the Rural Residential Zone, while both Parts A and B apply to code or impact assessable development in the Zone.
- (2) Where self assessable development is proposed, probable solutions are to be read and applied as if they are acceptable solutions.

4.22(A) Provisions Applicable to Self Assessable, Code Assessable and Impact Assessable Development

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS
Element (i) : SCALE OF DEVELOPMENT	
SO1 Buildings and other works are consistent with the scale of existing buildings and other works in the area.	PS1 A building has a maximum height of 8.5 metres.
Element (ii) : ANIMAL ENCLOSURES	
SO2 Development of animal enclosures minimises impacts on amenity of surrounding land uses.	PS2.1 Animal enclosures (where not a stable) and associated structures are setback a minimum of: (i) 50 metres from any existing or approved house/s on adjoining properties; (ii) 15 metres from any house on the same site; and (iii) 15 metres from any boundary. PS2.2 Bee keeping facilities are setback a minimum of 25 metres from any public road and 200 metres from a residential building included in the Town, Village Zone or Rural Residential Zone.
Element (iii) : ROADSIDE STALLS	
SO3 The display and sale of agricultural produce does not impact negatively upon the amenity, character or safety of rural areas.	PS3.1 Any structure used for the sale of produce is to be limited to 50m ² floor area. PS3.2 Access to the structure is to be via the primary property access point.

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS
	<p>PS3.3 Provision is to be made for the informal parking of at least one vehicle and wholly within the site.</p> <p>PS3.4 Produce sold is grown or produced on the land on which the roadside stall is erected.</p>

4.22(B) Provisions Applicable only to Code Assessable and Impact Assessable Development

The following provisions do not apply to self assessable development.

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS
Element (iv) : DESIGN, SITING AND PROVISION OF WORKS	
<p>SO4 Buildings and other works are sited and provided on premises having regard to the safety of people using the premises and the adjoining premises, the amenity enjoyed by those people, and the maintenance of buildings and works, including appropriate provisions for:</p> <ul style="list-style-type: none"> (i) access to natural light and ventilation; (ii) privacy; (iii) noise attenuation; (iv) landscaping; (v) outlook; and (vi) off-street parking. 	<p>PS4 No probable solution prescribed.</p>
<p>SO5 Development is an orderly expansion and optimum use of the service networks.</p>	<p>PS5 Site can be serviced by a reticulated potable water supply, sealed roads and electricity supply.</p>
<p>SO6 Where relevant new development is compatible with the surrounding existing or intended agricultural and rural activities.</p>	<p>PS6 No probable solution prescribed.</p>
Element (v) : WASTE DISPOSAL	
<p>SO7 Development does not cause adverse impacts on the quality of ground or surface water on the site or other sites.</p>	<p><i>(in partial fulfilment of SO7)</i> PS7.1 (Rural Residential land around Boonah, Kalbar and Aratula only). The site can be serviced by a sewerage system or common effluent drainage scheme.</p>

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS
	PS7.2 (Rural Residential land around Roadvale) Common effluent drainage scheme or the potential for absorbing soil and sullage waste within the boundaries of each lot.
Element (vi) : INFRASTRUCTURE	
SO8 The safe and efficient operation of roads are: (i) maintained having regard to the nature of vehicles using the road; (ii) the location of uses that may be adversely affected by noise or dust generated from the use of the road; (iii) the location and design of access points; and (iv) the design of stormwater drainage.	<i>(in partial fulfilment of SO8(iii) and (iv) only)</i> PS8 Vehicular access is designed and constructed to standards stated in Planning Scheme Policy 1.
SO9 Water supply, sewerage and roads are provided to meet appropriate standards.	PS9.1 Road, water supply and sewerage works are designed and constructed to standards stated in Planning Scheme Policy 1 and 2. PS9.2 Where connection is made to Council's reticulated water supply and/or sewerage systems headworks contributions are paid to the Council in accordance with Planning Scheme Policy 3.
SO10 On site parking accommodates the number and nature of vehicles required to service uses on the site	PS10 On site car parking is provided in accordance with the standards and provisions stated in Planning Scheme Policy 1.
SO11 Driveways, turning areas, parking and vehicle standing areas are designed constructed and maintained suitable for vehicle parking and to ensure conflicts are minimised and public safety is maximised.	PS11 Driveways, turning areas, parking and vehicle standing areas are designed, constructed and maintained in accordance with the standards stated in Planning Scheme Policy 1.
Element (vii) : WEEDS AND PEST MANAGEMENT	
SO12 Works including landscaping are managed to prevent and contain the spread and movement of declared weeds and pest animals onto and from development sites.	PS12 No probable solution prescribed.

Division 8: Assessment within the Town Zone

4.23 Town Zone Description

The Town Zone covers the towns of Boonah and Kalbar. These are the two main urban centres in the Shire and the town of Boonah provides the highest order of services to residents and visitors. The towns provide a mix of residential, retail, commercial and industrial land uses plus appropriate public and private open space and recreation areas and a range of community services and facilities.

The towns of Boonah and Kalbar are considered to be suitable for extension of the urban area. Preferred use 'precincts' of distinct and recognisable land use and character, have been identified in the Town zone. These are:

- Residential Precinct;
- Town Centre Precinct;
- Industry Precinct;
- Parkland Precinct; and
- Community Use Precinct.

Boonah and Kalbar also contain examples of historic sites and specific character allowing interpretation and understanding of the history of the area.

Table 1 is the assessment table for making a material change of use in the Town Zone. To assist with interpretation, the defined uses and assessment categories have been identified separately for each precinct within this zone.

4.24 Assessment Tables for the Town Zone

Table 1: Assessment Categories and Relevant Assessment Criteria for the Town Zone – Making a Material Change of Use

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – Applicable Code
(A) RESIDENTIAL PRECINCT		
Caretaker's Residence	Code assessable	Town Zone Code Residential Development Code
Commercial Premises (Where the gross floor area does not exceed 100m ² and the premises are used for the retailing of general grocery merchandise)	Impact assessable	Town Zone Code Commercial Development Code
Community Facilities	Impact assessable	Town Zone Code Community Facilities Code

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – Applicable Code
Food Premises	Impact assessable	Town Zone Code
Home Based Business	Self assessable where the use does not involve: (a) non-resident employees; and (b) business-related visitors to the site. Otherwise Code assessable	Town Zone Code Home Based Business Code
Host Home Accommodation	Code assessable (where for a bed and breakfast or guesthouse) Impact assessable otherwise	Town Zone Code Host Home Accommodation and Tourist Development Code
House	Self assessable	Town Zone Code Residential Development Code
Multiple Dwelling	Impact assessable	Town Zone Code Residential Development Code
Park	Exempt	
Temporary Activities	Exempt	
Utilities – local	Exempt	
Utilities – public	Exempt for facilities and infrastructure within existing and proposed corridors and sites identified on Overlay Map 4.	Town Zone Code
Wholesale Nursery	Impact assessable	Town Zone Code
Other Assessment Category		
All other uses	Impact assessable	Town Zone Code
(B) TOWN CENTRE PRECINCT		
Bulk Supplies	Code assessable	Town Zone Code
Caretaker's Residence	Code assessable	Town Zone Code Residential Development Code
Commercial Premises	Self assessable where: (a) a change of use to commercial premises within an existing building; and (b) involving no building work other than minor building work Code assessable in all other circumstances	Town Zone Code Commercial Development Code

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – Applicable Code
Community Facilities	Code assessable where involving education uses, or health care other than a hospital Impact assessable for all other community facilities	Town Zone Code Community Facilities Code
Food Premises	Exempt where in an existing building and only involving minor building work Code assessable	Town Zone Code Commercial Development Code
Funeral Establishment	Code assessable	Town Zone Code Commercial Development Code
Hotel	Code assessable	Town Zone Code Commercial Development Code
Indoor Recreation	Impact assessable	Town Zone Code Commercial Development Code
Motel	Code assessable	Town Zone Code
Multiple Dwelling (where part of a mixed use development and where habitable rooms are not located on the ground floor)	Impact assessable	Town Zone Code Residential Development Code
Park	Exempt	
Shop	Exempt where in an existing building and only involving minor building work Code assessable	Town Zone Code Commercial Development Code
Service Station	Code assessable	Town Zone Code Commercial Development Code
Showroom	Code assessable	Town Zone Code Commercial Development Code
Temporary Activities	Exempt	
Utilities – local	Exempt	
Utilities – public	Exempt for facilities and infrastructure within existing and proposed corridors and sites identified on Overlay Map 4.	Town Zone Code
Wholesale Nursery	Impact assessable	Town Zone Code

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – Applicable Code
Other	Assessment Category	
All other uses	Impact assessable	Town Zone Code
(C) INDUSTRY PRECINCT		
Bulk Supplies	Self assessable	Town Zone Code
Caretaker's Residence	Self assessable	Town Zone Code Residential Development Code
Commercial Premises	Impact assessable	Town Zone Code Commercial Development Code
Community Facilities	Impact assessable	Town Zone Code Community Facilities Code
Indoor Recreation	Code assessable	Commercial Development Code Town Zone Code
Industry	Self assessable where defined as 'low impact' and: (a) within an existing building; and (b) involving no building work other than minor building work Code assessable where: (a) defined as 'low impact' and involving building work; or (b) defined as 'medium impact' industry	Industrial Development Code Town Zone Code
Park	Exempt	
Roadside Stall	Code assessable	Town Zone Code
Showroom	Code assessable where for machinery or vehicles Impact assessable in all other circumstances	Town Zone Code Commercial Development Code
Service Station	Code assessable	Town Zone Code Commercial Development Code
Temporary Activities	Exempt	
Utilities – local	Exempt	
Utilities – public	Exempt for facilities and infrastructure within existing and proposed corridors and sites identified on Overlay Map 4.	Town Zone Code
Warehouse	Self assessable	Town Zone Code

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – Applicable Code
		Industrial Development Code
Wholesale Nursery	Impact assessable	Town Zone Code
Other	Assessment Category	
All other uses	Impact assessable	Town Zone Code
(D) PARKLAND PRECINCT		
Caretaker's Residence	Code assessable	Town Zone Code Residential Development Code
Food Premises	Code assessable	Town Zone Code Commercial Development Code
Indoor Recreation	Self assessable where on public land ²⁰ and where not involving the granting of a liquor licence and where involving no building work other than minor building work Impact assessable in all other circumstances	Town Zone Code Commercial Development Code
Outdoor Recreation	Code assessable where on public land and where not involving the granting of a liquor licence and where involving no building work other than minor building work Impact assessable in all other circumstances	Town Zone Code
Park	Exempt	
Temporary Activities	Exempt	
Utilities – local	Exempt	
Utilities – public	Exempt for facilities and infrastructure within existing and proposed corridors and sites identified on Overlay Map 4.	Town Zone Code
Wholesale Nursery	Impact assessable	Town Zone Code
Other	Assessment Category	
All other uses	Impact assessable	Town Zone Code
(E) COMMUNITY USE PRECINCT		
Camping Ground	Impact assessable	Town Zone Code

²⁰ **Explanatory Note:** "Public land" referred to in this table is Council owned land or State land where Council is trustee. It does not include private trustees of State land.

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – Applicable Code
		Caravan Parks Code
Caretaker's Residence	Code assessable	Town Zone Code Residential Development Code
Commercial Premises	Impact assessable	Town Zone Code Commercial Development Code
Community Facilities	Self assessable where: (a) a change of use to community facilities within an existing building; and (b) involving no building work other than minor building work Code assessable in all other circumstances	Town Zone Code Community Facilities Code
Funeral Establishment	Code assessable	Town Zone Code Commercial Development Code
Indoor Recreation	Self assessable where not involving the granting of a liquor licence and where involving no building work other than minor building work Impact assessable in all other circumstances	Town Zone Code Commercial Development Code
Park	Exempt	
Outdoor Recreation	Code assessable where not involving the granting of a liquor licence and where involving no building work other than minor building work Impact assessable in all other circumstances	Town Zone Code
Temporary Activities	Exempt	
Utilities – local	Exempt	
Utilities – public	Exempt for facilities and infrastructure within existing and proposed corridors and sites identified on Overlay Map 4.	Town Zone Code
Wholesale Nursery	Impact assessable	Town Zone Code
Other	Assessment Category	

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – Applicable Code
All other uses	Impact assessable	Town Zone Code

Table 2: Assessment Categories and Relevant Assessment Criteria for the Town Zone – Other Development

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – Applicable Code
Reconfiguring a Lot	Code assessable	Reconfiguring a Lot Code Town Zone Code
Operational works associated with reconfiguring a lot	Code assessable	Reconfiguring a Lot code Town Zone Code
Filling or excavation of land not associated with a material change of use	Self assessable where changing the natural ground level by less than 1 metre or where less than 100m ³ of material is filled or excavated. Code assessable where changing the natural ground level by more than 1 metre or where more than 100m ³ of material is filled or excavated.	Filling and Excavation Code
Signage	Self assessable where complying with Table 1 of the Signage Code Code assessable in all other circumstances	Signage Code

Division 9: Assessment Criteria for the Town Zone

4.25 Town Zone Code

The provisions in Section 4.26 to 4.28 of this division comprise the Town Zone Code. The Town Zone includes the towns of:

- Boonah; and
- Kalbar.

The Town Zone is comprised of the following precincts, within each town:

- Residential Precinct;
- Town Centre Precinct;
- Industry Precinct;
- Parkland Precinct; and
- Community Use Precinct.

4.26 Compliance with the Town Zone Code

Development that, in the Council's opinion, is consistent with the specific outcomes in section 4.28 complies with the Town Zone Code.

4.27 Overall Outcomes for the Town Zone

- (1) The overall outcomes are the purpose of the Town Zone Code.
- (2) The overall outcomes sought for the Town Zone are the following:

(a) Boonah

- The town of Boonah is the commercial and administrative centre of the Shire.
- Activities which help realise the tourism potential of the town (both as a destination and a stop along the way) such as heritage themed and nature based tourism ventures, tourist accommodation and creative industries occur in precincts where they are appropriate.
- Low density residential development occurs, supported by commercial and trade services and physical and social infrastructure at a level appropriate to meet the needs of the town's population and that of the surrounding district.
- The urban area is constrained by:
 - the economic provision of basic public utility facilities such as water supply, sewerage, electricity supply, and access roadways; and
 - physical characteristics of the land including potential land slip, steep and flood prone land, good quality agricultural land, soil salinity and bushfire hazard.

Residential Precinct:

- A high standard of residential living is achieved on conveniently located, serviced land that can be developed in an orderly, planned and efficient manner.
- A range of residential dwelling types is provided.
- Limited non-residential development occurs to provide a service to local residents and is compatible with residential amenity in terms of scale, design and floor area.
- The qualities of convenience, scale, privacy, safety, amenity and character typical of the existing residential areas in the town is retained and enhanced.
- The subdivision of larger allotments (while seeking where possible to retain the house on an allotment where the house reinforces the character and streetscape of the area), may occur.
- Any infill development complements existing development in respect of its massing, composition, architectural detailing and materials and any residential expansion integrates with the existing street layout and development.
- New development complements the character of existing 1800s and early 1900s housing that remains in particular areas within the residential precinct. New residential development reflects traditional, character housing and use of traditional materials and details.
- Cottage industries and home based business such as bed and breakfast, and arts and crafts run from a residence occur where impacts are appropriately managed.

Town Centre Precinct:

- The town of Boonah is the commercial and administrative centre of the Shire with major commercial activities in the Shire located in Boonah.
- The main street of Boonah is the focus for retail, business and entertainment activity and is attractive, convenient and viable. Some community services may also occur in this precinct such as emergency services, places of worship, local community services and small scale health and education facilities. Commercial and retail activities also occur in Yeates and High Streets.
- The development and redevelopment of the commercial precinct occurs. Some expansion southwards into Church Street occurs where access issues are overcome.
- New development for any commercial or retail use must respect and contribute to the 'high street' character and style of the town centre addressing the street frontage/s incorporating public spaces and creating active edges.

- The vibrant, rural town centre character is retained.
- The built form character of the town centre is retained and enhanced, and new development is consistent with the scale of existing development.
- The town centre is safe, comfortable and pedestrian friendly.

Industry Precinct:

- Industrial activities operate in locations suitable for their particular needs and in a manner enabling the containment of detrimental environmental effects. Clean and green industries are supported.
- Low impact industry occurs.
- Medium impact industries (including general industries or those that may complement the existing Boonah airstrip) are generally established on the southside of Boonah (particularly near the Boonah airstrip).
- High impact industries (that is, industries with a high impact on the site and/or adjoining areas) do not occur in this precinct.
- Commercial activities are limited to those serving the needs of employees in the precinct, ancillary retailing of manufactured products or other uses that are not appropriately located in the town centre because of character or amenity considerations.
- Industrial activities including the Boonah airstrip are protected from the establishment of incompatible land uses.
- Specific master planning/long term planning of airfield should occur.
- Interesting and high quality building facades are provided along road frontages of the land.

Parkland Precinct:

- Areas in public ownership provide:
 - active and passive recreation areas for residents and visitors;
 - drainage for flood prone areas;
 - conservation of cultural places or natural features and resources; and /or
 - habitats for flora and fauna.

Community Use Precinct:

- The on-going functions of all levels of government and community service organisations are provided.
- Potential impacts on surrounding land use are ameliorated by sympathetic design and siting of development.
- The cultural heritage values and character of the original civic precinct (created by the court house, police station, post office and primary school) in Park, Highway, Leonard and Down Streets and Yeates Avenue are maintained.

(b) Kalbar

- Kalbar is characterised by low density residential development, supported by some commercial and trade services and physical and social infrastructure. The various precincts provide for residential and non residential uses to service the local and surrounding areas.
- Kalbar's country town character (including places of cultural heritage significance) and its rural setting is retained.

Residential Precinct:

- A high standard of residential living is achieved on conveniently located, serviced land that can be developed in an orderly, planned and efficient manner.
- A range of residential dwelling types is provided.
- The qualities of convenience, scale, privacy, safety and general amenity and character typical of the existing residential areas in the town is retained and enhanced.
- Infill development complements existing development in respect of its massing, composition, architectural detailing and materials and any residential expansion integrates with the existing street layout and development.
- Cottage industries and home based business (for example, artist studios, bed and breakfast or antique dealerships etc) that are compatible with residential amenity, are realised in locations close to the town centre.

Town Centre Precinct:

- The Town Centre precinct is the focus for retail, business and entertainment activity and some community services and is attractive, convenient and viable.

- The built form character of the town centre is retained and enhanced.
- New buildings maintain the existing low scale built form with continuity in setback and cohesion in structural elements and building shape and form.
- The commercial, retail and business activities of Kalbar are consolidated in the northern part of the town.

Industry Precinct:

- Industrial activities operate in locations suitable for their particular needs and in a manner that enables the containment of detrimental environmental effects on site.
- Low impact industries may occur in the north western part of Kalbar. Medium impact industries which require enhanced buffering or separation from adjoining uses (particularly residential) may also be appropriate in this area. High impact industries are not encouraged.
- Commercial activities are limited to those serving the needs of employees in the precinct, ancillary retailing of manufactured products or other uses that are not appropriately located in the town centre because of character or amenity considerations.
- Industrial activities are protected from the establishment of incompatible land uses.
- Land off Eagle Street and shown in Zoning Map 4 is identified for future potential residential development. Appropriate water and wastewater infrastructure must be provided as part of any proposal to take up this opportunity. Council would also have regard to the current and approved character and form of development in this area when considering any proposals for residential uses.

Parkland Precinct:

- Areas in public ownership provide:
 - active and passive recreation areas for residents and visitors;
 - drainage areas; and
 - conservation of cultural places or natural features and resources.

Community Use Precinct:

- The on-going functions of government and community service organisations are provided for.
- Potential impacts on surrounding land use is ameliorated by sympathetic design and siting of development.

4.28 Specific Outcomes, Acceptable Solutions and Probable Solutions for the Town Zone

- (1) The provisions of Part A apply only to self assessable development in the Town Zone, while both Parts A and B apply to code or impact assessable development in the zone.
- (2) Where self assessable development is proposed, probable solutions are to be read and applied as if they are acceptable solutions only.

4.28(A) Provisions Applicable to Self Assessable, Code Assessable and Impact Assessable Development

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS
Element (i) : SCALE OF DEVELOPMENT	
SO1 Buildings and other works are consistent with the scale of existing buildings and other works in the town where they occur.	PS1 A building, structure or object has a maximum height of 8.5 metres.
SO2 On site parking accommodates the number and nature of vehicles required to service uses on the site.	PS2 On site car parking is provided in accordance with the standards stated in Planning Scheme Policy 1.

4.28(B) Provisions Applicable only to Code Assessable and Impact Assessable Development

The following provisions do not apply to self assessable development.

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS
Element (ii) : DESIGN, SITING AND PROVISION OF WORKS	
SO3 Buildings and other works are consistent with the design of existing buildings and other works in the town where they occur. New retail and commercial development addresses street frontage/s, public meeting spaces and creates active edges.	<i>(in partial fulfilment of SO3)</i> PS3 Buildings are predominantly low set or two storey structures.
SO4 Buildings and other works are sited and provided on premises having regard to the safety of people using the premises and the adjoining premises, the amenity enjoyed by those people, and the maintenance of buildings and works, including appropriate provisions for:	PS4 No probable solution prescribed.

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS
(i) access to natural light and ventilation; (ii) privacy; (iii) noise attenuation; (iv) landscaping; (v) outlook; and (vi) off-street parking.	
SO5 Residential uses have a density compatible with local amenity.	PS5 No probable solution prescribed.
SO6 Building sites for residential development are developed on land which is not subject to inundation.	PS6 No probable solution prescribed.
Element (iii) : AMENITY	
SO7 The integrity of residential areas is maintained such that new development is located, designed and operated to avoid adverse impacts where: (i) a non residential use locates in a residential precinct; or (ii) new residential is proposed near existing non residential use.	PS7 No probable solution prescribed.
SO8 Non-residential uses are located, designed and operated to avoid significantly changing the light, noise, dust, odours, traffic conditions or other physical conditions experienced by occupants of: (i) associated, adjoining or nearby residential uses; or (ii) other types of non-residential uses.	PS8 No probable solution prescribed.
SO9 Uses are compatible with and complementary to the dominant existing use or character.	PS9 No probable solution prescribed.
SO10 Uses are located and designed to avoid significantly polluting the air, water or soil.	PS10 No probable solution prescribed.
Element (iv) : CULTURAL HERITAGE	
SO11 The significance of known places of cultural heritage values is retained. ²¹	PS11 No probable solution prescribed.

²¹ Cultural heritage values relate to built and indigenous values.

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS
Element (v) : INFRASTRUCTURE	
<p>SO12</p> <p>The safe and efficient operation of roads are maintained having regard to:</p> <ul style="list-style-type: none"> (i) the nature of vehicles using the road; (ii) the location of uses that may be adversely affected by noise or dust generated from the use of the road; and (iii) the location and design of access points. 	<p><i>(in partial fulfilment of SO12)</i></p> <p>PS12</p> <p>Vehicular access is designed and constructed to standards stated in Planning Scheme Policy 1.</p>
<p>SO13</p> <p>Water supply, sewerage, electricity and roads are provided to:</p> <ul style="list-style-type: none"> (i) meet appropriate standards and at the least, the whole-of-life cost; (ii) be easily maintained; and (iii) be readily integrated with existing systems and facilitate the orderly provision of future systems. 	<p>PS13.1</p> <p>Roads, water supply and sewerage works are designed and constructed to standards stated in Planning Scheme Policy 1 and 2.</p> <p>PS13.2</p> <p>Where connection is made to Council's reticulated water supply and sewerage systems, headworks contributions are paid to Council in accordance with Planning Scheme Policy 3.</p>
<p>SO14</p> <p>Driveways, turning areas, parking and vehicle standing areas are designed, constructed and maintained.</p>	<p>PS14</p> <p>Driveways, turning areas, parking and vehicle standing areas are designed, constructed and maintained in accordance with the standards stated in Planning Scheme Policy 1.</p>
Element (vi) : ROADSIDE STALL	
<p>SO15</p> <p>The display and sale of agricultural produce does not negatively impact upon the amenity, character or safety of the town and safety and efficiency of State controlled roads.</p>	<p>PS15.1</p> <p>Any structure used for the sale of produce is limited to 50m² floor area.</p> <p>PS15.2</p> <p>Access to the structure is via the primary property access point.</p> <p>PS15.3</p> <p>Provision is made for not less than 1 car space provided wholly within the site.</p> <p>PS15.4</p> <p>Produce sold is grown or produced on the land on which the roadside stall is erected.</p>

Division 10: Assessment within the Village Zone

4.29 Village Zone Description

This Zone applies to a number of small communities in the Shire that consist predominantly of residential uses and some limited non-residential uses (such as commercial, retail and community facilities) that support local and surrounding rural residents. Rural residential also occurs on the periphery of some Villages (Aratula and Roadvale).

The five communities included in the Village Zone and shown on Zoning Map 5 are:

- Aratula;
- Mt Alford;
- Roadvale;
- Rosevale;
- Warrill View.

The Village Zone promotes consolidation and development of the Shire's villages and rural communities through a flexible zoning approach that allows some limited range of mixed uses that are appropriate and compatible (particularly to residential development).

In the village of Aratula two specific locations along Sawmill Road, are identified for light or rural related industry. Residential development in these locations or other uses incompatible to industrial development are not encouraged. These locations are shown on Zoning Map 5 (Aratula Village).

The Village Zone is characterised by low density residential development, where people enjoy a semi-rural lifestyle in areas that are accessible to some local community facilities. The villages have limited or basic services for residents in the immediate area, although Aratula also provides services for passing highway traffic.

The individual villages have their own particular character and local identity which should be enhanced through future development. Opportunities for creative industries (particularly building on local arts and crafts) may be appropriate and expanded over time.

4.30 Assessment Tables for the Village Zone

Table 1: Assessment Categories and Relevant Assessment Criteria for the Village Zone – Making a Material Change of Use

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – Applicable Code
Bulk Supplies	Code assessable	Village Zone Code
Camping Ground	Impact assessable	Village Zone Code
Caravan Park	Impact assessable	Village Zone Code Caravan Park Code
Caretaker's Residence	Self assessable	Village Zone Code Residential Development Code
Commercial Premises	Self assessable where: (a) a change of use is from one lawful commercial use to another within an existing building; and (b) involves no building work other than minor building work Impact assessable in all other circumstances	Village Zone Code Commercial Development Code
Community Facilities	Self assessable where: (a) a change of use to community facilities within an existing building; and (b) involving no building work Code assessable where involving an extension to an existing community facility other than minor building work Impact assessable in all other cases	Village Zone Code Community Facilities Code
Food Premises	Code assessable	Village Zone Code
Funeral Establishment	Code assessable	Village Zone Code Commercial Development Code
Home based Business	Self assessable where the use does not involve – (a) Non-resident employees; and (b) Business-related	Village Zone Code Home based Business Code

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – Applicable Code
	visitors to the site.	
Host Home Accommodation	Otherwise Code assessable Code assessable	Village Zone Code Host Home Accommodation and Tourist Development Code
House	Impact assessable where in Aratula Village and located in Preferred Industry Area as shown on Zoning Map 5 Self assessable in all other cases	Village Zone Code Residential Development Code
Indoor Recreation	Impact assessable	Village Zone Code
Low Impact Industry	Code assessable where in Aratula Village and located in Preferred Industry Area as shown on Zoning Map 5 Impact assessable in all other cases	Village Zone Code Industrial Development Code
Medium Impact Industry	Impact assessable	Village Zone Code Industrial Development Code
Motel	Impact assessable	Village Zone Code
Multiple Dwelling (where reticulated sewerage is available)	Impact assessable	Village Zone Code Residential Development Code
Park	Exempt	
Roadside Stall	Code assessable	Village Zone Code
Service Station	Impact assessable	Village Zone Code Commercial Development Code
Shop	Code assessable	Village Zone Code Commercial Development Code
Showroom	Impact assessable	Village Zone Code Commercial Development Code
Temporary Activities	Exempt	
Tourist Cabins	Code assessable	Village Zone Code Host Home Accommodation and Tourist Development Code
Utilities – Local	Exempt	
Utilities – Public	Exempt for facilities and	Village Zone Code

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – Applicable Code
	infrastructure within existing and proposed corridors and sites identified on Overlay Map 4.	
Wholesale Nursery	Impact assessable	Village Zone Code
Other	Assessment Category	
All other uses	Impact assessable	Village Zone Code

Table 2: Assessment Categories and Relevant Assessment Criteria for the Village Zone – Other Development

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – Applicable Code
Reconfiguring a Lot	Code assessable	Reconfiguring a Lot Code Village Zone Code
Operational works associated with reconfiguring a lot	Code assessable	Reconfiguring a Lot Code Village Zone Code
Filling or excavation of land not associated with a material change of use	Self assessable where changing the natural ground level by less than 1 metre or where less than 100m ³ of material is filled or excavated. Code assessable where changing the natural ground level by more than 1 metre or where more than 100m ³ of material is filled or excavated.	Filling and Excavation Code
Signage	Self assessable where complying with Table 1 of the Signage Code Code assessable in all other circumstances	Signage Code

Division 11: Assessment Criteria for the Village Zone

4.31 Village Zone Code

The provisions in section 4.32 – 4.34 of this division comprise the Village Zone Code.

4.32 Compliance with the Village Zone Code

Development that, in the Council's opinion, is consistent with the specific outcomes in section 4.34 complies with the Village Zone Code.

4.33 Overall Outcomes for the Village Zone Code

- (1) The overall outcomes are the purpose of the Village Zone Code.
- (2) The overall outcomes sought for the Village Zone are as follows:
 - (a) This zone provides for residential development and non-residential uses necessary to:
 - service local residents and residents of the surrounding rural areas;
 - service tourists or travellers; and
 - provide local employment or economic development opportunities.
 - (b) The villages of Aratula, Mt Alford and Roadvale are supported by the adjoining Rural Buffer and Rural Residential Zones which contribute to the viability of these villages.
 - (c) Non-residential development provides a compatible and complementary mix of uses, particularly those that service the residential area.
 - (d) Further development reflects the local character and heritage values of the locality. Preferred non-residential uses include:
 - tourist related activities;
 - community purposes;
 - art, craft and antique establishments;
 - small professional and commercial activities servicing local residents and the surrounding community; and
 - limited convenience retail.

Non-residential uses may also include low impact industrial businesses servicing local residents and the surrounding community and/or activities related to agricultural production such as small scale, low impact processing and sale of produce.

Low impact and rural related industrial uses occur along Sawmill Road, Aratula at locations identified as Preferred Industry Area.

- (e) Infill residential development retains the character of the village and is consistent with surrounding lot sizes.

- (f) Reuse of existing buildings for residential and non-residential uses (where possible) to maintain the built form character.
- (g) A high level of residential amenity is achieved.
- (h) The scale and intensity of any non-residential use is consistent with the low density character intended for each individual village.
- (i) New development occurs in locations that consolidate existing development to avoid the impacts of residential development located at distances from settlements and their associated facilities and services.
- (j) Buffers are provided between villages and adjoining agricultural land or otherwise development is sited so as not to compromise the rural values of this adjoining land.
- (k) An adequate supply of reticulated water and sustainable means of effluent disposal is provided. Access to sealed roads is provided.
- (l) Village development does not occur on steep land, flood prone land, good quality agricultural land, or land prone to bushfire hazard.

4.34 Specific Outcomes, Acceptable Solutions and Probable Solutions for the Village Zone

- (1) The provisions of Part A apply only to self assessable development in the Village Zone, while both Parts A and B apply to code or impact assessable development in the Zone.
- (2) Where self assessable development is proposed, probable solutions are to be read and applied as if they are acceptable solutions only.

4.34(A) Provisions Applicable to Self Assessable, Code Assessable and Impact Assessable Development

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS
Element (i) : SCALE OF DEVELOPMENT	
SO1 Buildings and other works are consistent with the scale of existing buildings and other works in the area.	PS1 A building, structure or object has a maximum height of 8.5 metres.
SO2 On site parking accommodates the number and nature of vehicles required to service uses on the site.	PS2 On site car parking is provided in accordance with the standards stated in Planning Scheme Policy 1.

4.34(B) Provisions Applicable only to Code Assessable and Impact Assessable Development

The following provisions do not apply to self assessable development.

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS
Element (ii) : DESIGN, SITING AND PROVISION OF WORKS	
SO3 Buildings and other works are consistent with the design of existing buildings and other works in the area.	<i>(in partial fulfilment of SO3)</i> PS3 Buildings are predominantly low set or two storey structures.
SO4 Buildings and other works are sited and provided on premises having regard to the safety of people using the premises and the adjoining premises, the amenity enjoyed by those people, and the maintenance of buildings and works, including appropriate provisions for: <ul style="list-style-type: none"> (i) access to natural light and ventilation; (ii) privacy; (iii) noise attenuation; (iv) landscaping; (v) outlook; and (vi) off-street parking. 	PS4 No probable solution is prescribed.
Element (iii) : AMENITY	
SO5 Non-residential uses are located, designed and operated to avoid significantly adversely changing the light, noise, dust, odours, traffic conditions or other physical conditions experienced by occupants of: <ul style="list-style-type: none"> (i) associated, adjoining or nearby residential uses; or (ii) other types of non-residential uses. 	PS5 No probable solution is prescribed.
Element (iv) : CULTURAL HERITAGE	
SO6 The significance of cultural heritage values is retained. ²²	PS6 No probable solution is prescribed.

²² Culture Heritage includes built and indigenous heritage values.

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS
Element (v) : INFRASTRUCTURE	
<p>SO7</p> <p>The safe and efficient operation of roads are maintained having regard to:</p> <ul style="list-style-type: none"> (i) the nature of vehicles using the road; (ii) the location of uses that may be adversely affected by noise or dust generated from the use of the road; and (iii) the location and design of access points. 	<p><i>(in partial fulfilment of SO7)</i></p> <p>PS7</p> <p>Vehicular access is designed and constructed to standards stated in Planning Scheme Policy 1.</p>
<p>SO8</p> <p>Water supply, sewerage and roads are provided to:</p> <ul style="list-style-type: none"> (i) meet appropriate standards and at the least the whole-of-life cost; (ii) be easily maintained; and (iii) be readily integrated with existing systems and facilitate the orderly provision of future systems. 	<p>PS8.1</p> <p>Roads, water supply and sewerage works are designed and constructed to standards state in Planning Scheme Policy 1 and 2.</p> <p>PS8.2</p> <p>Where connection is made to Council's reticulated water supply and sewerage systems, headwork contributions are paid to Council in accordance with Planning Scheme Policy 3.</p>
<p>SO9</p> <p>Driveways turning areas, parking and vehicle standing areas are designed, constructed and maintained.</p>	<p>PS9</p> <p>Driveways, turning areas, parking and vehicle standing areas are designed, constructed and maintained in accordance with the standards stated in Planning Scheme Policy 1.</p>
Element (vi) : ROADSIDE STALL	
<p>SO10</p> <p>The display and sale of agricultural produce does not negatively impact upon the amenity, character or safety of the town and safety and efficiency of State controlled roads.</p>	<p>PS10.1</p> <p>Any structure used for the sale of produce is limited to 50m² floor area.</p> <p>PS10.2</p> <p>Access to the structure is via the primary property access point.</p> <p>PS10.3</p> <p>Provision is made for not less than 1 car space provided wholly within the site.</p> <p>PS10.4</p> <p>Produce sold is grown or produced on the land on which the roadside stall is erected.</p>

Division 12: Assessment within the Open Space Zone

4.35 Open Space Zone Description

Areas of open space and recreation are contained in this zone, including land identified as national park and world heritage listed areas (associated with the Scenic Rim and Great Dividing Range), State Forest, publicly owned parks and recreational areas, and land that may be privately owned but used for sporting and recreational purposes (and not otherwise shown within the Parkland Precinct of the Town Zone).

4.36 Assessment Tables for the Open Space Zone

Table 1: Assessment Categories and Relevant Assessment Criteria for the Open Space Zone – Making a Material Change of Use

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – Applicable Code
Camping Ground	Impact assessment	Open Space Zone Code
Caretaker's Residence	Code assessment	Open Space Zone Code Residential Development Code
Community Facilities	Code assessment (where less than 20% of the site area) ²³ Impact assessment in all other circumstances	Open Space Zone Code Community Facilities Code
Outdoor Recreation	Code assessment	Open Space Zone Code
Park	Exempt	
Temporary Activities	Exempt	
Utilities – Local	Code assessment	Open Space Zone Code
Utilities – Public	Exempt for facilities and infrastructure within existing and proposed corridors and sites identified on Overlay Map 4.	
Wholesale Nursery	Impact assessable	Open Space Zone Code
Other	Assessment Category	
All other uses	Impact assessable	Open Space Zone Code

²³ The 20% is calculated on the total floor area for the proposed development plus the area required for parking.

Table 2: Assessment Categories and Relevant Assessment Criteria for the Open Space Zone – Other Development

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – Applicable Code
Reconfiguring a Lot	Code assessable	Reconfiguring a Lot Code Open Space Zone Code
Operational works associated with reconfiguring a lot	Code assessable	Reconfiguring a Lot Code Open Space Zone Code
Filling or excavation of land not associated with a material change of use	Self assessable where changing the natural ground level by less than 1 metre or where less than 100m ³ of material is filled or excavated. Code assessable where changing the natural ground level by more than 1 metre or where more than 100m ³ of material is filled or excavated.	Filling and Excavation Code
Signage	Self assessable where complying with Table 1 of the Signage Code Code assessable in all other circumstances	Signage Code

Division 13: Assessment Criteria for the Open Space Zone

4.37 Open Space Zone Code

The provisions in sections 4.38 – 4.40 of this division comprise the Open Space Zone Code.

4.38 Compliance with the Open Space Zone Code

Development that, in the Council's opinion, is consistent with the specific outcomes in sections 4.40 complies with the Open Space Zone Code.

4.39 Overall Outcomes for the Open Space Zone Code

- (1) The overall outcomes are the purpose of the Open Space Zone Code.
- (2) The overall outcomes sought for the Open Space Zone are the following:
 - (a) The multiple values of the Open Space Zone are protected. These values include:
 - state forests, national parks and world heritage areas;
 - significant habitat and wildlife–corridors linking these habitat areas;
 - areas of high scenic amenity (including prominent mountains, ridgelines, waterways and rural landscapes); and
 - informal outdoor recreation areas.
 - (b) Public accessibility is maintained to publicly owned open space areas and the values within them.
 - (c) The existing and future active recreation needs of the Shire (and its visitors) are met.
 - (d) Recreation opportunities are provided which are compatible and sustainable with the environmental values of this land.
 - (e) Buildings, structures and landscaping are sympathetic to and integrated with the environment and values of this land.
 - (f) Areas in private ownership enhance the open space values and protect the habitat and conservation values of the natural features and resources of the land, having consideration to the values of the adjoining land.

4.40 Specific Outcomes, Acceptable Solutions and Probable Solutions for the Open Space Zone

- (1) The provisions of Part A apply only to self assessable development in the Open Space Zone, while both parts A and B apply to code or impact assessable development in the zone.

- (2) Where self assessable development is proposed, probable solutions are to be read and applied as if they are acceptable solutions only.

4.40(A) Provisions Applicable to Self Assessable, Code Assessable and Impact Assessable Development

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS
Element (i) : SCALE OF DEVELOPMENT	
SO1 Building and other works are consistent with the scale of existing buildings and other works in the town where they occur.	PS1 A building structure or object has a maximum height of 8.5 metres.
SO2 On site parking accommodates the number and nature of vehicles required to service uses on the site.	PS2 On site car parking is provided in accordance with the standards stated in Planning Scheme Policy 1.

4.40(B) Provisions Applicable only to Code Assessable and Impact Assessable Development

The following provisions do not apply to self assessable development.

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS
Element (ii) : AMENITY, PUBLIC HEALTH OR SAFETY	
SO3 There is no significant adverse effects on amenity, public health or safety with regard to: (i) the siting, scale and design of buildings or other works; or (ii) sewerage disposal; or (iii) permanent or temporary occupation of, or access to, areas subject to natural hazards.	PS3.1 A building, structure or object has maximum height of 8.5 metres. PS3.2 No probable solution specified for (ii) and (iii).
Element (iii) : RESOURCE MANAGEMENT	
SO4 Development is carried out in a manner that: (i) maintains water quality; and (ii) minimises other adverse ecological impacts on the site or the surrounding area; and (iii) prevents soil erosion.	PS4 No probable solution prescribed.
SO5 Waste disposal areas are situated where there is no risk of contaminating groundwater or surface water resources, and the size and design provides for the amount of waste generated on the site.	PS5 No probable solution prescribed.

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS
<p>SO6</p> <p>There are no significant adverse effects on the natural values of the environment, including loss of natural vegetation, land degradation and loss of important views arising from, but not limited to:</p> <ul style="list-style-type: none"> (i) disturbance of the land; or (ii) public access; or (iii) fire hazards; or (iv) siting of buildings and other works; or (v) waste disposal. 	<p>PS6</p> <p>No probable solution prescribed.</p>
Element (iv) : LAND STABILITY	
<p>SO7</p> <p>Land stability is maintained, having regard to:</p> <ul style="list-style-type: none"> (i) geological and topographic conditions of the land including steep slopes (ii) extent of earthworks (iii) location and design of roads and access driveways (iv) location and design of buildings and other structures; and (v) change to natural drainage patterns. 	<p>PS7.1</p> <p>Vehicular access is safe and is not likely to cause erosion.</p> <p>PS7.2</p> <p>Access via a road network constructed to meet Council's relevant standards (also outlined in Planning Scheme Policy 1).</p>
Element (v) : INFRASTRUCTURE	
<p>SO8</p> <p>The safe and efficient operation of roads are maintained having regard to:</p> <ul style="list-style-type: none"> (i) the nature of vehicles using the road; (ii) the location of uses that may be adversely affected by noise or dust generated from the use of the road; and (iii) the location and design of access points. 	<p><i>(in partial fulfilment of SO8)</i></p> <p>PS8</p> <p>Vehicular access is designed and constructed to standards stated in Planning Scheme Policy 1.</p>
<p>SO9</p> <p>Water supply, sewerage and roads are provided to:</p> <ul style="list-style-type: none"> (i) meet appropriate standards at the least, the whole-of-life cost; (ii) be easily maintained; and (iii) be readily integrated with existing systems and facilitate the orderly provision of future systems. 	<p>PS9.1</p> <p>Roads, water supply and sewerage works are designed and constructed to standards stated in Planning Scheme Policy 1 and 2.</p> <p>PS9.2</p> <p>Where connection is made to Council's reticulated water supply and sewerage systems, headworks contributions are paid to Council in accordance with Planning Scheme Policy 3.</p>

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS
<p>SO10</p> <p>Driveways turning areas, parking and vehicle standing areas are designed, constructed and maintained.</p>	<p>PS10</p> <p>Driveways, turning areas, parking and vehicle standing areas are designed, constructed and maintained in accordance with the standards stated in Planning Scheme Policy 1.</p>

PART 5: OVERLAYS

Division 1: Overlays

5.1 Interpretation

The planning scheme identifies five overlays for the Shire as follows:

1. Economic Resources Overlay
 - Overlay Map 1A Good Quality Agricultural Land
 - Overlay Map 1B Extractive and Mineral Resources
2. Natural Features Overlay
 - Overlay Map 2A Landscape and Natural Values
 - Overlay Map 2B Water Resources
3. Bushfire Hazard Overlay
 - Overlay Map 3
4. Major Transport Corridors and Energy Infrastructure Overlay
 - Overlay Map 4
5. Willowbank Raceway and RAAF Base Sensitive Areas Overlay
 - Overlay Map 5

5.2 Assessment Categories for the Overlays

The assessment categories are identified for development in each overlay in column 2 of tables 1 and 2 as follows:

- (a) Table 1 – making a material change of use for a defined use listed in column 1; or
- (b) Table 2 – other development listed in column 1, including:
 - (i) reconfiguring a lot; and
 - (ii) operational works associated with reconfiguring a lot.

5.3 Relevant Assessment Criteria for Self Assessable Development and Assessable (Impact and Code) Development in the Overlays

- (1) The relevant assessment criteria in each overlay are referred to in column 3 of tables 1 and 2.
- (2) For self assessable development and development requiring code assessment, the relevant assessment criteria are applicable codes.

- (3) For impact assessable development, specific relevant assessment criteria are provided to assist the preparation of an application and in no way affect the regard the assessment manager will give to the planning scheme as a whole.²⁴

In cases where impact assessable development is inconsistent with the outcomes sought for the overlay, relevant assessment criteria have not been identified.²⁵

5.4 Circumstances when Self Assessable Development Requires an Application for Code Assessment

Where development is identified in column 2 of tables 1 and 2 as being self assessable, and the development does not comply with the relevant parts of the applicable codes, an application for code assessment is required.

²⁴ In accordance with IPA section 3.5.5

²⁵ Where impact assessable development is proposed, applicants are encouraged to contact the Council for further assistance and direction.

Division 2: Assessment Tables for the Economic Resources Overlay

5.5 Economic Resources Overlay Description

The Economic Resources Overlay identifies land categorised by the Queensland Department of Natural Resources and Mines as Good Quality Agricultural Land under the provisions of State Planning Policy 1/92 and its supporting guidelines; and also identifies, significant extractive and mineral resources.

The Economic Resources Overlay Mapping includes:

- Good quality agricultural land identified by the Department of Natural Resources and Mines and shown on Overlay Map 1A: Economic Resources – Good Quality Agricultural Land; and
- Significant regional or State extractive and mineral resources (extent of known resources, key resource area, potential key resource area, mineral development licence and mining lease²⁶) and haul routes shown on Overlay Map 1B: Economic Resources Overlay – Extractive and Mineral Resources.

The extractive and mineral resources shown in Overlay Map 1B include coal deposits, dolomite and various hard rock types.

5.6 Assessment Tables and Applicable Codes

Table 1: Assessment Categories and Relevant Assessment Criteria for the Economic Resources Overlay – Making a Material Change of Use

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – Applicable Code
Agriculture Animal Husbandry House Park Temporary Activities	Exempt	
All other uses	Overlay Map 1A Where the site is identified as being on Overlay Map 1A the level of assessment does not change from the level of assessment identified for the use in the relevant Assessment Table for the zone in which the	Economic Resources Overlay Code

²⁶ These terms are defined in Schedule 1: Dictionary, Part 2 – Explanatory Terms.

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – Applicable Code
	<p>site is located. OR</p> <p>Code assessable where the use is self assessable in the relevant Assessment Table for the zone in which the site is located and the probable solution/s for Element (i) of the Economic Resource Overlay Code are not complied with.</p> <p>Exempt if the criteria above do not apply</p> <p>Overlay Map 1B Code assessable where the site is within or immediately adjacent to a site within an area identified on Overlay Map 1B</p> <p>Exempt if the criteria above do not apply</p>	Economic Resources Overlay Code

Table 2: Assessment Categories and Relevant Assessment Criteria for the Economic Resources Overlay – Other Development

Column 1 Type of Development	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – Applicable Code
Reconfiguring a Lot	<p>Overlay Map 1B Code assessable if the site is identified as within or immediately adjacent to a site within an area shown on Overlay Map 1B</p>	Economic Resources Overlay Code
Filling or excavation of land not associated with a material change of use	<p>Overlay Map 1A Code assessable where the site is identified as good quality agricultural land as shown on Overlay Map 1A.</p>	Economic Resources Overlay Code

Column 1 Type of Development	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – Applicable Code
	Overlay Map 1B Code assessable where the site is within or immediately adjacent to a site within an area identified on Overlay Map 1B Exempt if the criteria above do not apply	
All other development	Exempt	

Division 3: Assessment Criteria for the Economic Resources Overlay

5.7 Economic Resources Overlay Code

The provisions in Sections 5.8 – 5.10 of this division comprise the Economic Resources Overlay Code.

5.8 Compliance with the Economic Resources Overlay Code

Development that, in the Council's opinion, is consistent with the specific outcomes in section 5.10 complies with the Economic Resources Overlay Code.

5.9 Overall Outcomes for the Economic Resources Overlay Code

- (1) The overall outcomes are the purpose of the Economic Resources Overlay Code.
- (2) The overall outcomes sought for the areas subject to the Economic Resources Overlay Code are:
 - (a) Good quality agricultural land is protected from inappropriate development that may adversely impact on its productive use by present and future generations. Inappropriate development includes that which:
 - may be sensitive to or incompatible with the normal impacts of agricultural activities; or
 - results in the further alienation, loss or fragmentation of good quality and viable agricultural land.
 - (b) Significant regional or State extractive and mineral resources and haul routes are protected from encroachment of development by sensitive land uses so as to minimise any constraints to the current or future utilisation of these resources.

5.10 Specific Outcomes for the Economic Resources Overlay Code

The provisions in Part A apply to code or impact assessable development.

5.10(A) Provisions Applicable Only to Code and Impact Assessable Development

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS
Element (i) : OVERLAY MAP 1A – GOOD QUALITY AGRICULTURAL LAND	
<p>SO1</p> <p>Development does not reduce the utility and productive capacity of good quality agricultural land in terms of:</p> <ul style="list-style-type: none"> (i) farm practices being protected from adjacent uses; (ii) adjacent uses not compromising agricultural operations; (iii) avoiding residential uses encroaching onto agricultural land; (iv) incorporating buffers to adjacent incompatible uses; (v) defining a boundary between agricultural land and residential areas.²⁷ 	<p>PS1.1</p> <p>Development is not located on land identified as being of good quality agricultural land on Overlay Map 1A.</p> <p>OR</p> <p>PS1.2</p> <p>Development only occurs on land identified as good quality agricultural land that has the following characteristics:</p> <ul style="list-style-type: none"> (i) slope >15%; or (ii) soil depth < 0.25m; or (iii) 50% rock²⁸ (on surface or in surface horizon) <p>PS1.3</p> <p>Development does not result in the alienation or fragmentation of good quality agricultural land.</p>
Element (ii) : OVERLAY MAP 1B – EXTRACTIVE AND MINERAL RESOURCES	
<p>SO2</p> <p>Development does not constrain the use of significant extractive and mineral resources in the Shire.</p> <p>Development and land use adjacent to existing quarries, extractive industries or mining operations is compatible with existing and future extractive and/or mining operations and allow for the winning of materials in an efficient and sustainable manner.</p>	<p>PS2.1</p> <p>Development adjacent to or in an area on Overlay Map 1B, including areas within 100m of the haul routes:</p> <ul style="list-style-type: none"> (i) does not result in a higher concentration of people than existing prior to the development; (ii) is to be compatible with existing and/or potential extractive industry and or mining operations in these areas. <p>PS2.2</p> <p>When reconfiguring a lot on land adjacent to or in an area on Overlay Map 1B, including areas within 200m of the haul routes, the number of lots is not increased.</p>

²⁷ In order for assessable development to occur, the Council may require as part of an information request, that the applicant prepare a Land Resource Survey in accordance with State Planning Policy 1/92 Guidelines that demonstrates that the land is not good quality agricultural land.

²⁸ 'Rock' refers to coarse fragments or rock outcrops.

Division 4: Assessment Tables for the Natural Features Overlay

5.11 Natural Features Overlay Description

The Natural Features Overlay includes regional ecosystems (identified by the Queensland Environmental Protection Agency, Queensland Herbarium) national parks, world heritage areas and the water resources in the Shire including Lake Moogerah and Lake Maroon (identified by the Queensland Department of Natural Resources and Mines).

The Natural Features Overlay mapping includes:

- Mapping of areas of significant biodiversity, plus national parks and world heritage areas as part of Overlay Map 2A: Natural Features – Landscape and Natural Values; and
- Mapping of the Shire’s two existing dam areas (Moogerah and Maroon Dams), the declared catchment areas of these dams, the proposed (Wyaralong) dam and the associated buffer area on Overlay Map 2B: Natural Features – Water Resources.

5.12 Assessment Tables and Applicable Codes

Table 1: Assessment Categories and Relevant Assessment Criteria for the Natural Features Overlay – Making a Material Change of Use

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – Applicable Code
Agriculture Animal Husbandry House Park Temporary Activities	Exempt	
All other uses	<p>Overlay Map 2A Self Assessable if the site area is identified as being within an area with ‘state’, ‘regional’ or ‘local’ biodiversity significance on Overlay Map 2A and complying with Probable Solution PS1.</p> <p>Code assessable if the site area is identified as being within an area with ‘state’, ‘regional’ or ‘local’ biodiversity significance on Overlay Map 2A and not complying with Probable Solution PS1.</p>	Natural Features Overlay Code

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – Applicable Code
	<p>Overlay Map 2B Code assessable where the site is identified as being a declared dam area, declared catchment area, proposed dam area or proposed buffer area on Overlay Map 2B.</p> <p>Exempt if the criteria above do not apply.</p>	

Table 2: Assessment Categories and Relevant Assessment Criteria for the Natural Features Overlay – Other Development

Column 1 Type of Development	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – Applicable Code
Reconfiguring a Lot	<p>Overlay Map 2A Code assessable where the site area is identified as being within an area with 'state', 'regional' or 'local' biodiversity significance on Overlay Map 2A</p> <p>Overlay Map 2B Impact assessable where the site is within an area identified as being a dam area, declared catchment area or proposed buffer area on Overlay Map 2B and additional lots are proposed</p>	Natural Features Overlay Code
Filling or excavation of land not associated with a material change of use	<p>Overlay Map 2A Code assessable where the site is located within an area with 'state', 'regional' or 'local' biodiversity significance on Overlay Map 2A.</p> <p>Overlay Map 2B Code assessable where the site is within an area identified as being a dam catchment area or</p>	Natural Features Overlay Code

Column 1 Type of Development	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – Applicable Code
	proposed buffer area on Overlay Map 2B.	
All other development	Exempt	

Division 5: Assessment Criteria for the Natural Features Overlay

5.13 Natural Features Overlay Code

The provisions in Sections 5.14 – 5.16 of this division comprise the Natural Features Overlay Code. This code will deal with both the landscape and natural values of the Shire and the water resource areas.

5.14 Compliance with the Natural Features Overlay Code

Development that, in the Council's opinion, is consistent with the specific outcomes in section 5.16 complies with the Natural Features Overlay Code.

5.15 Overall Outcomes for the Natural Features Overlay Code

- (1) The overall outcomes are the purpose of the Natural Features Overlay Code.
- (2) The overall outcomes sought for the Natural Features Overlay Code are:
 - (a) The biodiversity and natural values of the Shire (including its national parks and world heritage areas) are maintained and enhanced;
 - (b) The visual and scenic landscape values which contribute to the Shire's character and economic development potential are maintained;
 - (c) Areas within the declared catchment areas are appropriately managed to ensure that the water quality of the dams (for drinking and irrigation purposes) are not adversely impacted upon by development within this area;
 - (d) Development will not jeopardise the integrity of the Shire's water resources and the viability of the established irrigation schemes;
 - (e) The integrity of future water storage will not be adversely affected; and
 - (f) Development, particularly water based outdoor recreation usage of the dams, will not adversely impact on the dam or the foreshore or the amenity of the surrounding land uses.

5.16 Specific Outcomes for the Natural Features Overlay Code

The provisions of Part A will apply only to self assessable development as identified in Table 1, while both Parts A and B apply to code and impact assessable development.

5.16(A) Provisions Applicable to Self Assessable, Code Assessable and Impact Assessable Development

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS
Element (i) : OVERLAY MAP 2A – NATURAL VALUES	
SO1 Biodiversity and habitat values are protected.	PS1.1 Buildings and associated infrastructure are located: (i) 40 metres from any watercourse or wetland; (ii) on land that has been previously cleared; (iii) in an area not demonstrated as being an important ecological corridor. OR PS1.2 A vegetated buffer of at least 50 metres width is provided between any waterway or wetland and any incompatible development activity.
Element (ii) : OVERLAY MAP 2B – WATER RESOURCES	
SO2 Water quality is not adversely affected by development.	PS2 Buildings and associated infrastructure are not located in areas identified on Overlay Map 2B.

5.16(B) Provisions Applicable Only to Code and Impact Assessable Development

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS
Element (iii) : OVERLAY MAP 2A – LANDSCAPE AND NATURAL VALUES	
SO3 Viable networks of wildlife habitat are maintained or enhanced.	PS3.1 The maintenance of remnant native vegetation and other areas of habitat significance and wildlife corridors are achieved through site layout and the identification of “no-go” areas within the site boundaries where the development must not occur. ²⁹
SO4 The ecological values of an area identified in Overlay Map 2A are protected and/or enhanced.	PS4 Vegetation in areas identified as having ‘state’ or ‘regional’ value on Overlay Map 2A is retained.

²⁹ These areas may be determined as an outcome of the Ecological Assessment Report.

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS
Element (iv) : OVERLAY MAP 2B – WATER RESOURCES	
<p>SO5 Development will not negatively affect the integrity of the future water storage.</p>	<p><i>(In partial fulfilment of SO5)</i> PS5 Buildings, structures, infrastructure on lands with slopes over 15% are designed and sited so as: (i) natural drainage patterns are retained; (ii) hard surfaces such as paved and roofed areas are minimised; (iii) the length of driveways and roads, and the number of water course crossings is minimised; (iv) slab on ground construction is minimised.</p>
<p>SO6 The level of nutrients entering the surface and ground water system is minimised.</p>	<p>PS6 All runoff and infiltration will be contained and treated on site.</p>
<p>SO7 Stormwater management minimises discharge of waterborne pollutants to watercourses.</p>	<p>PS7 No probable solution prescribed.³⁰</p>
<p>SO8 Development will not negatively affect the integrity of the future water storage.</p>	<p><i>(In partial fulfilment of SO8)</i> PS8 Development is not located on steep slopes (greater than 20%) or on erosion prone areas.</p>

³⁰ Council may as part of an information request, require a site based stormwater management plan to be prepared or pollutant export modelling to be undertaken.

Division 6: Assessment Tables for the Bushfire Hazard Overlay

5.17 Bushfire Hazard Overlay Description

The Bushfire Hazard Overlay includes land in the Shire, which because of slope, orientation and vegetative state, has been categorised as a medium or high bushfire hazard area. These areas have been identified in mapping provided by the Queensland Fire and Rescue Authority, Rural Fire Service. This mapping is an indication only of risk areas and not a guarantee against bushfire in areas not identified on this map.

The medium and high bushfire hazard areas are shown on Overlay Map 3.

5.18 Assessment Tables and Applicable Codes

Table 1: Assessment Categories and Relevant Assessment Criteria for the Bushfire Hazard Overlay – Making a Material Change of Use

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – Applicable Code
All uses	<p>This overlay does not change the level of assessment</p> <p>All self assessable and assessable development must comply with the applicable code where the site is in an area identified as having medium or high hazard on Overlay Map 3</p> <p>Exempt where the criteria above do not apply</p>	Bushfire Hazard Overlay Code

Table 2: Assessment Categories and Relevant Assessment Criteria for the Bushfire Hazard Overlay – Other Development

Column 1 Type of Development	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – Applicable Code
Reconfiguring a Lot	<p>Code assessable where the site is in an area identified as having medium or high bushfire hazard on Overlay Map 3</p> <p>Exempt where this criteria does not apply</p>	Bushfire Hazard Overlay Code

Division 7: Assessment Criteria for the Bushfire Hazard Overlay

5.19 Bushfire Hazard Overlay Code

The provisions in Sections 5.20 – 5.22 of this division comprise the Bushfire Hazard Overlay Code.

5.20 Compliance with the Bushfire Hazard Overlay Code

Development that, in the Council's opinion, is consistent with the specific outcomes in section 5.22 complies with the Bushfire Hazard Overlay Code.

5.21 Overall Outcomes for the Bushfire Hazard Overlay Code

- (1) The overall outcomes are the purpose of the Bushfire Hazard Overlay Code
- (2) The overall outcomes sought for the areas subject to the Bushfire Hazard Overlay Code are:
 - (a) The number of people and properties subject to bushfire risk is reduced by ensuring appropriate intensity and design of development in those areas identified as being of medium or high bushfire hazard; and
 - (b) Development in medium and high bushfire hazard areas is planned and designed to minimise the risk to life and property and the cost to the community.

5.22 Specific Outcomes for the Bushfire Hazard Overlay Code

- (1) The provisions of Part A apply only to self assessable development while both parts A and B apply to code and impact assessable development.
- (2) Where self assessable development is proposed, probable solutions are to be read and applied as if they are acceptable solutions only.

5.22(A) Provisions Applicable to Self Assessable, Code Assessable and Impact Assessable Development

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS
Element (i) : DESIGN AND LAYOUT	
<p>SO1</p> <p>Development maintains the safety of people and property by:</p> <p>(i) avoiding areas of medium or high bushfire hazard;</p> <p>OR</p> <p>(ii) mitigating the risk through:</p> <ul style="list-style-type: none"> – lot design and the siting of buildings; and – including adequate firebreaks 	<p>PS1.1</p> <p>Development is located on land that is not subject to medium or high bushfire hazard.</p> <p>OR</p> <p>PS1.2</p> <p>Buildings and structures:</p> <p>a) on lots greater than 2,500m²:</p> <ul style="list-style-type: none"> (i) are sited in locations of lowest hazard within the lot; and (ii) are sited so that elements of the development least susceptible to fire are sited closest to the bushfire hazard; and (iii) are sited to maximise setbacks from retained vegetation. <p>b) on lots less than or equal to 2,500m²:</p> <ul style="list-style-type: none"> (i) are sited to maximise setbacks from retained vegetation. <p>OR</p> <p>PS1.3</p> <p>For development in a high bushfire hazard area, a Bushfire Management Plan is prepared³¹.</p>
Element (ii) : WATER SUPPLY	
<p>SO2</p> <p>Development of buildings and structures must have a sufficient supply of water for firefighting purposes.</p>	<p>PS2.1</p> <p>Buildings and structures are connected to a reticulated water supply having sufficient pressure and conveniently located hydrants for fire fighting in times of bushfire emergency (minimum pressure and flow is 10 litres a second at 200 kPa)</p> <p>OR</p>

³¹ In accordance with Appendix 5B of the State Planning Policy 1/03 Guideline.

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS
	<p>PS2.2 A dam or lake providing a reliable supply of at least 5,000 litres of water for fire fighting purposes in times of bushfire emergency is provided.</p> <p>OR</p> <p>PS2.3 An on-site water tank or swimming pool having a minimum capacity of 5,000 litres that could be made available, and is accessible, for fire-fighting purposes is installed on the site.</p> <p>AND</p> <p>PS2.4 Gravity fed water supply or standby operation to ensure water available if fire causes power failure.</p>

5.22(B) Provisions Applicable only to Code and Impact Assessable Development

Specific Outcomes	Probable Solutions
Element (iii) : DESIGN AND LAYOUT	
<p>SO3 Buildings must be constructed to provide protection in the event of a bushfire to reduce the risk of ignition by embers until the fire front passes.</p>	<p>PS3 Buildings are constructed in accordance with the provisions of Australian Standard <i>AS3959 – Construction of buildings in bushfire prone areas</i>, or relevant standard.</p>
<p>SO4 Where development involves reconfiguring a lot and opening new road, the road layout must allow easy and safe movement away from any encroaching fire, and provide for alternative safe access routes should access in one direction be blocked in the event of a fire.</p>	<p>PS4 The road layout provides for “through-roads” and does not include cul-de-sac and “dead end” roads.</p>

Division 8: Assessment Tables for the Major Transport Corridors and Energy Infrastructure Overlay

5.23 Major Transport Corridors and Energy Infrastructure Overlay Description

This overlay identifies the major existing and future roads (including State controlled roads and the proposed Aratula bypass road and the possible deviation of Beaudesert Boonah Road for the Wyaralong Dam) and energy infrastructure (including existing and future Energex substations and the existing Energex 33kV sub-transmission line) in the Shire. These areas have been identified in mapping provided by the Department of Main Roads and Energex.

The major transport and energy infrastructure are shown on Overlay Map 4.

5.24 Assessment Tables and Applicable Codes

Table 1: Assessment Categories and Relevant Assessment Criteria for the Major Transport Corridors and Energy Infrastructure Overlay – Making a Material Change of Use

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – Applicable Code
All uses	<p>This overlay does not change the level of assessment</p> <p>All self assessable and assessable development must comply with the applicable code where the site area:</p> <ul style="list-style-type: none"> (i) adjoins any State controlled road identified on Overlay Map 4; or (ii) is identified as the proposed Aratula bypass or the possible deviation of Beaudesert Boonah Road for the Wyaralong Dam on Overlay Map 4; or (iii) is identified as containing or is adjoining energy infrastructure on Overlay Map 4 <p><i>Note: In addition to formal Referral Agency obligations, applications for assessable development may be referred to the relevant agency or organisation for third party advice</i></p>	Major Transport Corridors and Energy Infrastructure Overlay Code

Table 2: Assessment Categories and Relevant Assessment Criteria for the Major Transport Corridors and Energy Infrastructure Overlay – Other Development

Column 1 Type of Development	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – Applicable Code
All types of development	This overlay does not change the level of assessment.	Major Transport Corridors and Energy Infrastructure Overlay Code

Division 9: Assessment Criteria for the Major Transport Corridors and Energy Infrastructure Overlay

5.25 Major Transport Corridors and Energy Infrastructure Overlay Code

The provisions in Sections 5.26 – 5.28 of this division comprise the Major Transport Corridors and Energy Infrastructure Overlay Code.

5.26 Compliance with the Major Transport Corridors and Energy Infrastructure Overlay Code

Development that, in the Council's opinion, is consistent with the specific outcomes in section 5.28 complies with the Major Transport Corridors and Energy Infrastructure Overlay Code.

5.27 Overall Outcomes for the Major Transport Corridors and Energy Infrastructure Overlay Code

- (1) The overall outcomes are the purpose of the Major Transport Corridors and Energy Infrastructure Overlay Code.
- (2) The overall outcomes sought for the areas subject to the Major Transport Corridors and Energy Infrastructure Overlay Code are:
 - (a) Development adjacent to State controlled roads, the proposed Aratula bypass, and the possible deviation of Beaudesert Boonah Road for the Wyaralong Dam, existing and future substations and existing transmission lines, does not compromise the efficiency of infrastructure contained or proposed within these areas.³²
 - (b) The amenity and safety of development is not adversely affected by proximity to major transport corridors or energy infrastructure.
 - (c) The continuation of the transmission of bulk power is supported.

³² Main Roads has a legislative responsibility to plan, construct and maintain an efficient and safe system of state-controlled roads. Main Roads has a strategic interest in the whole of the road network, including roads for which local government is responsible. Main Roads' *Plans For Infrastructure (PFI)* represent the documents that describe the Department's planning and proposed program of improvements for state-controlled roads. Main Roads relies on the PFIs for the purposes of identifying the department's road planning within local government planning schemes. PFIs constitute the following documents and are available for public inspection at the Main Roads District Office:

- *Roads Implementation Program (RIP)* – five year program of works; and
- *Statements of Intent for Link Development (SOI)* – including the 20 year vision for individual state-controlled roads.

In the event that a specific development proposal requires road works, which are not consistent with Main Roads' planning intentions, this may require a contribution by the developer, towards the cost of providing these road works, within the constraints of the *Integrated Planning Act 1997*. A development will be inconsistent with Main Roads' planning intentions, if the development:

- Requires road works, which are not planned by Main Roads;
- Requires road works of a different scope or location than what is currently planned by Main Roads; or
- Brings forward the delivery of planned road works by one year or more.

5.28 Specific Outcomes for the Major Transport Corridors and Energy Infrastructure Overlay Code

- (1) The provisions of Part A apply only to self assessable development while both parts A and B apply to code and impact assessable development.
- (2) Where self assessable development is proposed, probable solutions are to be read and applied as if they are acceptable solutions only.

5.28(A) Provisions Applicable to Self Assessable and Code and Impact Assessable Development

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS
Element (i) : MAJOR TRANSPORT CORRIDORS	
<p>SO1</p> <p>Residential amenity is not compromised by excessive noise impacts from major transport corridors and the siting of development does not prejudice the intended role of the corridors.</p>	<p>PS1</p> <p>Where a site is situated in the Rural Zone and Rural Buffer Zone buildings used for residential purposes are located a minimum distance of 65 metres from major transport corridors.</p>
Element (ii) : ENERGY INFRASTRUCTURE	
<p>SO2</p> <p>Existing and (identified) future energy infrastructure is protected from incompatible or noise sensitive development.³³</p>	<p>PS2.1</p> <p>Habitable buildings, schools and child care centres maintain a separation distance of 20 metres from the existing Energex 33kV sub-transmission line.</p> <p>PS2.2</p> <p>Development occurring within 20m of the boundaries of an existing substation undertake adequate noise attenuation measures and provide for landscaping and/or screening along any boundary.</p>

³³ Development on land containing energy infrastructure may need to be referred to Energex for comment.

5.28(B) Provisions Applicable Only to Code and Impact Assessable Development

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS
Element (iii) : MAJOR TRANSPORT CORRIDORS	
<p>SO3</p> <p>The development is designed and sited with regard to the safety of people using the premises, the amenity enjoyed by those people and the maintenance of buildings and works, including appropriate provisions for noise attenuation.</p>	<p>PS3</p> <p>Development adjacent to a State controlled road complies with the rationale and criteria for residential development in accordance with the Department of Main Roads' requirements³⁴.</p>
<p>SO4</p> <p>Development located adjacent to a State controlled road does not have an adverse impact on safety, traffic efficiency or planning impacts through roadside parking.</p>	<p>PS4</p> <p>Development adjacent to a State controlled road has adequate on-site parking.</p>
<p>SO5</p> <p>Predominant views from State controlled roads are preserved.</p>	<p>PS5</p> <p>Roadside advertising signage complies with the Department of Main Roads' requirements.</p>
<p>SO6</p> <p>Residential amenity is not compromised by excessive noise from Major Transport Corridors.</p>	<p>PS6</p> <p>Development adjacent to a State controlled road complies with the rationale and criteria for residential development in accordance with the Department of Main Roads' requirements.</p>
<p>SO7</p> <p>The form and density of development along a major road corridor does not prejudice traffic safety, speed or the intended role of this corridor.</p>	<p>PS7</p> <p>Development adjacent to a major road transport corridor has adequate on-site parking such that removal of any roadside parking in the future will not significantly affect the development's viability.</p>
<p>SO8</p> <p>Predominant views and vistas from a major transport corridor identify in Overlay Map 4 are preserved, particularly where these views contribute to the rural character of the Shire and/or locality.</p>	<p>PS8</p> <p>No probable solution prescribed.³⁵</p>

³⁴ For example the Department of Main Roads' Road Traffic Noise Management Code and Guide to the Management of Roadside Advertising.

³⁵ The Department of Main Roads 'Guide to the Management of Roadside Advertising' provide assistance in achieving compliance.

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS
Element (iv) : ENERGY INFRASTRUCTURE	
<p>SO9</p> <p>All development maintains an adequate safe distance from existing energy infrastructure.</p>	<p>PS9</p> <p>Buildings and other structures are designed and constructed taking into account regulated separation distances from energy infrastructure as identified in the Electricity Regulation Act.</p>
<p>SO10</p> <p>The safe and efficient operation of electricity infrastructure is maintained having regard to the location of uses that may be adversely affected by noise or lighting generated from the use of energy infrastructure.</p>	<p>PS10</p> <p>Building and reconfiguration of lots are sited to ensure appropriate noise attenuation distances are maintained.</p>

Division 10: Assessment Tables for the Willowbank Raceway and RAAF Base Sensitive Areas Overlay

5.29 Willowbank Raceway and RAAF Base Sensitive Areas Overlay Description

This overlay identifies land that is sensitive to the noise impacts of the Willowbank Raceway and the Royal Australian Air Force (RAAF) Base Amberley land categorised by the Department of Defence as having height restrictions under the *Defence (Areas Control) Regulations* for the RAAF Base Amberley and land within 13km of the runways of the RAAF Base Amberley.

The Willowbank Raceway and RAAF Base Sensitive Areas Overlay Mapping includes:

- the Willowbank Raceway buffer area;
- the RAAF Base Amberley structure height controls (Area A – structures higher than 45m require approval and Area B – structures higher than 90 m require approval); and
- land within 13km of the runways of the RAAF Base Amberley.

These areas are shown on Overlay Map 5. Some of these areas have been identified in mapping provided by the Department of Defence.

5.30 Assessment Tables and Applicable Codes

Table 1: Assessment Categories and Relevant Assessment Criteria for the Willowbank Raceway and RAAF Base Sensitive Areas Overlay – Making a Material Change of Use

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – Applicable Code
Agriculture Animal Husbandry Park Temporary Activities	Exempt	
All other uses	Code assessable where on land identified on Overlay Map 5 and: (i) involving development in Area A or Area B over 12 metres in height; and/or (ii) involving activities including temporary or permanent aviation activities or hot air ballooning. Code assessable where on land identified as within the	Willowbank Raceway and RAAF Base Sensitive Areas Overlay Code

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – Applicable Code
	Willowbank Raceway Buffer Area on Overlay Map 5. Exempt where these criteria do not apply.	

Table 2: Assessment Categories and Relevant Assessment Criteria for the Willowbank Raceway and RAAF Base Sensitive Areas Overlay – Other Development

Column 1 Type of Development	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – Applicable Code
Reconfiguring a Lot	Code assessable where the site is in an area identified on Overlay Map 5 Exempt where this criteria does not apply	Willowbank Raceway and RAAF Base Sensitive Areas Overlay Code
All other development	Exempt	

Division 11: Assessment Criteria for the Willowbank Raceway and RAAF Base Sensitive Areas Overlay

5.31 Willowbank Raceway and RAAF Base Sensitive Areas Overlay Code

The provisions in Sections 5.32 – 5.34 of this division comprise the Willowbank Raceway and RAAF Base Sensitive Areas Overlay Code.

5.32 Compliance with the Willowbank Raceway and RAAF Base Sensitive Areas Overlay Code

- (1) Development that, in the Council's opinion, is consistent with the specific outcomes in section 5.34 complies with the Willowbank Raceway and RAAF Base Sensitive Areas Overlay Code.
- (2) Reference to Planning Scheme Policy 1/02 Development in the Vicinity of Certain Airports and Aviation Facilities (and the associated guidelines) may provide assistance in assessing the compliance of the development with the Willowbank Raceway and RAAF Base Sensitive Areas Overlay Code.

5.33 Overall Outcomes for the Willowbank Raceway and RAAF Base Sensitive Areas Overlay Code

- (1) The overall outcomes are the purpose of the Willowbank Raceway and RAAF Base Sensitive Areas Overlay Code.
- (2) The overall outcomes sought for the areas subject to the Willowbank Raceway and RAAF Base Sensitive Areas Overlay Code are:
 - (a) Future development is protected from the noise impacts of the Willowbank Raceway that may cause harm or undue interference.
 - (b) Development maintains aircraft safety in the operational airspace of the RAAF Base Amberley.
 - (c) Development maintains the on-going operation of the Willowbank Raceway.
 - (d) Compatible uses are located in the vicinity of the RAAF Base Amberley and the Willowbank Raceway.

5.34 Specific Outcomes for the Willowbank Raceway and RAAF Base Sensitive Areas Overlay Code

The provisions of Part A apply to code and impact assessable development.

5.34(A) Provisions Applicable Only to Code and Impact Assessable Development

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS
Element (i) : DESIGN AND SITING	
<p>SO1</p> <p>Permanent or temporary physical structures do not adversely affect the operational airspace of the RAAF Base Amberley.³⁶</p>	<p>PS1.1</p> <p>Buildings, other structures and trees located in Area A are less than 45 m in height.</p> <p>OR</p> <p>PS1.2</p> <p>Buildings, other structures and trees located in Area B are less than 90 m in height.</p>
<p>SO2</p> <p>Development incorporates appropriate site planning and management plans (where appropriate) to maintain aircraft safety in the operational airspace of the RAAF Base Amberley is not adversely affected.</p>	<p>PS2.1</p> <p>The development does not incorporate stacks or vents that emit a gaseous plume with a velocity exceeding 4.3m per second which intrudes into the operational airspace RAAF Base Amberley.</p> <p>PS2.2</p> <p>The development does not emit airborne particulates (eg. steam, dust, smoke and ash etc) that may affect visibility in the operational airspace of the RAAF Base Amberley.</p> <p>PS2.3</p> <p>The development does not involve temporary or permanent aviation activities (eg. parachuting, hot air ballooning and hand gliding etc) in the operational airspace RAAF Base Amberley.</p>
<p>SO3</p> <p>Significant numbers of wildlife (particularly birds and bats) are not attracted into the operational airspace of the RAAF Base Amberley.</p>	<p>PS3</p> <p>Putrescible waste disposal sites are not located within 13km of the RAAF Base Amberley as shown on Overlay Map 5.</p>
<p>SO4</p> <p>Future residents are not adversely affected by noise associated with the Willowbank Raceway.</p>	<p>PS4</p> <p>Residential development or subdivision in the Willowbank Raceway Buffer Area on Overlay Map 5 incorporates design and siting controls, noise attenuation, and other amelioration measures having particular regard to:</p>

³⁶ Buildings, other structures and trees located in Area A that are more than 45 m in height or buildings, other structures and trees structures in Area B that are more than 90 m in height are referred to the Department of Defence for consideration.

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS
	(i) prevailing winds; (ii) topography of the area; (iii) intervening vegetation; (iv) emissions; and (v) hours of operation.
Element (ii) : LAND USE COMPATIBILITY	
SO5 Development and land use in the vicinity of the RAAF Base Amberley and the Willowbank Raceway is compatible with their operations.	PS5.1 Development identified in an area on Overlay Map 5 does not result in a higher concentration of people than existing prior to the development. PS5.2 When reconfiguring a lot on land identified in an area on Overlay Map 5, the number of lots is not increased. <i>Note: if the reconfiguring a lot on land identified in Area A or Area B on Overlay Map 5 creates additional lots the development is referred to the Department of Defence for comment.</i>

PART 6: ASSESSMENT CRITERIA FOR DEVELOPMENT OF A STATED PURPOSE OR OF A STATED TYPE

6.1 Codes for Stated Purposes or for Stated Development

The provisions in this part comprise the following codes:

CODE	LOCATION	
	DIVISION	PAGE
Aquaculture	Division 1	115
Caravan Parks	Division 2	117
Commercial Development	Division 3	119
Community Facilities	Division 4	124
Extractive Industry	Division 5	126
Filling and Excavation Code	Division 6	128
Home Based Business	Division 7	130
Host Home Accommodation and Tourist Development	Division 8	132
Industrial Development	Division 9	135
Intensive Animal Industry	Division 10	138
Kennels and Catteries	Division 11	143
Reconfiguring a Lot	Division 12	145
Residential Development	Division 13	152
Signage	Division 14	157
Stables	Division 15	160

Division 1: Aquaculture

6.2 Aquaculture Code

The provisions in Sections 6.3 – 6.5 of this division comprise the Aquaculture Code.

6.3 Compliance with the Aquaculture Code

An application for development that, in the Council's opinion, achieves the specific outcomes in Section 6.5 complies with the Aquaculture Code.

6.4 Overall Outcomes for the Aquaculture Code

- (1) The overall outcome is the purpose of the Aquaculture Code.
- (2) The overall outcome for the Aquaculture Code is to establish and operate aquaculture activities in a way that is compatible with the desired amenity and character of the locality in which it is located and minimises environmental impacts, in particular, water quality.

6.5 Specific Outcomes and Probable Solutions for Aquaculture

The provisions of Part A apply to code and impact assessable development, which is a material change of use for the purposes of aquaculture.

6.5(A) Provisions Applicable Only to Code and Impact Assessable Development

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS
Element (i) : ENVIRONMENTAL IMPACT	
SO1 The use of land for aquaculture activities does not adversely impact upon existing environmental values, or areas of environmental significance.	PS1 Adverse environmental impacts are avoided by: <ol style="list-style-type: none"> (i) waste discharge complying with <i>the Environmental Protection (Water) Policy</i>; (ii) construction phase impacts being appropriately mitigated; (iii) areas of environmental value identified on Natural Features Overlay Map 2A not being disturbed; and (iv) effective site rehabilitation upon abandonment of the use.³⁷

³⁷ For Aquaculture (significant impact) facilities, Council may require as part of an information request the preparation of an Environmental Management Plan demonstrating compliance with the Probable Solutions.

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS
Element (ii) : AMENITY	
<p>SO2</p> <p>Aquaculture activities are located to maintain the existing and visual amenity and overall character of the area.</p>	<p>PS2.1</p> <p>Non-residential buildings, structures and activities associated with the use are located not less than 10m from any boundary of the property.</p> <p>PS2.2</p> <p>Provision is made on site for a building to house any equipment, materials, machinery or tools of trade used for the activity.</p> <p>PS2.3</p> <p>Fencing and/or screen landscaping is provided to the activity, vehicle parking and storage areas that may be visible from the road or nearby property.</p>
<p>SO3</p> <p>Odour is managed at an acceptable level during operation of the facility.</p>	<p>PS3</p> <p>No noticeable odours are detected from the boundary of any adjacent property which has an existing residential dwelling or is included in the Rural Residential, Village Zone or the Residential Precinct of the Town Zone, as a result of the operation of the facility or the facility meets any odour conditions placed upon it or any part of its operation.</p>
<p>SO4</p> <p>Emissions of noise, dust and light are minimised such that nuisance is not caused beyond the site.</p>	<p>PS4</p> <p>No probable solution prescribed.</p>

Division 2: Caravan Parks

6.6 Caravan Parks Code

The provisions in Sections 6.7 – 6.9 of this division comprise the Caravan Parks Code.

6.7 Compliance with the Caravan Parks Code

An application for development that, in the Council's opinion, achieves the specific outcomes in Section 6.9 complies with the Caravan Parks Code.

6.8 Overall Outcomes for the Caravan Parks Code

- (1) The overall outcome is the purpose of the Caravan Parks Code.
- (2) The overall outcome for the Caravan Parks Code is to facilitate the development of caravan parks for short-term accommodation and for long-term residency that:
 - (a) ensure a high standard of health, safety and amenity for visitors and residents; and
 - (b) are compatible with the amenity and character and other values of the area.

6.9 Specific Outcomes and Probable Solutions for Caravan Parks

The provisions of Part A apply to code and impact assessable development, which is a material change of use for the purposes of a caravan park.

6.9(A) Provisions Applicable Only to Code and Impact Assessable Development

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS
Element (i) : LAYOUT AND DESIGN	
SO1 Caravan parks are established on sites with sufficient area to ensure adequate service provision, access and on site servicing having regard to: <ol style="list-style-type: none"> (i) existing and proposed development in the locality; (ii) the amenity of the area; (iii) topography; and (iv) the number of roads with site frontage. 	PS1.1 A caravan park has a minimum site area of 2 hectares. PS1.2 Separate parking bays are provided for each caravan with dimensions of at least 6 metres by 4 metres. PS1.3 A minimum of 3 metre separation is provided between any unit or annex (on site). PS1.4 1 car parking space having a hard stand surface is provided for each site.

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS
	<p>PS1.5 Car washing bays on the basis of 1 bay per 100 sites with a maximum of 4 bays (paved and drained) is provided.</p>
<p>SO2 Caravan parks are compatible with the amenity and character of the area.</p>	<p>PS2.1 10% of the site area is landscaped and includes tall shade trees.</p> <p>PS2.2 The layout protects any features of natural, cultural heritage, or scenic value.</p> <p>PS2.3 Where the site area adjoins any land used for residential purposes screening is provided along all boundaries of the site adjoining such residential land.</p>
<p>SO3 Caravan parks do not have an adverse impact on the natural environment.</p>	<p>PS3 No probable solution prescribed.</p>
<p>SO4 Caravan parks are designed to ensure residents' amenity is maximised.</p>	<p>PS4.1 The internal site design of the development complies with the acceptable solutions contained within Section 3 and 4 of <i>the "Guidelines on Good Design for Caravan Parks and Relocatable Home Parks"</i> (DLGP 1994).</p> <p>PS4.2 Adequate communal open space is provided for recreational purposes and clothes drying.</p>
<p>SO5 Caravan parks are designed to ensure vehicle parking is adequate and vehicular and pedestrian movements operate in a safe and efficient manner and avoid pedestrian and vehicle hazards.</p>	<p>PS5 No probable solution prescribed.</p>
Element (ii) : WASTE DISPOSAL	
<p>SO6 On site effluent is adequately disposed of.</p>	<p>PS6 No probable solution prescribed.</p>

Division 3: Commercial Development

6.10 Commercial Development Code

The provisions in Sections 6.11 – 6.13 of this division comprise the Commercial Development Code.

6.11 Compliance with the Commercial Development Code

An application for development that, in the Council's opinion, achieves the specific outcomes in Section 6.13 complies with the Commercial Development Code.

6.12 Overall Outcomes for the Commercial Development Code

- (1) The overall outcome is the purpose of the Commercial Development Code.
- (2) The overall outcome for the Commercial Development Code is to ensure that commercial development is:
 - (a) established on suitable sites having regard to accessibility, size and location, and the desirability of consolidating existing commercial centres and contributing to the viability of Town Centre areas;
 - (b) consistent with the desired character and amenity of the locality;
 - (c) relates to the streetscape through excellent design solutions; and
 - (d) designed to provide a safe, pleasant and relaxing environment.

6.13 Specific Outcomes and Probable Solutions for Commercial Development

The provisions of Part A apply to code and impact assessable development, which is a material change of use for any business, commercial or shopping use.

6.13(A) Provisions Applicable Only to Code and Impact Assessable Development

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS
Element (i) : LAYOUT AND DESIGN	
SO1 Building design, scale and siting is compatible with the existing character of the area.	<p>PS1.1 Where in the Town Zone, the building includes provision of an awning, verandah or similar covered walkway over the full footpath width along the full frontage of the site.</p> <p>PS1.2 Where involving a site exceeding 2000m², on site buildings and structures include:</p> <ol style="list-style-type: none"> (i) active edges, positive contribution to the streetscape and public meeting and gathering spaces;

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS
	<p>(ii) external wall treatment or relief to avoid the presentation of large blank walls;</p> <p>(iii) roof lines are consistent with, or complementary to the surrounding built form; and</p> <p>(iv) a minimum 1 metre landscaped setback to all street frontages.</p> <p>PS1.3 Building height does not exceed 3 storeys in the Town Centre Precinct or 8.5 metres in other Zones.</p>
<p>SO2 Vehicle parking and access areas operate in a safe and efficient manner.</p>	<p>PS2 On-site parking and loading and unloading facilities are provided and comply with Planning Scheme Policy 1.</p>
<p>SO3 Where a mixed used development incorporating retail/commercial and residential uses, the development provides for:</p> <p>(i) satisfactory outlook;</p> <p>(ii) visual and acoustic privacy;</p> <p>(iii) secure access; and</p> <p>(iv) a pleasant living environment.</p>	<p><i>In partial fulfilment of SO3.</i></p> <p>PS3 Where in the Town Centre Precinct of the Town Zone the commercial purpose comprises the majority of the ground floor frontage and the residential part has separate access.</p>
<p>SO4 Development promotes public safety and is landscaped and buffered to minimise impacts on visual amenity.</p>	<p>PS4.1 Buildings face streets and public open spaces. Entries are clearly recognisable and accessible from the street or public space.</p> <p>PS4.2 Where the commercial development site adjoins any residential land, screening is provided to a height of at least 1.5 metres along all boundaries of the site adjoining such residential land.</p> <p>Screening is achieved either by:</p> <p>(i) the planting and maintenance of trees and shrubs;</p> <p>(ii) the establishment and maintenance of grassed and vegetated earth mounds;</p> <p>(iii) the erection of screen fences; or</p> <p>(iv) any combination of these.</p>

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS
	<p>PS4.3</p> <p>A minimum 10% of the area of the site is set aside for landscaping and pedestrian access.</p>
<p>SO5</p> <p>Development must not cause environmental harm or nuisance to adjoining properties.</p>	<p>PS5</p> <p>The development complies with <i>Environmental Protection Act 1994</i> and its associated policies.</p>
Element (ii) : PROVISIONS APPLICABLE TO SERVICE STATIONS	
<p>SO6</p> <p>A Service Station must have sufficient area and dimensions to accommodate:</p> <p>(i) the building or buildings and associated storage areas;</p> <p>(ii) vehicle access;</p> <p>(iii) vehicle parking, manoeuvring and loading/unloading areas; and</p> <p>(iv) landscaping and buffers.</p>	<p>PS6</p> <p>The site has:</p> <p>(i) a minimum area of 1500m²; and</p> <p>(ii) a frontage of a not less than 40m.</p>
<p>SO7</p> <p>The development and use must not cause environmental harm or nuisance to adjoining properties.</p>	<p>PS7.1</p> <p>Where in or adjoining residential areas, car wash facilities are enclosed to avoid spray drift onto adjacent properties.</p> <p>PS7.2</p> <p>All plant and machinery is properly located, enclosed and/or otherwise attenuated to ensure that the development and use achieves the noise generation levels set out in the <i>Environmental Protection (Noise) Policy 1997</i>, and under that policy are not “unreasonable”.</p>
<p>SO8</p> <p>The development must achieve acceptable levels of risk and institute effective emergency measures.</p>	<p>PS8.1</p> <p>The design and layout of the service station complies with <i>Australian Standard AS1940 – 1993 – Storage and Handling of Flammable and Combustible Liquids</i> and relevant State Legislation.</p> <p>PS8.2</p> <p>The design and layout of the service station complies with <i>Australian Standard AS1596 – 1997 – Storage and Handling of LP Gas</i> and relevant State Legislation if LP Gas is supplied on site.</p>

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS
<p>SO9</p> <p>Vehicular and pedestrian access to the site must:</p> <ul style="list-style-type: none"> (i) be adequate and safe; (ii) not detrimentally impact upon the safety, capacity or efficiency of the road or street system; and (iii) not cause the intrusion of non-residential traffic onto local residential streets. 	<p>PS9.1</p> <p>Access to the site is designed so that every vehicle crossing:</p> <ul style="list-style-type: none"> (i) extends from the road pavement to the alignment of the site; (ii) has a width of not greater than 9m; (iii) is no closer than 10m to any part of any other crossing provided to the same site; and (iv) no closer than 10m from a road intersection. <p>PS9.2</p> <p>For corner allotments:</p> <ul style="list-style-type: none"> (i) a service station is not erected on a corner site if the intersection contains traffic signals or traffic islands; and (ii) a corner truncation of the property may be required.³⁸
<p>SO10</p> <p>Vehicles using, waiting to use or servicing the development must not interfere with road users including pedestrians and cyclists.</p>	<p>PS10.1</p> <p>Fill points are located so that tankers can stand wholly on-site when unloading fuel.</p> <p>PS10.2</p> <p>Minimum on-site queuing space, clear of any other access or manoeuvring path, is provided for 3 vehicles.</p> <p>PS10.3</p> <p>Vehicles loading, unloading or filling, or being washed, dried or finished, or otherwise using the facility, stand wholly on-site.</p> <p>PS10.4</p> <p>Fuel pumps are located no closer than 6 metres from the road frontage.</p>

³⁸ The maximum area which may be required to be dedicated for the purpose of a corner truncation free of cost to the Council shall not exceed the area of truncation at a right angled corner of nine metres by three equal cords, if the Council requires a corner truncation of an area in excess of such maximum area, the Council shall make to the applicant compensation in respect of such excess area.

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS
<p>SO11</p> <p>The development must be landscaped to:</p> <ul style="list-style-type: none"> (i) break up hard elements of the development; (ii) present an attractive appearance to the street; and (iii) minimise visual and noise impacts on adjoining premises, particularly residential premises. 	<p>PS11.1</p> <p>A minimum 1 metre wide landscape strip is provided along the frontage(s) of the site, except for that part of any frontage where vehicle crossings are provided.</p> <p>PS11.2</p> <p>A minimum 3 metre wide densely planted landscape strip is provided along any common boundary with land adjoining a residential use.</p> <p>PS11.3</p> <p>A minimum 1.8 metre high solid fence, of acoustic attenuation materials where adjoining residential or other noise sensitive premises, is provided along the side and rear boundaries of the site.</p>

Division 4: Community Facilities

6.14 Community Facilities Code

The provisions in Sections 6.15 – 6.17 of this division comprise the Community Facilities Code.

6.15 Compliance with the Community Facilities Code

An application for development that, in the Council's opinion, achieves the specific outcomes in Section 6.17 complies with the Community Facilities Code.

6.16 Overall Outcomes for the Community Facilities Code

- (1) The overall outcome is the purpose of the Community Facilities Code.
- (2) The overall outcome for the Community Facilities Code is to ensure that development is established on suitable sites having regard to accessibility, size and location and consistent with the desired character and amenity of the locality.

6.17 Specific Outcomes and Probable Solutions for Community Facilities

The provisions of Part A apply to code and impact assessable development, which is a material change of use for the purposes of community facilities.

6.17(A) Provisions Applicable Only to Code and Impact Assessable Development

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS
Element (i) : LAYOUT AND DESIGN	
SO1 The community facility must contribute to a pleasant streetscape and ensure that any adverse impact on adjoining properties is minimised.	PS1.1 Buildings are setback 6m from the road frontage or consistent with the prevailing setback in the street and 3m from the side and rear boundaries. PS1.2 Where the community facilities site adjoins land used for residential purposes, screening is provided to a minimum height of 1.5m along all boundaries of the site adjoining such residential land. Such screening is effected either by the planting of trees and shrubs, by the establishment of grassed and vegetated earth mounds, by the erection of screen fences, or any combination of these.

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS
	<p>PS1.3 Noise generated by community facilities complies with the levels set out in the <i>Environmental Protection (Noise) Policy 1997</i> and <i>Part 2A – Environmental Nuisance of the Environmental Protection Regulations 1998</i> and under that policy and regulations are not “unreasonable”.</p>
<p>SO2 The built form of community facilities must respect the character of the locality in which it is to be located.</p>	<p>PS2.1 Buildings do not exceed 8.5 metres in height.</p> <p>PS2.2 The site coverage does not exceed 50%.</p> <p>PS2.3 Buildings address the principal road to which the site has frontage.</p>
<p>SO3 Car parking and pick-up/set-down areas are located in areas that do not impinge upon the amenity of adjoining properties or the safety of users of the facility.</p>	<p>PS3.1 Car parking and pick-up/set-down areas are located so that:</p> <ul style="list-style-type: none"> (i) they are visible from the road; (ii) they maintain the amenity of the street and adjacent properties; and (iii) pedestrians are not required to cross the driveway to gain access to the building. <p>PS3.2 Convenient, safe and clearly visible pedestrian access is provided to the site.</p>
<p>SO4 Users of community facilities are not exposed to unacceptable levels of air and noise pollution and other hazards.</p>	<p>PS4.1 Community facilities are not located adjacent to industrial areas or other activities where these are likely to pose a hazard to users of the facility.</p> <p>PS4.2 Noise levels within/at community facilities comply with the requirements set out in the <i>Environmental Protection (Noise) Policy 1997</i> and <i>Part 2A – Environmental Nuisance of the Environmental Protection Regulations 1998</i>.</p>

Division 5: Extractive Industry

6.18 Extractive Industry Code

The provisions in Sections 6.19 – 6.21 of this division comprise the Extractive Industry Code.

6.19 Compliance with the Extractive Industry Code

An application for development that, in the Council's opinion, achieves the specific outcomes in Section 6.21 complies with the Extractive Industry Code.

6.20 Overall Outcomes for the Extractive Industry Code

- (1) The overall outcome is the purpose of the Extractive Industry Code.
- (2) The overall outcome for the Extractive Industry Code is to ensure extractive industries do not have adverse environmental, amenity (including visual), safety and cultural heritage impacts, and to ensure the site is rehabilitated to achieve a stable land form and a suitable end use.

6.21 Specific Outcomes and Probable Solutions for Extractive Industry

The provisions of Part A apply to code and impact assessable development, which is a material change of use for the purposes of extractive industry.

6.21(A) Provisions Applicable Only to Code and Impact Assessable Development

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS
Element (i) : ENVIRONMENTAL IMPACT	
SO1 Construction and operation of the extractive industry utilises mitigation measures that minimise any likely adverse impact on ecological and hydrological processes.	PS1 No probable solution is identified. ³⁹

³⁹ To achieve this Specific Outcome, Council may require as part of an information request the preparation of an Ecological Assessment and Environmental Management Plan which addresses the following matters:

- | | |
|---|--|
| <ul style="list-style-type: none"> - site establishment works; - type and quantity of materials to be excavated per year and the time period involved; - method and staging of operations; - depth and extent of excavations; - existing contours of the land; - estimated depth and description of overburden; - buffering of the proposed excavation from nearby drains, watercourses, roads, frontage, buildings and other structures, and buffer area management; - energy efficiency and management - erosion and sediment control; | <ul style="list-style-type: none"> - preservation/management; - noise control - vibration impacts; - landscaping; - resource and waste management; - stormwater management; - flora and fauna survey; - cultural heritage survey; (EPA 5) - vegetation management; - rehabilitation management; - the capacity of the existing road system to carry the type and volume of traffic generated by the proposed use; and - traffic at the site and along haul routes. |
|---|--|

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS
<p>SO2</p> <p>Development provides for the sympathetic rehabilitation of the site in a stable condition and landform suitable for appropriate alternative uses.</p>	<p>PS2</p> <p>No probable solution is identified.</p>
Element (ii) : AMENITY	
<p>SO3</p> <p>The extractive industry is located in a way that ensures that the visual amenity, scenic beauty and character of the locality is not adversely affected.</p>	<p>PS3</p> <p>No probable solution identified.⁴⁰</p>
Element (iii) : SAFETY	
<p>SO4</p> <p>The operation of the extractive industry does not compromise public safety.</p>	<p><i>In partial fulfilment of SO4.</i></p> <p>PS4.1</p> <p>Safety fencing is provided around extractive industry operations and stockpile areas.</p> <p>PS4.2</p> <p>Blasting does not result in materials escaping or being ejected from the site.</p> <p>PS4.3</p> <p>Prior to any blasting, notices of warning which provide warning to those working on the site and for passer-bys a notice is erected and kept clearly exhibited, not less than 400 metres, on all approaches to the site of the blasting.</p>
Element (iv) : INFRASTRUCTURE	
<p>SO5</p> <p>Development provides for the mitigation of impacts upon the roads used to access the site and vehicular and other movements on the site.</p>	<p>PS5</p> <p>Demonstrate that the extractive industry activities will be operated and managed to:</p> <ul style="list-style-type: none"> (i) avoids any potential for erosion of banks, and maintains continuity of riparian corridors; (ii) ensure that the haul route(s) minimises effects on the amenity of the surrounding area; (iii) ensure that the site can be safely accessed from a public road.

⁴⁰ To achieve this Specific Outcome, Council may require as part of an information request, the preparation of an Environmental Management Plan which addresses the following matters:

- areas of the site that can be viewed from surrounding land;
- existing vegetation and vegetation to be retained; and
- proposals for screening various components of the site.

Division 6: Filling and Excavation Code

6.22 Filling and Excavation Code

The provisions in Sections 6.23 – 6.25 of this division comprise the Filling and Excavation Code.

6.23 Compliance with the Filling and Excavation Code

An application for development that, in the Council's opinion, achieves the specific outcomes in Section 6.25 complies with the Filling and Excavation Code.

6.24 Overall Outcomes for the Filling and Excavation Code

- (1) The overall outcome are the purpose of the Filling and Excavation Code.
- (2) The overall outcome for the Filling and Excavation Code are to ensure:
 - (a) filling and excavation minimises adverse impacts on the amenity and desired character of the area;
 - (b) protection of surface and underground water quality;
 - (c) filling and excavation does not adversely impact on the drainage of the premises or surrounding area; and
 - (d) risk of flooding or nuisance to nearby land is reduced.

6.25 Specific Outcomes and Probable Solutions for Filling and Excavation

- (1) The provisions of Part A apply only to self assessable development, while both Parts A and B apply to code or impact assessable development, which is for the purposes of Filling or Excavation.
- (2) Where self assessable development is proposed, probable solutions are to be read and applied as if they are acceptable solutions.

6.25(A) Provisions Applicable to Self, Code and Impact Assessable Development

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS
Element (i) : ENVIRONMENTAL IMPACT	
SO1 Filling or excavation does not adversely impact on the visual amenity or cause any instability of surrounding areas.	PS1.1 The extent of filling or excavation does not exceed 40% of the site area or 500m ² whichever is lesser. PS1.2 Filling and excavation is not greater than 1 metre in height or depth.

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS
	<p>PS1.3 Retaining walls and other structures used for the supporting of fill and excavated areas do not exceed 1 metre in height.</p> <p>PS1.4 Filling and excavation does not occur within 2 metres of the site boundary.</p> <p>PS1.5 Filling or excavation works are completed within three (3) months of the commencement date.</p> <p>PS1.6 Soil to be used for filling is not stockpiled in locations visible from adjoining properties and from a road frontage for a period of more than one (1) month.</p>
<p>SO2 Filling or excavation ensures that the environmental values of the receiving waters are protected.</p>	<p>PS2.1 Only clean, uncontaminated fill is used (i.e. no building waste, concrete, green waste or contaminated material etc. is used as fill).</p> <p>PS2.2 The site is not on the contaminated land register.</p> <p>PS2.3 Any filling or excavation occurs more than 25 metres from any waterway or wetland.</p>

6.25(B) Provisions Applicable to Code and Impact Assessable Development

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS
Element (i) : ENVIRONMENTAL IMPACT	
<p>SO3 Filling or excavation does not result in any adverse impact on drainage or flood flows whether upstream or downstream of the site.</p>	<p>PS3.1 Filling or excavation of land does not obstruct the natural flow of stormwater.</p> <p>PS3.2 Filling and excavation does not cause ponding on the site or nearby land.</p> <p>PS3.3 Filling and excavation does not occur within any overland flow path.</p>

Division 7: Home Based Business

6.26 Home Based Business Code

The provisions in Sections 6.27 – 6.29 of this division comprise the Home Based Business Code.

6.27 Compliance with the Home Based Business Code

An application for development that, in the Council's opinion, achieves the specific outcomes in Section 6.29 complies with the Home Based Business Code.

6.28 Overall Outcomes for the Home Based Business Code

- (1) The overall outcome is the purpose of the Home Based Business Code.
- (2) The overall outcome for the Home Based Business Code is to encourage small-scale businesses based in the home that do not:
 - (a) cause any unacceptable impact on the environment or the amenity of the surrounding area;
 - (b) increase risk to life and property; and
 - (c) adversely impact upon the existing visual appearance of the surrounding residential area.

6.29 Specific Outcomes and Probable Solutions for Home Based Business

- (1) The provisions of Part A apply only to self assessable development, while both Parts A and B apply to code or impact assessable development, which is a material change of use for the purpose of Home Based Business.
- (2) Where self assessable development is proposed, probable solutions are to be read and applied as if they are acceptable solutions.

6.29(A) Provisions Applicable to Self, Code and Impact Assessable Development

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS
Element (i) : AMENITY AND SCALE	
SO1 The use is small-scale and is conducted wholly by a resident or residents of a detached house.	PS1.1 The Home Based Business is conducted within an existing residence or garage, where the floor area used does not exceed 45m ² . PS1.2 The Home Based Business incorporates a minimum of one but a maximum of two off-street car parking spaces.

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS
<p>SO2</p> <p>The use does not impact adversely on the surrounding residential amenity or rural character through the production of excess noise, emissions of any kind, vibration or waste products.</p>	<p>PS2.1</p> <p>No load is imposed on any local utility or public utility greater than that, which is normally required by other uses permitted in the zone in which the dwelling house is situated.</p> <p>PS2.2</p> <p>No source of power other than one or more single phase motors of not more than 0.4kW power is used.</p> <p>PS2.3</p> <p>Work is not conducted outside the hours of 7.00am to 6.00pm, Monday to Saturday.</p> <p>PS2.4</p> <p>Only one commercial vehicle associated with the Home-Based Business.</p> <p>PS2.5</p> <p>Only one sign is provided for the facility, and:</p> <ul style="list-style-type: none"> (i) does not exceed 0.5m² and only displays the occupiers name, business name and contact details; and (ii) is located on the site and is situated below any portion of the roof of the house; and (iii) is not moving, flashing, illuminated or audible.

Division 8: Host Home Accommodation and Tourist Development

6.30 Host Home Accommodation and Tourist Development Code

The provisions in Sections 6.31 – 6.33 of this division comprise the Host Home Accommodation and Tourist Development Code.

6.31 Compliance with the Host Home Accommodation and Tourist Development Code

An application for development that, in the Council's opinion, achieves the specific outcomes in Section 6.33 complies with the Host Home Accommodation and Tourist Development Code.

6.32 Overall Outcomes for the Host Home Accommodation and Tourist Development Code

- (1) The overall outcomes are the purpose of the Host Home Accommodation and Tourist Development Code.
- (2) The overall outcomes of the Host Home Accommodation and Tourist Development Code are to:
 - (a) facilitate the development of low-key, short term accommodation facilities that are supplementary to the primary permanent residential use of a dwelling house;
 - (b) ensure that accommodation and tourist facilities are compatible with existing scale and character of the surroundings; and
 - (c) minimise adverse impacts on residential and rural amenity, productive agricultural land, natural features and biodiversity.

6.33 Specific Outcomes, Acceptable Solutions and Probable Solutions for Host Home Accommodation and Tourist Development

- (1) The provisions of Part A apply only to self assessable development, while both Parts A and B apply to code or impact assessable development, which is a material change of use for the purpose of a Host Home Accommodation, Tourist Cabins or a Tourist Facility.
- (2) Where self assessable development is proposed, probable solutions are to be read and applied as if they are acceptable solutions.

6.33(A) Provisions Applicable to Self, Code and Impact Assessable Development

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS
Element (i) : PROVISIONS APPLICABLE TO HOST HOME ACCOMMODATION	
SO1 The host home accommodation maintains the character and amenity of the local area.	PS1.1 Any new buildings or structures are subordinate to the primary residential dwelling. For host home/farm stays there are no more than 2 separate accommodation buildings catering for

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS
	<p>guests on the subject land.</p> <p>PS1.2 The maximum number of paying guests at any one time is 8.</p> <p>PS1.3 The maximum number of bedrooms used to accommodate paying guests is 3.</p> <p>PS1.4 The maximum continuous period of stay for any guest is 14 consecutive nights.</p> <p>PS1.5 Only one sign is provided for the facility, and: (i) does not exceed 0.5 metres x 0.5 metres in Towns and Villages and 1 metre x 1 metre in all other areas and only displays the occupiers name, business name and contact details number; (ii) is located on the site and is situated below any portion of the roof of the house; and (iii) is not moving, flashing, illuminated or audible.</p> <p>PS1.6 Car parking associated with the use is wholly accommodated on site and is screened from view from neighbouring residential uses and is consistent with the requirements in Planning Scheme Policy 1.</p>

Element (ii) : PROVISIONS APPLICABLE TO TOURIST CABINS AND A TOURIST FACILITY

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS
<p>SO2</p> <p>The tourist development maintains the character and amenity of the local area.</p>	<p>PS2.1</p> <p>Building height does not exceed 8.5 m.</p> <p>PS2.2</p> <p>Each cabin has a maximum gross floor area excluding verandahs of 100m².</p> <p>PS2.3</p> <p>A minimum of 10% of the area of the site is used for landscaping.</p> <p>PS2.4</p> <p>Provision is to be made for not less than 1 car parking space per cabin provided wholly within the site.</p> <p>PS 2.5</p> <p>The area of the site is not less than 10 hectares.</p>
<p>SO3</p> <p>Development is sited to protect mapped remnant vegetation.⁴¹</p> <p>Note: The most recent regional ecosystem mapping is available from the Department of Environment & Heritage Protection.</p>	<p>PS3.1</p> <p>Buildings and structures are located at a distance greater than one and a half times the height of any adjacent remnant vegetation.</p> <p>PS3.2</p> <p>The development does not result in the clearing of any remnant vegetation.</p>

⁴¹ as defined by the *Vegetation Management Act 1999*.

6.33(B) Provisions Applicable Only to Code and Impact Assessable Development

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS
Element (iii) : PROVISIONS APPLICABLE TO HOST HOME ACCOMMODATION, TOURIST CABINS AND A TOURIST FACILITY	
SO4 The architectural style and design of development complements the character of the local area.	PS4 The architectural style and materials used for any new structures or buildings reflect the style and character of the primary dwelling and neighbouring dwellings.
SO5 Development is located where there is convenient access.	PS5 The site is served with safe and convenient all weather access.
SO6 The development has adequate infrastructure.	PS6.1 A reliable and adequate supply of potable water is available to the proposed use. PS6.2 The development has adequate effluent disposal.
SO7 The accommodation must provide reasonable levels of privacy and convenience for both residents and guests.	PS7 No probable solution prescribed.
SO8 The development does not impact adversely on the privacy or quiet enjoyment of neighbouring properties.	PS8.1 Overlooking from guest areas to the living areas of neighbours is prevented. PS8.2 Areas used for the night-time entertainment of guests are not to be located in the vicinity of neighbours living or sleeping areas.
SO9 Sufficient on site parking is provided.	PS9 No probable solution provided.

Division 9: Industrial Development

6.34 Industrial Development Code

The provisions in Sections 6.35 – 6.37 of this division comprise the Industrial Code.

6.35 Compliance with the Industrial Development Code

An application for development that, in the Council's opinion, achieves the specific outcomes in Section 6.37 complies with the Industrial Development Code.

6.36 Overall Outcomes for the Industrial Development Code

- (1) The overall outcomes are the purpose of the Industrial Development Code.
- (2) The overall outcomes of the Industrial Development Code are to ensure that industrial premises:
 - (a) achieve a coherent site layout that provides an efficient, safe and attractive working environment;
 - (b) are consistent with the desired character and amenity of the locality;
 - (c) that do not have significant adverse effects on surrounding uses and the natural environment;
 - (d) are established on suitable land having particular regard to topography and the surrounding land uses; and
 - (e) are accessible and provides appropriate utility services.

6.37 Specific Outcomes and Probable Solutions for Industrial Development

The provisions of Part A apply to code and impact assessable development, which is a material change of use for an industrial purpose and a warehouse in any zone.

6.37(A) Provisions Applicable Only to Code and Impact Assessable Development

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS
Element (i) : SITE LAYOUT AND DESIGN	
SO1 The industrial activity incorporates a site layout and building form that: <ol style="list-style-type: none"> (i) maximises efficient use of the site; (ii) is appropriate to the local streetscape; and (iii) ensures existing or likely future use of adjoining land is not significantly adversely affected. 	PS1.1 Buildings and other structures are setback from any road boundary a minimum of 10m unless special attention has been given to the aesthetic appeal of the buildings or structures, in which case the minimum setback is 6m. OR

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS
<p>The design, orientation and construction materials do not have an adverse effect on the amenity of adjoining development.</p>	<p>PS1.2 Where the site adjoins a State controlled road (other than in the Town Zone) buildings or structures are setback 20m and landscaping is provided.</p>
	<p>PS1.3 The building is setback not less than 10m to any adjoining land use boundary intended for use for residential, rural residential or other noise sensitive purposes.</p>
	<p>PS1.4 Where an industrial use adjoins land used for residential, rural residential or other sensitive purposes visual screening is provided to a width of 5m along the common boundaries of the site. The screening is achieved either by:</p> <ul style="list-style-type: none"> (i) planting and maintenance of trees and shrubs; (ii) by the establishment and maintenance of grassed earth mounds; (iii) by the erection of screen walls; or (iv) any combination of the aforementioned.
	<p>PS1.5 A building:</p> <ul style="list-style-type: none"> (i) occupies not more than 75% of the area of the site; (ii) has a gross floor area not greater than the area of the site; and (iii) has a height of not more than 8.5m.
	<p>PS1.6 Landscaping is provided along all road frontages of the allotment, for a minimum width of 2m (excluding access ways).</p>
	<p>PS1.7 Landscaping areas incorporate the retention of significant existing vegetation where possible.</p>

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS
<p>SO2</p> <p>Office areas associated with an industrial activity are designed and sited to enhance the appearance and functionality of the industry.</p>	<p>PS2.1</p> <p>The maximum area to be used for office and/or sales is 30% of the total floor area.</p> <p>OR</p> <p>PS2.2</p> <p>Where no building or structure is used in the industrial activity, a building for office and/or sales with a maximum floor area of 100m² may be constructed.</p> <p>PS2.3</p> <p>The office and/or sales area of each building is sited and orientated towards the principal road frontage of the site.</p>
<p>SO3</p> <p>Buildings are designed and finished to have a high quality appearance.</p>	<p>PS3</p> <p>No probable solution is prescribed.</p>
Element (ii) : ENVIRONMENTAL IMPACTS	
<p>SO4</p> <p>Potentially detrimental impacts on the acoustic environment of adjoining residential areas, public places and noise sensitive purposes must be ameliorated to acceptable levels.</p>	<p>PS4</p> <p>No probable solution is prescribed.⁴²</p>
<p>SO5</p> <p>Where the development is not an Environmentally Relevant Activity (ERA) under the <i>Environmental Protection Act 1994</i>, the release of any contaminant (eg. noise, vibration, radiation, air pollution, waste or wastewater) which may cause environmental harm and/or nuisance is prevented or mitigated to an acceptable level.</p>	<p>PS5</p> <p>No probable solution is prescribed.⁴³</p>
<p>SO6</p> <p>The site layout contributes to security of people and property and the social needs of people working within or visiting these areas.</p>	<p>PS6</p> <p>Pedestrian site access and car parking is clearly defined, appropriately lit, visible to others and provides direct access to buildings from areas which may be used at night.</p>

⁴² Refer to the Environmental Protection Act for guidelines.

⁴³ Refer to the Environmental Protection Act for guidelines.

Division 10: Intensive Animal Industry

6.38 Intensive Animal Industry Code

The provisions in Sections 6.39 – 6.41 of this division comprise the Intensive Animal Industry Code.

6.39 Compliance with the Intensive Animal Industry Code

An application for development that, in the Council's opinion, achieves the specific outcomes in Section 6.41 complies with the Intensive Animal Industry Code.

6.40 Overall Outcomes for the Intensive Animal Industry Code

- (1) The overall outcomes are the purpose of the Intensive Animal Industry Code.
- (2) The overall outcomes of the Intensive Animal Industry Code are to ensure establishment of sustainable animal industries that:
 - (a) avoids or mitigates any potential adverse effects on the amenity and character of the area or nearby sensitive uses; and
 - (b) does not cause environmental harm or nuisance.

6.41 Specific Outcomes and Probable Solutions for Intensive Animal Industry

The provisions of Part A apply to code and impact assessable development, which is a material change of use for the purposes of an Intensive Animal Industry.

6.41(A) Provisions Applicable Only to Code and Impact Assessable Development

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS
Element (i) : DESIGN LAYOUT	
SO1 Buildings, pens, other structures and waste treatment and disposal areas are located, constructed and managed such that the maximum number of animals intended to be kept on the land are accommodated without creating significant adverse environmental and amenity impacts.	PS1.1 All proposals for new or expanding Intensive Animal Industries are to conform to the minimum separation distances and minimum site areas as nominated in Table 1. OR PS1.2 In the case of piggeries and cattle feedlots, development complies with separation distances contained within the relevant State Government (DPI) guidelines. ⁴⁴

⁴⁴ The current State Government Guidelines are "Separation Distances for Queensland Piggeries" and the "Reference Manual for the Establishment and Operation of Beef Cattle Feedlots in Queensland".

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS
<p>SO2</p> <p>The topography of the site must be appropriate for the intended development, having regard to the potential for erosion and visual impact.</p>	<p>PS2.1</p> <p>The site is generally flat and has good drainage.</p> <p>PS2.2</p> <p>Natural topography, existing vegetation and vegetation buffers are used to screen the development from nearby residences, community uses and from any public road.</p>
<p>SO3</p> <p>The quality of ground or surface water is not adversely affected by the development.</p>	<p>PS3</p> <p>Waste treatment and disposal measures are implemented which are suitable to the site and the number of animals accommodated such that the <i>Environmental Protection Policy (Water)</i> is met.</p>
<p>SO4</p> <p>A reliable and adequate water supply is available to the proposed use.</p>	<p>PS4</p> <p>No probable solution prescribed.</p>
<p>SO5</p> <p>Traffic generated by Intensive Animal Industries is not to cause adverse impacts on Council's road network.</p>	<p>PS5</p> <p>The development is accessed by a sealed road capable of accommodating the volumes of traffic generated by the industry.</p>
<p>SO6</p> <p>Design, construction and ongoing operation of the industry provides effective control of flies, rodents, pests, weeds and odours.⁴⁵</p>	<p>PS6</p> <p>No probable solution prescribed.</p>
Element (ii) : POULTRY FARMS	
<p>SO7</p> <p>The poultry farm is located so that noise, dust and odour impacts do not adversely affect the surrounding residents.</p>	<p>PS7.1</p> <p>A poultry farm involving 10,001 – 320,000 birds:</p> <ul style="list-style-type: none"> (i) achieves the minimum separation distances specified in Table 1 measured from the nearest external shed wall to the closest property boundary; or (ii) uses superior technology⁴⁶ to achieve the following emission criteria.

⁴⁵ In addressing the following specific outcomes, the applicant shall have regard to:

- the topography of the area;
- prevailing winds;
- soil type and permeability;
- site specific circumstances;
- sequence of development in the area; and
- proposed extension areas.

⁴⁶ Superior technology means any equipment for the control or reduction of odour, dust and noise emissions. These details should:

- be submitted with a development application and approved by the Council;
- demonstrate that the emission criteria will be achieved and there will be no adverse impact at the boundary of the site or at any point beyond the boundary of the site.

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS																
	<p>Emission criteria (at any point at or beyond the boundary of the site) are as follows:</p> <p>Dust levels must not:</p> <p>(i) averaged over a 30 day period exceed 120mgm/ m²/day; or</p> <p>(ii) comprise particles which exceed:</p> <ul style="list-style-type: none">– PM₁₀ of 150ug/m³ with an averaging time of 24 hours; or– 50ug/m³ with an averaging time of 1 year; or– TSP of 90ug/m³ averaged over 1 year. <p>Noise as measured in accordance with the Environmental Protection Regulation 1998 does not exceed:</p> <table><tr><td></td><th colspan="3">Noise Level dB(A)</th></tr><tr><td>Land beyond the boundary of the site</td><td>7am to 6pm Monday to Friday and 7am to 1pm on Saturday</td><td>10pm to 7pm on any day</td><td>All other times</td></tr><tr><td>Rural Zone</td><td>45</td><td>32</td><td>37</td></tr><tr><td>Other Zones</td><td>47</td><td>37</td><td>42</td></tr></table> <p>Odour – 99.9% of the maximum odour levels averaged over a 3 minute period does not exceed 5 odour units as measured in accordance with the Australian/New Zealand ASNZS 4323.3.2001 Part 3 Determination of Odour Concentration by Dynamic Olfactometry.</p> <p>PS7.2</p> <p>A poultry farm involving more than 320,000 birds achieves the minimum separation distance measured from the nearest external shed wall to the closest property boundary as determined by an environmental risk assessment⁴⁷ that demonstrates that the emission criteria (in SO7.1 above) will be achieved.</p>		Noise Level dB(A)			Land beyond the boundary of the site	7am to 6pm Monday to Friday and 7am to 1pm on Saturday	10pm to 7pm on any day	All other times	Rural Zone	45	32	37	Other Zones	47	37	42
	Noise Level dB(A)																
Land beyond the boundary of the site	7am to 6pm Monday to Friday and 7am to 1pm on Saturday	10pm to 7pm on any day	All other times														
Rural Zone	45	32	37														
Other Zones	47	37	42														

⁴⁷ 'Environmental risk assessment' means a written document prepared by a person with appropriate qualifications in environmental management which:

- defines the nature, severity and extent of potential impacts in respect of the poultry farm; and
- develops and assesses systematic measures for managing the risks associated with those impacts.'

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS
<p>SO8</p> <p>The poultry farm does not impede flood storage and flood and stormwater drainage flows.</p>	<p>PS8</p> <p><i>(In partial fulfilment of SO8)</i></p> <p>Includes a dam which can retain the stormwater runoff from the site for a one in ten year storm event.</p>

Table 1: Separation Distances* and Site Areas for Intensive Animal Industries

Type of Intensive Animal Industry	Animal/Fowl Numbers	Town, Village, Rural Residential Zones (m)	Public Roads (m)	Other Boundaries of Land (m)	Dwelling not associated with Use (m)	Watercourses, Wells and Bores (m)
Piggery (Standard Pig Units) ⁴⁸	Up to 500	2,000	100	50	800	100
	501 – 1,000	2,500	100	50	1,000	100
	1,001 – 5,000	3,500	100	50	1,000	200
	5,001 – 10,000	5,000	100	50	1,500	200
	>10,000	8,000	100	50	2,000	200
Poultry Farm	Up to 500	500	100	250	500	100
	501 – 1,000	1,000	100	250	800	100
	1,001 – 5,000	2,500	100	500	1,000	100
	5,001 – 10,000	4,000	120	500	1,000	100
	10,001 – 80,000	5,000	140	500	2,000	100
	80,001 – 120,000	5,000	140	500	2,000	100
	120,001 – 160,000	5,000	140	500	2,000	100
	160,001 – 200,000	5,000	140	600	2,000	100
	200,001 – 240,000	5,000	140	700	2,000	100
	240,001 – 320,000	5,000	140	800	2,000	100
	>320,000	*	*	*	*	*
Lot Feeding (Standard Cattle Units) ⁴⁹	Up to 500	2,000	200	500	700	100
	501 – 1,500	5,000	200	500	1,300	150
	1,501 – 5,000	6,000	200	500	1,500	200
	5,001 – 10,000	7,000	200	500	2,000	200
	>10,000	15,000	200	500	2,500	200
Sheep/Goats	Up to 500	1,000	150	100	800	100
	501 – 1,500	3,000	150	100	800	150
	1,501 – 10,000	4,000	200	130	1,000	200
	>10,000	7,000	200	130	2,000	200
Dairies	Up to 500	250 (based on 0.5m/beast)	100	40	500	100
	501 – 1,500	750	100	40	500	100
	1,501 – 10,000	5000	100	40	500	100
	>10,000	>5000	100	40	500	100

* Separation distance determined by an Environmental Risk Assessment only. For the purposes of this table separation distances are to be measured from the buildings, pens, manure storage areas and effluent treatment and disposal areas.

⁴⁸ A standard pig unit is defined in Schedule 2 – Dictionary (DPI – 4).

⁴⁹ A standard cattle unit is defined in Schedule 2 – Dictionary (DPI – 4).

Division 11: Kennels and Catteries

6.42 Kennels and Catteries Code

The provisions in Sections 6.43 – 6.45 of this division comprise the Kennels and Catteries Code.

6.43 Compliance with the Kennels and Catteries Code

An application for development that, in the Council's opinion, achieves the specific outcomes in Section 6.45 complies with the Kennels and Catteries Code.

6.44 Overall Outcomes for the Kennels and Catteries Code

- (1) The overall outcomes are the purpose of the Kennels and Catteries Code.
- (2) The overall outcomes of the Kennels and Catteries Code is to ensure that these activities avoid or mitigate any potential adverse effects on the amenity of surrounding land uses and do not cause environmental harm or nuisance.

6.45 Specific Outcomes and Probable Solutions for Kennels and Catteries

The provisions of Part A apply to code and impact assessable development, which is a material change of use for the purposes of a kennel or cattery.

6.45(A) Provisions Applicable Only to Code and Impact Assessable Development

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS
Element (i) : AMENITY	
SO1 The development is on a site which has a suitable shape, slope and area to provide for adequate setbacks of buildings, pens and waste disposal areas from: <ol style="list-style-type: none"> (i) site boundaries; (ii) any dwelling; (iii) watercourses, wetland, wells or bores; (iv) significantly trafficked roads; (v) sensitive uses on adjoining land. 	PS1.1 The site has an area of not less than 8000m ² . PS1.2 Premises comply with the following separation distances: <ol style="list-style-type: none"> (i) road frontage – 50m; (ii) watercourses, wetlands, wells & bores – 50m; (iii) side or rear boundary – 40m; (iv) any dwelling on surrounding land – 500m; (v) from another kennel on surrounding land – 500m; (vi) from a dwelling located on site – 30m.

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS
<p>SO2</p> <p>Noise, odour and visual impacts on residential amenity and other surrounding land uses are minimised or appropriately managed.</p>	<p>PS2.1</p> <p>Fencing of premises to a minimum height of 2m designed to prevent escape of animals by climbing, jumping or digging.</p> <p>PS2.2</p> <p>Premises are constructed with impervious reinforced concrete floors and gravity drains to the effluent collection/treatment point.</p> <p>PS2.3</p> <p>The premises are constructed of brick masonry, concrete or similar sound absorbent material.</p> <p>PS2.4</p> <p>All waste shall be disposed of in a suitable on-site disposal system in accordance with relevant standards.</p> <p>PS2.5</p> <p>Animals are kept in enclosures at all times.</p> <p>PS2.6</p> <p>The development achieves the noise generation levels set out in the <i>Environmental Protection (Noise) Policy</i> 1997, and under the policy are not “unreasonable”</p> <p>PS2.7</p> <p>The development achieves the air emission standards set out in the <i>Environmental Protection (Air) Policy</i> 1997, and under the policy are not “unreasonable”.</p>

Division 12: Reconfiguring a Lot

6.46 Reconfiguring a Lot Code

The provisions in Sections 6.47 – 6.49 of this division comprise the Reconfiguring a Lot Code.

6.47 Compliance with the Reconfiguring a Lot Code

An application for development that, in the Council's opinion, achieves the specific outcomes in Section 6.49 complies with the Reconfiguring a Lot Code.

6.48 Overall Outcomes for the Reconfiguring a Lot Code

- (1) The overall outcomes are the purpose of the Reconfiguring a Lot Code.
- (2) The overall outcomes of the Reconfiguring a Lot Code are:
 - (a) Allotment design and size is suited to its intended use;
 - (b) Areas of environmental significance are protected;
 - (c) A range of allotment sizes are provided to meet the needs of the community;
 - (d) Subdivision of land in the rural zone encourages consolidation and realignment of boundaries to better reflect environmental land values, land quality, and accessibility, particularly on good quality agricultural land;
 - (e) Maintenance of the productive capacity of valuable agricultural and other rural land;
 - (f) Infrastructure and services are supplied in an efficient manner;
 - (g) Provision of sustainable on-site sewerage disposal and on site water supply in areas where reticulated services are not available;
 - (h) Urban design outcomes that promote energy efficiency; and
 - (i) Urban design promotes walking, cycling and public transport as alternative forms of transport to the private car.

6.49 Specific Outcomes and Probable Solutions for Reconfiguring a Lot

The provisions of Part A apply to code and impact assessable development, which is a reconfiguration of a lot.

6.49(A) Provisions Applicable Only to Code and Impact Assessable Development in all Zones

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS
Element (i) : LOT LAYOUT AND DESIGN	
SO1 Development is compatible with surrounding existing agricultural and rural activities	PS1 No probable solution prescribed

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS
<p>SO2</p> <p>Lots have an appropriate area and dimensions for the siting and construction of buildings and the provision of on-site recreation space, landscaping, vehicle access and parking, such that they:</p> <ul style="list-style-type: none"> (i) respond to site characteristics and potential hazards, including soil erosion, bushfire risk and flood liability; (ii) protect valuable features such as vegetation and habitat, creeks, important landscape features and views, and features of cultural importance; (iii) have adequate area for on-site disposal of effluent; and (iv) are consistent with the intended character of the local area, as expressed through the stated intentions for each of the zones. 	<p><i>(In partial fulfilment of SO2)</i></p> <p>PS2.1</p> <p>The required minimum lot size and frontage required, (where nominated), are consistent with the provisions of Table 1 or where a hatchet block, a 6m minimum road frontage/access strip.</p> <p>PS2.2</p> <p>Lots have a smaller area than indicated in Table 1 where the reconfiguration will result in the same or lesser number of lots and will result in an improvement to the utility or accessibility of the lots.</p> <p>PS2.3</p> <p>The location and layout of new lots minimise risk from bushfire through the following measures:</p> <ul style="list-style-type: none"> (i) the road layout provides for through roads and avoids cul-de-sacs and dead end roads; and (ii) building envelopes are sited in cleared areas. <p>PS2.4</p> <p>No new lots are created in areas subject to inundation in a Q100 rainfall event or in an area prone to slope instability.</p> <p>PS2.5</p> <p>The location and layout of lots minimises the extent of cut and fill for building area or road construction.</p>
<p>SO3</p> <p>Any existing building must be sited in accordance with the relevant codes in this planning scheme and with the <i>Building Code of Australia</i> with regard to boundary clearances and setbacks.</p>	<p>PS3</p> <p>No existing building straddles more than one lot or is located closer to any boundary than required under an applicable code in this planning scheme or in the <i>Building Code of Australia</i>.</p>
<p>SO4</p> <p>The location and layout of new lots does not fragment areas of ecological or scenic value, provides for buffers that adequately protect such areas and maximises connectivity.</p>	<p>PS4</p> <p>No probable solution prescribed.</p>



SPECIFIC OUTCOMES	PROBABLE SOLUTIONS
Element (ii) : MOVEMENT NETWORK	
<p>SO5</p> <p>New streets or roads are designed and constructed to function safely and efficiently, have the capacity to accommodate projected traffic movements and to perform an appropriate role within the road network.</p>	<p>PS5</p> <p>The new road layout is designed and constructed in accordance with Planning Scheme Policies 1, 4 and 6.</p>
<p>SO6</p> <p>High levels of internal accessibility and external connections for pedestrians and cyclists and local vehicles is provided by:</p> <ul style="list-style-type: none"> (i) minimising necessary travel distances (eg. Community services, commercial facilities or places of employment); (ii) minimising through traffic on residential streets; (iii) restraining vehicle speed on local streets; (iv) creating a legible street pattern; and (v) connecting to and extending an orderly network of sealed roads in the locality. 	<p>PS6</p> <p>Where a reconfiguration proposal involves 10 or more lots an overall site analysis and concept plan should demonstrate compliance with SO6.</p> <p>Otherwise no probable solution prescribed.</p>
Element (iii) : PUBLIC OPEN SPACE NETWORK	
<p>SO7</p> <p>A public open space network is created which:</p> <ul style="list-style-type: none"> (i) contributes to the legibility and character of the neighbourhood; (ii) is appropriately located, sized, shaped and/or developed to satisfy the local, district and/or regional recreational needs of the community; (iii) is linked to the surrounding open space system and provides for convenient pedestrian and cycle movement; (iv) has a multi-functional role in providing for recreation, and stormwater management and environmental care; (v) conserves and takes advantage of significant landmarks and natural features; (vi) is safe and overlooked by dwelling units as far as possible; (vii) is readily and safely accessible by vehicle, cycle and pedestrian networks; and (viii) reasonably minimises maintenance costs. 	<p><i>(in partial fulfilment of SO7)</i></p> <p>PS7</p> <p>The provision of open space is consistent with the Council's Planning Scheme Policy 5.</p>



SPECIFIC OUTCOMES	PROBABLE SOLUTIONS
Element (iv) : WASTE AND WASTE WATER	
SO8 Water supply and waste water treatment and disposal is provided for.	PS8.1 Connection to Council's reticulated water supply and sewerage systems where the land to be reconfigured is within an area serviced by these systems AND headworks contributions are paid to Council in accordance with Planning Policy 2. PS8.2 Where Council's reticulated water supply and wastewater systems are not available the applicant will be required to demonstrate how the proposed lots will be provided with water supply and effluent treatment and disposal systems.
SO9 Stormwater runoff is managed to: (i) drain the area reconfigured to approved points of discharge; (ii) protect the catchment; and (iii) not adversely affect roads and other properties.	PS9 No probable solution prescribed.
Element (v) : ELECTRICITY AND TELECOMMUNICATIONS	
SO10 Power and telephone services must be provided.	PS10 All new lots are connected to a power supply and telephone service.

6.49(B) Additional Provisions Applicable to Reconfiguring Lots in the Rural Zone

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS
Element (vi) : LOT AREA AND DESIGN	
SO11 Lots must be of an appropriate size and configuration to: (i) sustain the utility and productive capacity of the land for rural purposes; (ii) reduce potential for impacts on the natural environment by facilitating opportunities for the implementation of improved land management practices;	PS11.1 Individual allotment boundaries relate to the site's natural features such as: (i) ridges; (ii) other catchment boundaries; (iii) drainage lines; (iv) flood flows; and/or (v) remnant stands of vegetation.

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS
<p>(iii) avoid the fragmentation of GQAL; and</p> <p>(iv) provide safe and adequate water supply and wastewater disposal.</p> <p>Development involving the realignment of boundaries or creation of a farm restructuring lot, does not result in:</p> <p>(i) conflict between farming and residential uses; and</p> <p>(ii) loss of farming flexibility</p> <p>(iii) a net increase in the number of lots within the Rural zone.⁵⁰</p> <p>AND</p> <p>(iv) minimises fragmentation of rural lands and loss of land to rural production</p>	<p>AND</p> <p>PS11.2</p> <p>The minimum lot size in the Rural Zone is in accordance with Table 1.</p> <p>OR</p> <p>PS11.3 (<i>for Boundary Realignments</i>)</p> <p>A proposed lot is smaller than provided for in PS11.2 and the reconfiguration is a boundary realignment that would not create any additional lots and would improve the relationship of the lots to the natural features, or would otherwise provide for the implementation of improved land management.</p> <p>PS11.4</p> <p>A proposed lot smaller than provided for in Table 1 accommodates a new farming venture that can be demonstrated to be sustainable and viable on the smaller lot (including demonstration of a secure and reliable water allocation for the venture)⁵¹.</p> <p>PS11.5</p> <p>A proposed lot smaller than provided for in PS11.2 Table 1 is for a farm restructuring lot. In such circumstances the following applies:</p> <p>(i) the application must relate to land within the rural zone and be in respect of only one proposed new lot;</p> <p>(ii) the application for reconfiguration of a lot is accompanied by evidence that</p> <ul style="list-style-type: none"> – an application of less than the minimum size nominated within Table 1 has been amalgamated with an adjoining allotment under an arrangement with the owner of the amalgamated parcel to which the applicant was a party; or – the owner and/or the applicant has entered into an enforceable agreement,

⁵⁰ Boundaries eliminated in one Precinct (Zoning Map 2B) through consolidation or realignment of lots on good quality agricultural land.

⁵¹ Currently the South East Queensland Regional Plan 2005 prevails over these sections of the planning scheme and minimum lot size provisions in the scheme are overridden.

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS
	<p>which is conditional only on the grant of the development permit applied for;⁵²</p> <p>(iii) the amalgamated lot must not be equal to or greater than twice the relevant minimum lot size specified in Table 1;</p> <p>(iv) the property holding which is to receive the excised lot is to have a rural occupation or rural pursuit carried out on the land;</p> <p>(v) the proposed new lot must not be less than 8 hectares in area;</p> <p>(vi) the proposed new allotment must achieve separation distances for any future dwelling on the land to meet any existing intensive animal industries as identified in the Intensive Animal Industry Code.</p>
<p>SO12</p> <p>The allotments do not result in land degradation and are suitable for their intended purpose.</p>	<p>PS12.1</p> <p>For subdivision proposals resulting in four or more allotments, all allotments have frontage to a constructed sealed road which provides access to other sealed roads to Boonah.</p> <p>PS12.2</p> <p>All works associated with the subdivision:</p> <p>(i) minimise soil exposure during constructions;</p> <p>(ii) minimise downstream siltation;</p> <p>(iii) public roads and services are protected against damage during construction; and</p> <p>(iv) no clearing of land or felling of trees occurs on the site.</p>

⁵² This requirement does not apply if the owner of the land covered by the application and the owner of the parcels proposed to be amalgamated are the same. In these cases, imposition of a condition on the approval is all that is required to ensure new lots created only occur with the amalgamation.

Table 1: Minimum Lot Sizes and Dimensions

Zone/Precinct	Minimum Lot Size ⁵³	Maximum Lot Size	Minimum Frontage ⁵⁴
Rural			
Precinct 1 – Scenic Rim/ Mountain Ranges	200 hectares	N/A for this Zone	N/A for this Zone
Precinct 2 – Grazing Lands	100 hectares		
Precinct 3 – Arable Land	60 hectares		
Precinct 4 – Horticultural/ Dairying Land	40 hectares		
Rural Buffer			
All land	8 hectares	N/A	75m
Rural Residential			
All land	0.4 hectares	3.9 ha (average size 2 ha)	40m
Town			
Residential Precinct	700m ²	2,000m ²	20m
Residential Precinct and where for a multiple dwelling	800m ²	2,000m ²	20m
Commercial Precinct	300m ²	N/A	9m
Industry Precinct	1,000m ²	N/A	20m
Parkland Precinct	N/A	N/A	N/A
Community Use Precinct	N/A	N/A	N/A
Village			
All land	1,000m ²	2500m ²	25m

⁵³ Note: Subdivision of land within the Regional Landscape and Rural Production Area must comply with Division 3 of the Regulatory Provisions of the SEQ Regional Plan 2005–2026. A minimum lot size of 100 hectares applies unless the subdivision meets an exemption documented in Division 3.

⁵⁴ Other than for the end of a road, the end of a cul-de-sac and battle axe or hatchet blocks.

Division 13: Residential Development

6.50 Residential Development Code

The provisions of Sections 6.51 – 6.53 of this division comprise the Residential Development Code.

6.51 Compliance with the Residential Development Code

An application for development that, in the Council's opinion, achieves the specific outcomes in Section 6.53 complies with the Residential Development Code.

6.52 Overall Outcomes for the Residential Development Code

- (1) The overall outcomes are the purpose of the Residential Development Code.
- (2) The overall outcomes of the Residential Development Code are:
 - a) Houses and residential dwellings are designed and located in a manner that maximises:
 - (i) safety, amenity and energy efficiency;
 - (ii) compatibility in scale and design with adjoining residential development and the character of the area; and
 - (iii) provides a pleasant living environment and is adequately serviced.
 - (b) Limited housing development is provided for in the historic subdivisions at Clumber, Croftby, Fassifern Valley, Munbilla, Rosevale and Warrill View, where lot size permits or amalgamation of parcels occurs.

6.53 Specific Outcomes and Probable Solutions for Residential Development

- (1) The provisions of Part A apply only to self assessable development, while both Parts A and B apply to code or impact assessable development, which is a material change of use for the purposes of a house or caretaker's residence or relative's accommodation or multiple dwelling.
- (2) Where self assessable development is proposed, probable solutions are to be read and applied as if they are acceptable solutions.

6.53(A) Provisions Applicable to Self, Code and Impact Assessable Development

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS
Element (i) : PROVISIONS APPLICABLE TO A HOUSE, CARETAKER'S RESIDENCE OR RELATIVE'S ACCOMMODATION IN ALL ZONES	
SO1 Residential development maintains local character and amenity, and provides a pleasant living environment.	PS1.1 Building height does not exceed 8.5 metres.

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS
	<p>PS1.2 The allotment has an area of at least 700m² clear of any access strip or easement.</p> <p>PS1.3 The site cover is not more than 50%.</p> <p>PS1.4 Any relatives accommodation is no larger than 60m² in floor area, excluding verandahs.</p> <p>PS1.5 Any relatives accommodation is separated from the main house by no more than 20 metres and connected to the main house by a solid roof connection or walkway.</p> <p>PS1.6 No more than one house and one relative's accommodation is established on a lot.</p> <p>PS1.7 A house has a minimum gross floor area of not less than 90m².</p>
<p>SO2 New houses are located having access to the Shire's transport and access network.</p>	<p>PS2.1 A dwelling house has frontage to a constructed road.</p>
<p>SO3 The residential building must be provided with an adequate and safe supply of potable and general use water.</p>	<p>PS3.1 Where in a water supply area, the development is connected to the Council's reticulated water supply system.</p> <p>OR</p> <p>PS3.2 Where not in a water supply area, a 20,000 litre rainwater tank capable of capturing roof runoff and connected to service all water consumption needs within the residential building.</p> <p>OR</p> <p>PS3.3 A potable domestic bore supply, together with a water tank is connected to service all water consumption needs within the residential building.</p>



SPECIFIC OUTCOMES	PROBABLE SOLUTIONS
<p>SO4</p> <p>Provision is made for the treatment and disposal of sewerage and other waste water.</p>	<p>PS4.1</p> <p>Where in a sewerage area, connection to the Council's reticulated sewerage system is provided.</p> <p>OR</p> <p>PS4.2</p> <p>Where not in a sewerage area, an on-site effluent disposal system is provided in accordance with Planning Scheme Policy 2.</p>
<p>SO5</p> <p>New residential buildings are connected to a power supply and telephone system.</p>	<p>PS5</p> <p>Each new residential building is connected to a power supply and telephone system.</p>
<p>Element (ii) : PROVISIONS APPLICABLE TO A HOUSE IN THE RURAL ZONE</p>	
<p>SO6</p> <p>Rural areas provide for the accommodation of farm owners, their family members and employees involved in the running of the farm, in a manner which maintains the rural character and agricultural productivity of the area.</p> <p>A second house on the lot may be created in limited circumstances.</p>	<p>PS6.1</p> <p>Not more than one House and one Relative's Accommodation is established on a lot. However, on an allotment in the Rural Zone having an area greater than 8ha, more than one House (but not more than two houses per allotment) may be erected if such Houses are for occupation by persons who are bona fide engaged in the use of the subject land for agricultural purposes.</p> <p>PS6.2</p> <p>Any second or subsequent House is located on the least productive part of the land, or within 50 metres of the first House.</p>
<p>SO7</p> <p>Residential development in the historical subdivisions identified on Zoning Map 2A Rural Zone occurs on lots greater than:</p> <p>(i) 2 hectares at Fassifern Valley, Munbilla, Rosevale and Warrill View; and</p> <p>(ii) 4 hectares at Clumber and Croftby.</p>	<p>PS7</p> <p>No probable solution prescribed.⁵⁵</p>

⁵⁵ Amalgamation of lots will be required in order to meet the minimum lot size requirements at these locations.

6.53(B) Provisions Applicable only to Code and Impact Assessable Development

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS
Element (iii) : PROVISIONS APPLICABLE TO MULTIPLE DWELLINGS	
<p>SO8</p> <p>The design of buildings is attractive and visually compatible with the character of the local area.</p>	<p>PS8.1</p> <p>Buildings adjacent to a public street are oriented to the street frontage.</p> <p>PS8.2</p> <p>Building design, roof form, detailing and materials visible from public areas are not in strong visual contrast with the character of other buildings in the locality.</p> <p>PS8.3</p> <p>The building does not exceed a height of three storeys or 12 metres.</p>
<p>SO9</p> <p>The location of buildings provide for adequate privacy, sunlight, ventilation and private open space.</p>	<p>PS9.1</p> <p>Building design maximise winter sunlight from the east and north and minimises summer sun from the west.</p> <p>PS9.2</p> <p>The maximum site coverage is 50%.</p> <p>PS9.3</p> <p>The land has a minimum area of 800m².</p> <p>PS9.4</p> <p>The land has a minimum of 15 metres frontage to a road.</p>
<p>SO10</p> <p>Building setbacks allow for:</p> <ul style="list-style-type: none"> (i) efficient use of the site; (ii) landscaping to be provided; (iii) residents acoustic and visual privacy; (iv) some visitor car parking easily identifiable; and (v) integration of the building into the streetscape. 	<p>PS10</p> <p>Development incorporates the following setbacks:</p> <ul style="list-style-type: none"> (i) minimum clearance from a road frontage of 6 metres; (ii) minimum clearance from the rear boundary of 3 metres; (iii) minimum clearance from side boundaries of 1.5 metres for a building not exceeding 4.5 metres in height otherwise 3 metres where above 4.5 metres.

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS
<p>SO11</p> <p>Development has minimal impact on neighbouring residential amenity.</p>	<p>PS11.1</p> <p>Each unit (in a multiple dwelling) is provided with a screened garbage bin area and post boxes which are appropriately designed and positioned for ease of use by occupants and service people.</p> <p>PS11.2</p> <p>Clothes drying areas are appropriately designed and positioned.</p>
<p>SO12</p> <p>Open space provided on the site meets user requirements for privacy, access, outdoor activities, landscaping, clothes drying and storage needs, and take advantage of outlook, natural features and sunlight and breezes.</p>	<p>PS12.1</p> <p>A minimum of 15% of the area of the site is utilised for landscaping and open space.</p> <p>PS12.2</p> <p>In addition to the area in PS11.1, for each ground level unit, a private open space area of at least 30m² with a minimum dimension of 6 metres is adequately screened or located for privacy.</p> <p>PS12.3</p> <p>On site open space has north or north-eastern exposure where possible.</p>
<p>SO13</p> <p>Site planning and building design maximise casual surveillance and residents security.</p>	<p>PS13</p> <p>No probable solution prescribed.</p>

Division 14: Signage

6.54 Signage Code

The provisions in Sections 6.55 – 6.57 of this division comprise the Signage Code.

6.55 Compliance with the Signage Code

An application for development that, in the Council's opinion, achieves the specific outcomes in Section 6.57 complies with the Signage Code.

6.56 Overall Outcomes for the Signage Code

- (1) The overall outcomes are the purpose of the Signage Code.
- (2) The overall outcomes of the Signage Code is to ensure advertisement and signage are constructed to essential standards of public safety and do not unreasonably detract from desirable characteristics of the natural and built environment.

6.57 Specific Outcomes and Probable Solutions for Signage

- (1) The provisions of Part A apply only to self assessable development, while both Parts A and B apply to code or impact assessable development, which is for signage in any zone.
- (2) Where self assessable development is proposed, probable solutions are to be read and applied as if they are acceptable solutions.

6.57(A) Provisions Applicable to Self, Code and Impact Assessable Development

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS
Element (i) : DESIGN	
SO1 Signage is constructed in a manner to ensure public safety.	PS1 Signs should have a supporting structure which is structurally sound.
SO2 Signage contributes to the character and streetscape value of the locality	PS2 Advertising signage complies with the detailed design provisions set out in Table 1.

6.57(B) Provisions Applicable Only to Code and Impact Assessable Development

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS
SO3 Signage is designed, located and constructed to contribute to a high quality streetscape appearance and maintains the character of the locality including:	PS3.1 The advertisement is consistent in colour and appearance with buildings and natural features of the environment in which it is situated.

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS
(i) not restrict panoramic views or rural or open space areas (eg. plains, valleys, ranges and park); (ii) appropriate size and number to avoid visual clutter of the landscape and views/vistas of surrounding land; (iii) avoiding distraction to motorists as a result of size, illumination nor movement.	PS3.2 The advertisement is consistent with the character and amenity of the environment in which it is to be situated. PS3.3 The dimensions of the advertisement bear a relationship to the dimensions of surrounding building and allotments so that: (i) its presence is not unduly dominating or oppressive; and (ii) it does not unreasonably obstruct existing views.
SO4 Advertising signage does not cause a traffic or safety hazards.	PS4 The advertisement causes no significant obstruction of, or distraction to, vehicular or pedestrian traffic.

Table 1: Detailed Design Provisions

Type of Signage	Number of Signs	Detailed Design Provisions
1. Awning Sign to Fascia	One per 10 metres of frontage	(i) Permanently affixed to or painted on to the vertical face of the outer most projection of an awning which is over or below the premises it advertises. (ii) Signage is within the awning fascia or where no awning exists between 2.5 metres and 3.5 metres above the pedestrian thoroughfare. (iii) Illuminated signs to not protrude from the awning face by more than 120mm.
2. Sandwich Board	One per tenant	(i) Portable, self supporting sign having a maximum sign area of one square metre per side and maximum width of 750mm. (ii) The sign is erected adjacent to the building associated with the advertisement such that it will not obstruct the free flow of pedestrian traffic on the footpath.
3. Hanging Sign	One per tenant	(i) Permanently hung from the underside of an awning or overhand, perpendicular to the building facade and adjacent to the main entrance to the premises it advertises. (ii) The sign is hung such that it is at least 2.5 metres above the footpath.

Type of Signage	Number of Signs	Detailed Design Provisions
4. Where not attached to a building	N/A	(i) Does not exceed 6m in height above natural ground level. (ii) Does not exceed 18m ² of surface area.
5. Along roads where speed limit is 100km	N/A	(i) Not located within 200 metres of an existing sign or proposed location of any approved sign facing the one direction of travel. (ii) Not within 200 metres of any intersection. (iii) Not within 6m of the road boundary of the parcel of land upon which it is to be erected.

Division 15: Stables

6.58 Stables Code

The provisions in Sections 6.59 – 6.61 of this division comprise the Stables Code.

6.59 Compliance with the Stables Code

An application for development that, in the Council's opinion, achieves the specific outcomes in Section 6.61 complies with the Stables Code.

6.60 Overall Outcomes for the Stables Code

- (1) The overall outcomes are the purpose of the Stables Code.
- (2) The overall outcomes of the Stables Code is to ensure that this activity avoids or mitigates any potential adverse effects on the amenity of surrounding land uses and does not cause environmental harm or nuisance.

6.61 Specific Outcomes and Probable Solutions for Stables

- (1) The provisions of Part A apply only to self assessable development, while both Parts A and B apply to code or impact assessable development, which is a material change of use for the purposes of stables.
- (2) Where self assessable development is proposed, probable solutions are to be read and applied as if they are acceptable solutions.

6.61(A) Provisions Applicable to Self, Code and Impact Assessable Development

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS
Element (i) : RESIDENTIAL AMENITY	
SO1 Stables must not have any adverse impact on the residents of the subject site or adjoining sites.	PS1.1 The site area is at least 4,000m ² . PS1.2 Stables and associated structures (eg. roundyards) are setback a minimum of: (i) 40 metres from any existing or approved house on adjoining properties; (ii) 15 metres from any house on the same site; and (iii) 15 metres from the boundary

6.61(B) Provisions Applicable Only to Code and Impact Assessable Development

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS
Element (ii) : ENVIRONMENTAL IMPACT	
<p>SO2</p> <p>Stables do not have an adverse affect on the subject site or adjoining sites in terms of odours, noise or other nuisance.</p>	<p>PS2.1</p> <p>Water supply, drainage and waste disposal systems are provided and maintained to ensure that the use does not create a nuisance in terms of smell, flies, vermin or other impacts.</p> <p>PS2.2</p> <p>The stables and their curtilage are maintained in a clean and hygienic condition at all times.</p>
<p>SO3</p> <p>Stables must achieve a high standard of visual amenity that is acceptable having regard to the character of the area.</p>	<p>PS3.1</p> <p>Where the Stables adjoin land in any residential zone or precinct screen fencing and a minimum 2m wide landscaped buffer strip is provided along the common boundary.</p> <p>PS3.2</p> <p>The scale and character of any Stables, including external cladding and roofing material, is consistent with the character of the local area.</p>

SCHEDULE 1: DICTIONARY

PART 1: DEFINED USES

Agriculture: the growing and harvesting of crops, pastures, flowers, fruit, vegetables or any plants or trees, other than for domestic purposes, including the storage packing and sale of product grown on the same site or farm. The term also includes farm forestry, plantation forestry, the clearing of land, irrigation and drainage works and other physical improvements used in conjunction with agriculture and any extractive industry carried on in conjunction with agriculture where no material is sold or removed from the site.

Animal Husbandry: the keeping, depasturing or stabling of any animal, bird, insect, reptile, fish or crustaceans. The term includes the use of land for dairying, cattle grazing, animal breeding establishments and holding yards or hatcheries, but does not include aquaculture, domestic animal husbandry, intensive animal industries, kennels and catteries, or stables.

Aquaculture: the cultivation of live fisheries resources (where such resources are defined in the *Fisheries Act 1994*) and includes:

- aquaculture (minor impact) where the premises involve freshwater tanks with a total production area of <2000m² (or <750m² where oxygen injection is used), or freshwater ponds with a total surface area of <5 ha, and no off-site discharge of wastes from the tanks or ponds to natural waters; and
- aquaculture (significant impact) where the premises are other than as defined as “minor impact”.

For the purposes of this definition:

- “tanks” mean water containing structures formed by hollowing, excavating or embanking natural surfaces (whether stored in sheds, under a covered structure or out in the open);
- “ponds” mean water containing structures formed by hollowing, excavating or embanking natural surfaces.

Bulk Store any premises used or intended for use for the bulk storage of goods, where the goods stored or to be stored are not required for use in a shop or commercial premises on the same parcel of land or on adjoining land in the same ownership.

The term does not include a bulk storage in conjunction with primary production carried out on the same land, or bulk supplies, a showroom (vehicle or otherwise) or warehouse as otherwise defined in this scheme.



Bulk Supplies	any premises used or intended for use for the sale or distribution of materials where such material is sold in quantities greater than 1 cubic metre. The term includes bulk garden and landscaping supplies and unprocessed rural produce (for husbandry of animals and agriculture). The term does not include a Wholesale Nursery as otherwise defined in this scheme.
Camping Ground	for use for holiday and recreational activities which primarily involves the setting up and use of tents for temporary accommodation. The term includes any land together with any amenity building which is used in conjunction with such land. The term does not include a caravan park.
Caravan Park:	any premises used or intended for use for the parking of caravans or relocatable homes or pitching tents for the purpose of temporary residential use; the term includes the erection of cabins for overnight and holiday accommodation where such cabins are provided within but ancillary to a caravan park; the term also includes any amenity building, recreational and entertainment facilities, manager's office and residence, and shops which cater exclusively for the occupants of the caravan park and are located within a caravan park.
Caretaker's Residence:	a dwelling unit for a caretaker in connection with a particular purpose on the same site.
Commercial Premises:	displaying or offering goods or services for sale by retail or for hire, or other business, professional, or commercial purposes not otherwise separately defined.
Community Facilities:	means cultural, religious or community services such as: <ul style="list-style-type: none"> ▪ ambulance station, fire brigade, police station, emergency services depot; ▪ cemetery, crematorium; ▪ church, chapel, synagogue, temple; ▪ community hall or centre, senior citizens centre, youth centre; ▪ education uses such as a child care, school, college, university and other learning facility; ▪ health care, hospital, maternal and child welfare centre and the like; ▪ federal, state or local government purposes.
Domestic Animal Husbandry:	<p>(a) the keeping and depasturing of animals in open range grazing of cattle or horses at a density up to and including 3 animals per hectare of occupied area, or sheep or goats at a density of up to and including 9 animals per hectare of occupied area. No animal may be kept on an area less than 1000m².</p> <p>(b) the keeping and stabling in buildings and yards of no more than three cattle or three horses or nine sheep or nine goats; or</p>



- (c) the keeping of up to a combined total of 100 domestic fowl, geese, turkeys, ducks or quail.
- (d) the keeping of bees whether or not for commercial production of honey.
- (e) the keeping of 1 pig.

and where not otherwise defined as Animal Husbandry or Intensive Animal Industry.

The term does not include the keeping of domestic pets associated with a House.

Note: Council's Local Laws prescribe the numbers and conditions in which animals must be kept and any requirements for licences.

Extractive Industry: an industry which involves dredging, excavating, quarrying, sluicing and any other mode of winning materials including sand, gravel, soil rock, stone, turf or similar substances from the earth, and the removal of same from the site whether or not conducted for fee or reward. The term does include the treatment of any substance, and the manufacture of products from any such substance excluding the crushing and screening of rock or stone when carried out on the land from which the substance is extracted or on land adjacent thereto. The term does not include a material change of use of premises, or operational works for an activity authorised under the *Mineral Resources Act* or the *Petroleum Act*.

Food Premises: a restaurant for the regular supply to the public of substantial meals. The term includes cafes, bistros, tearooms, takeaway, fast food and drive through facilities. The term also includes the provision of music, dancing facilities, entertainment and liquid refreshments at the restaurant for persons attending the restaurant and includes a restaurant licensed under the provisions of the Liquor Act 1992.

Filling and Excavation: means the non-commercial removal, relocation or importation of material to or from a property that materially alters the ground level. The term does not include Extractive Industry.

Funeral Establishment: any premises used or intended for use by an undertaker in carrying out their occupation and includes a funeral chapel, parlour or office which is ancillary to and within the site of a funeral establishment.

Home-Based Business: any premises used or intended for a commercial activity, occupation or profession carried out in, or on the same site as a house by any permanent resident of the house.

Host Home providing accommodation for visitors in any house where the host



Accommodation: resides on the premises on a full-time basis. The definition includes homestays, bed and breakfasts, guest house and host farms (run in conjunction with agriculture or animal husbandry purposes) and where not defined as Tourist Cabins, Tourist Facility or Multiple Dwelling.

Hotel: premises which primarily sell liquor for consumption on-site, which may also sell liquor for consumption off-site, provide short-term accommodation or dining/entertainment facilities.

House: a detached building principally for residential purposes by one household, domestic group or individual, including domestic activities and outbuildings and domestic pets normally associated with this use.

The term includes the ancillary parking or garaging within the curtilage of a house, occupied by the vehicle owner or driver, of not more than one prime mover or one single unit motor vehicle not greater than 12m in length, not being a domestic vehicle associated with the residential use of the premises.

Indoor Recreation: any premises used or intended for providing entertainment which, by its nature, is provided indoors, including amusement centres, cinemas, unlicensed clubs, indoor sports centres, public swimming pool, gymnasiums and the like. The definition also includes a trade fair or exhibition, circus, fair, show or other like purpose.

Industry: means:

- (a) use of any premises for any of the following operations:
 - (i) any manufacturing process whether or not such process results in the production of a finished article; or
 - (ii) the breaking up or dismantling of any goods or any goods or any articles for trade, sale or gain, as ancillary to any business; or
 - (iii) repairing and servicing of articles including vehicles, machinery, buildings or other structures, laundering of articles but not including on-site work on buildings or other structures; or
 - (iv) any operation connected with the installation of equipment and services and the extermination of pests but not including on site work on buildings or other structures or land; or
 - (v) treating waste material; or
 - (vi) the storage or sale of any solid, liquid or gaseous fuel where such storage is not for a purpose separately defined herein; or
 - (vii) any process of testing and analysis; or
 - (viii) the dismantling of motor vehicles, whether the dismantling is carried out by one operation or by a series of operations, for any purpose other than that of a service station; and
- (b) when conducted on as ancillary use and on land upon which any of



the above operations are carried out:

- (i) the storage of goods used in connection with or resulting from any of the above operations; or
 - (ii) the provision of amenities for persons engaged in such operations; or
 - (iii) the display or sale of goods, resulting from such operations, up to a maximum display and/or sales are of 20% of the gross floor area; or
 - (iv) any work of administration or accounting in connection with such operations.
- (c) without limiting the generality of the foregoing, any industry or any class of industry not particularly described or defined in this scheme.

Low Impact Industry: any industry not classified as an environmentally relevant activity by the *Environmental Protection Act 1994*, and which in the opinion of the Council is unlikely to:

- (a) cause any interference with the amenity of adjoining areas as a result of traffic generation, hours of operation, appearance, the emission of noise, vibration, light, odours, fumes, steam, soot, ash, dust, waste products, electrical interference or otherwise;
- (b) impose a load on any public utility greater than that which is required for the normal development of the locality in which the industry is carried on;
- (c) result in impacts beyond the boundaries of the site due to the materials or processes involved or the products or wastes produced.

The term includes the ancillary storage of flammable or combustible liquids in accordance with the *Dangerous Goods Safety Management Regulation 2001* or other relevant legislation, but not in quantities that would require licensing under that regulation; nor the on-selling of same.

Medium Impact Industry: any industrial activity not being a low impact industry or high impact industry as herein defined.

High Impact Industry: any industry classified by the *Environmental Protection Act 1994* as a level 1 Environmentally Relevant Activity that has not been devolved to local government, or any industry which is not classified as level 1 Environmentally Relevant Activity but which:

- (a) has the potential to cause environmental harm (as defined in the Environmental Protection Act), due to the materials or processes involved or the products or wastes produced; or
- (b) requires a licence under the *Dangerous Goods Safety Management Regulation 2001* or other relevant legislation.

The term includes activities commonly referred to as noxious, hazardous, or offensive industries and salvage or junk yards.

Intensive Animal Industry:

the keeping of animals, birds or reptiles in a confined area with predominantly introduced water and feeding (as opposed to grazing) including, but not limited to:

- feedlots and dairies – for lots with an area less than or equal to 2ha – more than 10 animals; for lots with an area greater than 2ha but less than or equal to 10ha – more than 20 animals and; for lots with an area greater than 10ha – more than 50 animals;
- piggeries – for lots with an area less than or equal to 2ha – more than 10 standard pig units; for lots with an area greater than 2ha but less than or equal to 10ha – more than 20 standard pig units and; for lots with an area greater than 10ha – more than 50 standard pig units;
- poultry farm – more than a combined total of 100 domestic fowl, geese, turkeys, ducks or quail;
- emu and ostrich farms – for lots with an area less than or equal to 2ha – more than 20 birds and; for lots with an area greater than 2ha – more than 40 birds/ha; and
- other animals eg. horses, goats, sheep, deer, alpaca, free range pigs etc. – for lots with an area less than or equal to 2ha – more than 20 animals and; for lots with an area greater than 2ha – more than 50 animals. (DPI – 3)

where not otherwise defined as Animal Husbandry or Domestic Animal Husbandry.

Poultry farm includes the keeping or breeding of poultry for sale, exchange, egg production or slaughtering and means any fowl, duck, goose, pheasant, turkey or other gallinaceous bird, and includes a broiler farm.

The definition also includes land utilised for the land disposal of effluent.

Kennels & Catteries:

any premises used or intended for the keeping of dogs or cats whether for boarding, breeding, training or other purposes. The term does not include the keeping of domestic pets or more than two dogs for bona fide farm purposes. The term includes keeping of Class A – more than 4 dogs or 4 cats older than 3 months.

Motel:

any premises used or intended for the temporary accommodation of travellers and the motor vehicles used by them and include any restaurant, office and/or manager's residence on the same site.

Multiple Dwelling:

premises used as the principal place of residence by more than one

discrete household or domestic group. The term includes uses commonly known as a townhouse, unit, duplex, apartment, retirement village, aged persons home/ facility, nursing home, orphanage or children's home, aged care accommodation, residential development for people with special needs, hostel, institution (primarily residential in nature), boarding house, guest house, hostel or community dwelling (where unrelated people maintain a common discipline, religion or similar). The definition also includes any accommodation building excluding motel, house, caretakers residence.

Park: public land used for recreational purposes, aesthetic appreciation, and/or conservation or environmental protection. The term includes children's playground; informal sports fields; and any vehicle parking areas, amenities or kiosks associated with the use.

Outdoor Recreation: any sporting or recreational activity, or other leisure pastime, which is conducted wholly or mainly outdoors. The term includes showgrounds (including provision for overnight stay of travellers with livestock or show animals or those associated with a showgrounds event), outdoor public swimming pools, race tracks, golf courses and driving ranges, outdoor courts and sportsgrounds, shooting or archery ranges and the like. It also includes the provision of a clubhouse, amenities, storage facilities and car parking associated with the use. The term does not include outdoor motor racing or similar motor sports.

Relatives Accommodation: the use of premises as a second dwelling unit for relatives of the resident of the dwelling house or carers thereof, or persons which due to age and/or physical condition are financially and/or socially dependant upon the occupier of the dwelling house. This does not include a caretaker's residence or multiple dwelling.

Roadside Stall: any premises (on private land) not exceeding 50m² in gross floor area used or intended for use for the display and retail sale of agricultural or horticultural produce grown or produced on the land on which such roadside stall is erected.

Service Station: the use of premises primarily for refuelling motor vehicles and including ancillary use of the premises for:

- retail sale of oils, greases and other motoring accessories;
- retail sale of convenience items or other goods for the travelling or motoring public; and
- the servicing and minor repairs of vehicles.

Shop: any premises used or intended for displaying or offering goods for sale to members of the public. The term includes the incidental storage on the same premises but does not include any other use otherwise defined in

this scheme.

- Showroom:** means any premises used for the display and/or sale of large items such as agricultural equipment, boats, caravans, electrical goods, furniture, hardware, motor vehicles, and the like, as well as their spare parts and accessories. It does not include bulk supplies or warehouse as otherwise defined.
- Stables:** the housing of more than 2 horses.
- Stock Saleyard:** any premises used or intended for displaying and offering of animals for sale and includes a public livestock market.
- Telecommunications Facility:** any premises used for the purpose of extending telecommunications services throughout the Shire whether or not the operator is a public sector entity or a private sector entity. The term excludes low impact facilities as defined under the provisions of the *Telecommunications Act 1997*.
- Temporary Activities:** The impermanent use of premises that may be irregular or infrequent that does not require the construction of a permanent building or the installation of permanent infrastructure or services, or works such as tree clearing or other operational work.

Table 1 provides timeframes for the defined uses in the planning scheme that are considered to be temporary activities if they are within the limitations of the scope of the use and do not exceed the specified number of days. Development that exceeds the parameters of Table 1 is not considered a temporary activity and the normal provisions for the land use apply.

Table 1: Timeframes for Temporary Activities

Use	Limitations on the scope of the activity	Maximum period of activity
Animal Husbandry		12 days per calendar year
Camping Ground	If: <ul style="list-style-type: none"> (a) located in the Rural Zone; (b) for no more than 7 camp sites or 20 persons; and (c) camp sites are set back at least 100 metres from a watercourse or property boundary and 200 metres from any house not on the subject site. 	20 days per calendar year

Transport Depot	If: (a) on an allotment of 1 hectare or more; and (b) for a maximum of 10 heavy vehicles.	12 days per calendar year
Home Based Business	If the probable solutions of the Home Based Business Code are achieved.	4 days per calendar year
Indoor Recreation	If all required car parking is provided on site.	2 days per calendar year
Outdoor Recreation	If all required car parking is provided on site.	2 days per calendar year
Shop	If: (a) in the form of an itinerant vendor; or (b) from premises already lawfully operating as a Shop, Hotel/Club, or Service Station; or (c) from a community hall	1 day per week

Tourist Cabins:

self contained free standing accommodation for the exclusive use of tourists or short term visitors including such outbuildings or structures incidental and necessarily associated with such accommodation. The use includes the on site accommodation for a manager or caretaker. The term does not include caravan park, host home accommodation, motel, multiple dwelling or tourist facility as otherwise defined in this planning scheme.

Tourist Facility:

premises used for providing entertainment, recreation or similar facilities including accommodation for use mainly by the touring or holidaying public. The term includes a winery where the wine is manufactured from grapes grown on the same site.

Transport Depot:

the overnight storage of more than one truck, bus or other road transport vehicle. The term includes the servicing of these vehicles.

Utilities – Local:

undertakings for the supply of water, electricity or gas or the provision of telephone, sewerage or drainage services provided that this shall not include the erection and operation of any of the following:

- (a) electricity power lines, transformers or switching stations operating at or in excess of one hundred and thirty two thousand (132,000) volts; or
- (b) any building or other structure (other than a pole or mast supporting electricity or telephone lines) having a floor area greater than two hundred and fifty (250) square metres.

The term does not include public utility as defined herein.

- Utilities – Public:** any premises used or intended for use for any of the following undertakings, namely:
- (a) a railway, tramway, road or air transport, wharf, harbour, sea or river undertaking; or
 - (b) major undertakings for the supply of water, hydraulic power, electricity or gas or the provision of radio broadcasting, television, telephone, sewerage, or drainage services.

This term excludes the use of premises for road transport, maintenance of roads or traffic controls or disposal of stormwater, as defined in the *Transport Infrastructure Act 1994*, undertaken by the state government.

- Warehouse:** any premises used for the storage of goods, merchandise or materials in large stocks pending their distribution or sale for the purposes of resale only, within a structure.

- Wholesale Nursery:** any premises used for cultivating, storing or displaying seedlings, plants flowers, shrubs and domestic trees for sale to others who resell it. A wholesale nursery does not sell direct to the public.

PART 2: EXPLANATORY TERMS

- Acceptable Solutions:** 1. acceptable solutions are the criteria comprising a code that **self assessable development** must comply with;
2. acceptable solutions are precise criteria that do not require the exercise of discretion to assess whether a proposed development complies; and
3. where applicable to assessable development (code or impact) acceptable solutions should be read and applied as probable solutions only.
- Act:** the *Integrated Planning Act 1997*.
- Ancillary Use:** refers to a use which is associated with, but incidental and subordinate to another use.
- Assessment Category:** means the type of assessment identified for development in accordance with the IPA, including one of the following:
exempt;
(a) self-assessable;
(b) assessable requiring code assessment (referred to as code assessable); and
(c) assessable requiring impact assessment (referred to as impact assessable).
- Assessment Criteria:** establish the outcomes sought for self-assessable and assessable development, including overall and specific outcomes and probable solutions.
- Assessment Tables:** 1. tables that identify the assessment category applying to development in a particular zone or overlay.
2. may also identify which assessment criteria, including applicable codes, are relevant to the identified development.
- Biodiversity:** the variability among living organisms from all sources (including terrestrial, marine and other aquatic ecosystems) and the ecological complexes of which they are a part and includes:
▪ diversity within a species and between species; and
▪ diversity of ecosystems
- Building Height:** means the height of a structure from the natural ground level to the highest point of the roof line unless otherwise stated.

Building Line (Setback): means the minimum distance from any boundary to the outermost projection of a building.

Council: Scenic Rim Regional Council

Curtilage: means the area of land appurtenant to a building

Domestic Pet: Any animal, bird, insect, reptile or fish which is kept in or about a dwelling for the interest, enjoyment or protection of its residents and not for sale. Table 1 prescribes maximum number of animals, for the animals specified in column 1, which can be kept on premises and be classified as a Domestic Pet.

Table 1: Maximum Animal Numbers

Bees	Not more than one hive
Cage Birds	Not more than 20 birds of any variety (not mentioned elsewhere in this definition); and 40 pigeons; and 2 cacophonous birds of the galah, cockatoo, magpie, kurrawong, crow or corella varieties.
Cats	Not more than 4 over the age of six months
Dogs	Not more than 4 dogs, where the number of dogs includes a dog that is over the age of 3 months.
Ornamental Fish	No limit.
Chickens and Ducks (does not include roosters and cockerels)	The combined total is not more than 20

The following animals are not domestic pets for the purposes of this definition:

- (a) horses;
- (b) cattle;
- (c) sheep;
- (d) goats;
- (e) pigs;
- (f) roosters and cockerels;
- (g) turkeys;
- (h) geese;
- (i) pea fowl;
- (j) guinea fowl;
- (k) alpaca;
- (l) emu;
- (m) ostrich;
- (n) crocodile; and
- (o) animals commonly associated with food production, commercial animal husbandry or rural land uses.

Note: Council's Local Laws prescribe the numbers and conditions in which animals must be kept and any requirements for licences.

Dwelling Unit: habitable rooms and other spaces used or intended for use as a self-contained unit to accommodate one household.

Ecological Corridors: an area of land and/or water, including areas above and below ground,

which functions to:

- allow wildlife movement between habitat areas;
- provide wildlife habitat and refuges;
- provide habitat connectivity;
- support the maintenance of biodiversity; and
- support the maintenance of biological processes.

Ecological sustainability:

as defined in the *Integrated Planning Act 1997*:

Endemic Species:

native species of plant and animal that are naturally found in an area.

Explanatory Notes:

supporting documents declared by the planning scheme to be extrinsic material to assist interpretation of the scheme and include documents that:

- (a) provide a summary of the background to determining the desired environmental outcomes and scheme measures;
- (b) explain the relationship between the desired environmental outcomes and scheme measures; and
- (c) explain how the scheme provisions operate.

Farm Restructuring Lot:

means a lot created for the purposes of being amalgamated or consolidated with an adjoining or nearby farm or property holding.

Floor Area (of a Building):

the total floor area of all levels of a building measured from the outside of the external walls or the centre of a common wall.

Gross Floor Area (GFA)

means the sum of the areas of the floor area (inclusive of all walls, columns, balconies, decks, verandahs, whether roofed or not) of all storeys of every building located on a site, excluding the areas (if any) used for building services, a ground floor public lobby, a public mall in a shopping centre, and areas associated with the parking, loading and manoeuvring of motor vehicles.

Frontage:

a boundary of a lot which abuts a road. The principal road frontage in a two-road frontage situation, shall be taken to be the road that carries the higher volume of traffic.

Habitat:

the terrestrial and / or aquatic environment where an organism or group of organisms live through time, including breeding, growing, feeding, nesting and / or roosting.



Habitable Room:	any room used for normal domestic activities other than a bathroom, toilet, pantry, walk-in wardrobe, corridor, lobby, photographic darkroom, clothes or drying room, and other spaces of a specialised nature occupied neither frequently nor for extended periods.
Key Resource Area:	a place where potentially commercial resources are present and where preliminary planning and environmental considerations suggest that extraction/mining might be acceptable. A Key Resource Area is not a place where an extractive industry or mine will be automatically approved.
Layer	<ol style="list-style-type: none"> (a) a zone; (b) a mapped or otherwise described area that affects assessment categories and has relevant assessment criteria, or has relevant assessment criteria only, if those assessment categories and assessment criteria are organised separately from the zone provisions; and/or an overlay may be a layer.
Mineral Development Licence:	these may be taken out as a holding tenure for coal and minerals for the purposes of conducting further resource definition and investigating the feasibility of establishing a mine.
Mining Lease:	these are the highest level of mining tenure and are required for the purpose of establishing and operating a mine. They may also be taken out to establish associated infrastructure. (Refer to the <i>Mineral Resources Act 1989</i> .)
Minor Building Work:	building work internal to an existing building or resulting in an increase in floor area by not more than 50m ² or 10%, whichever is the lesser.
Natural Ground Level:	the level of the site before any construction work is undertaken.
Overall Outcomes:	<ol style="list-style-type: none"> statements of desired outcomes that apply to the whole of a zone or overlay, identify the purpose of a code under s 3.5.13(2) of the IPA, or both. require the exercise of discretion to assess whether a proposed development is consistent.
Overlay:	<ol style="list-style-type: none"> a secondary set of planning scheme provisions based on areas, places or sites having special attributes that affect the outcomes sought, as the attributes may: <ol style="list-style-type: none"> make those areas, places or sites sensitive to the effects of development; or constrain development due to an environmental hazard or the value of a resource.

2. do not cover the whole of a planning scheme area.
3. may be presented in the scheme as a layer.

Plot Ratio: the total floor area of all buildings on a site divided by the site area.

Private Open Space: an open area of land or building attached to a dwelling intended for the exclusive use of the occupants.

Probable Solutions:

1. criteria that provide a guide for achieving a specific outcome in whole or part, but do not necessarily establish compliance with a code.
2. precise criteria in a code for **self assessment**.

Riparian Corridor: the land area immediately adjacent to a waterway, which directly influences waterway form and function.

Road as defined in the *Transport Infrastructure Act 1994*.

Schedules:

1. provide details that support the assessment categories or assessment criteria, or provide other information for their interpretation, such as the meaning of defined uses or other terms used in the scheme.
2. a planning scheme policy may also have supporting schedules.

Scheme Measures: all provisions of a planning scheme and associated planning scheme provisions, including assessment provisions, introductory provisions and other provisions not used for development assessment.

Site Area: the lot/s where development is proposed and/or works are conducted.

Site Cover: the proportion of a site covered by a building or fixed structure. Site cover does not include unroofed parking areas.

Specific Outcomes:

1. statements of desired outcomes that contribute to the achievement of overall outcomes and may relate to the use of land, the provision of infrastructure, or specified effects of use or development on aspects of the environment.
2. require the exercise of discretion to assess whether proposed development complies with a code.

Standard Cattle Unit (SCU): a standard cattle unit (as defined in the *Reference Manual for the Establishment and Operation of Beef Cattle Feedlots in Queensland*) is an animal with a live weight at exit from the feedlot of 600kg. Conversion factors for different exit weights, related to metabolic body weight, are provided in section 1.6.2 of the document referenced above.

Standard Pig Unit (SPU) a standard pig unit (as defined in the *Separation Guidelines for Queensland Piggeries*) is calculated using standard multipliers for each

class of pig. A SPU is based on the amount of volatile solids produced from an average size grower pig (40kg) – 1SPU. Multipliers for each class of pig based on their relative volatile solids production as compared to an average size grower pig. The pig mass, age and standard multipliers for each class of pig is tabulated below (DPI – 4).

Calculation of Standard Pig Units (SPU)

Class of Pig	Mass (kg)	Age/Period (wks)	Multiplier
Gilts	100 – 160	24 – 30	1.8
Boars	100 – 300	24 – 126	1.6
Gestating Sows	160 – 215	16.3	1.6
Lactating Sows	215 – 160	4	2.5
Sucker	1.4 – 8	0 – 4	0.1
Weaner	8 – 25	4 – 10	0.5
Grower	25 – 55	10 – 16	1.0
Finisher	55 – 100	16 – 24	1.6

State Assessment Requirements:

the various assessment categories, assessment criteria, information and referral requirements established by the State under the IPA and other related Acts, regulations and IDAS codes.

Strategic Framework:

a map or series of maps of the whole local government area together with statements that summarise the approach taken by the planning scheme to achieve the desired environmental outcomes, ie. the overall effect of the scheme measures, in terms of:

- (a) major land use allocation;
- (b) major infrastructure provision; and
- (c) the way in which the effects of development are intended to be managed having regard to land use allocation, infrastructure provision and valuable features.

Supporting Documents:

documents that are separate from the planning scheme that assist in its interpretation and use, including explanatory notes and user's guide.

User's Guide:

explanations of the development assessment system and how to use a planning scheme intended primarily for non-technical users of the scheme.

Watercourse Zone

as defined in the *Integrated Planning Act 1997*:

1. the primary layer for organising the provisions of a planning scheme based on land use allocations.
2. all parts of a planning scheme area are included in one zone only.
3. a zone may incorporate distinct component areas; any provisions applicable to those areas are integrated with the zone provisions.

**SCHEDULE 2:
DESIRED ENVIRONMENTAL OUTCOMES –
SUPPORTING MATERIAL**

PART 1: COMMUNITY WELL BEING

Division 1: Desired Environmental Outcomes

- 1) The rural character of the Shire is maintained and the agricultural industries of the Shire are supported in their ongoing operation as an important part of this character.
- 2) A high quality built environment is achieved through development that is consistent with the desired local character for the Shire, and for each town and village.
- 3) The cultural heritage (including indigenous and built heritage) and natural diversity of the Shire is maintained.
- 4) Infill development and consolidation and sustainable and managed expansion in the Shire's towns (Boonah and Kalbar) and villages (Aratula, Mt Alford, Roadvale, Rosevale and Warrill View) accommodates the orderly and efficient expansion of the Shire, while allowing for the long term growth of these areas.
- 5) Residents of the Shire and visitors have a high level of access to community services and facilities.
- 6) Boonah Shire offers a range of different residential lifestyles and housing types that reflects community need. New residential areas provide good accessibility to infrastructure and community services provided in the established settlements.
- 7) Boonah Shire has a high level of amenity and promotes a healthy and safe lifestyle for its residents and visitors.
- 8) New development is not adversely affected by the Willowbank Raceway and the Amberley RAAF Base.

Division 2: Desired Environmental Outcomes and Measures Table

The table below sets out the background to the community well being desired environmental outcomes and the various measures in the Planning Scheme for achieving them.

Community Well Being	
<p><i>Desired Environmental Outcome</i></p> <ol style="list-style-type: none"> 1) The rural character of the Shire is maintained and the agricultural industries of the Shire are supported in their ongoing operation as an important part of this character. 2) A high quality built environment is achieved through development that is consistent with the desired local character for the Shire, and for each town and village. 	
<p><i>Background Information</i></p> <p>The rural lifestyle and character of the Shire was identified as a valuable feature of Boonah Shire and it is important that the planning scheme preserve that character. The character of the Shire is also, in part, connected to the heritage and history of the Shire as an agricultural farming district.</p> <p>However development pressures, particularly for new urban development may impact upon this character, or place pressure on areas or places of particular heritage or local character significance. New development therefore needs to be managed to maintain the character values of the Shire and ensure good quality development outcomes are achieved.</p>	
Overall Outcome	Scheme Measures
<p>The rural character of the Shire and the rural lifestyle of its residents is identified and maintained.</p> <p>The ongoing operation of rural activities and industries in the Shire contribute to the Shire's character.</p> <p>New development is consistent with the character and nature of the surrounding area.</p> <p>Places identified as having a high quality built environment with local character are protected from development or the</p>	<p><i>Mapping</i></p> <ul style="list-style-type: none"> ▪ Planning scheme zone maps show rural areas (Zoning Maps 1, 2A, 2B and 5). ▪ Planning Scheme maps show the towns and villages (Zoning Maps 1, 3, 4 and 5). <p><i>Development Assessment</i></p> <ul style="list-style-type: none"> ▪ Development is encouraged in locations where it is appropriate with the local character and rural values. ▪ Incompatible forms of development are discouraged which are likely to have negative impacts on the rural character of the Shire and/or the rural lifestyle of its residents. ▪ New development must be consistent with the character statements for each town and village and incorporate the following specific outcomes: <ul style="list-style-type: none"> - protection of areas of rural character; - protection of the rural lifestyle of the Shire's residents; - new development must protect local character



Community Well Being	
effects of development that may significantly reduce those values.	<p>values;</p> <ul style="list-style-type: none"> - new development incorporates elements of the local character values; and - acknowledge and conserve identified cultural heritage values. <ul style="list-style-type: none"> ▪ Codes are incorporated (Zone Codes, Commercial Development Code, Residential Development Code) that encourage new development and redevelopment in the form and style of buildings that would be compatible with the existing character in key areas including the main street in the towns of Boonah and Kalbar and promote high quality design outcomes.

Community Well Being	
<p><i>Desired Environmental Outcome</i></p> <p>3) The cultural heritage (including indigenous and built heritage) and natural diversity of the Shire is maintained.</p>	
<p><i>Background Information</i></p> <p>From a cultural heritage perspective, Boonah Shire has several nationally, state and locally significant cultural (European) heritage sites including Templin Historical Village, Wiss Brothers Emporium and Cotswold cottage. At Spicer's Gap there is one of the earliest roads in Queensland showing good evidence of its original construction. A portion of Boonah Shire has also been surveyed for indigenous cultural heritage values, and some sites are recorded on the Queensland Estate sites database held in the Cultural Heritage Branch of the Environmental Protection Agency (EPA). A cultural heritage study has been prepared for the Shire and the Environmental Protection Agency has developed a model to determine potential archaeological sites in the Shire.</p> <p>New development has the ability to impact on these cultural values which need to be maintained for future generations.</p>	
Overall Outcome	Scheme Measures
<p>Cultural heritage significance in the Shire is acknowledged.</p> <p>Development in the Shire's town and village should respond to this cultural heritage character and significance.</p>	<p><i>Development Assessment</i></p> <ul style="list-style-type: none"> The following specific outcomes are incorporated within codes: <ul style="list-style-type: none"> recognition of areas of cultural or historic values; consideration of any cultural heritage values within the towns and villages; and The planning scheme accommodates where appropriate outcomes of the Shire's cultural heritage study. <p><i>Non scheme measures</i></p> <ul style="list-style-type: none"> Provide for processes to consult with traditional owners about development proposals which may create potential impacts by seeking advice from traditional owners during the development assessment process and encouraging pre-lodgment meetings between development proponents and traditional owners where a proposal is likely to affect areas of cultural significance or native title rights. The results of the cultural heritage investigations will be used to inform Council's heritage tourism strategy, and provide information to the community to assist and enhance their 'stewardship' role of heritage in the Shire.

Community Well Being

Desired Environmental Outcome

- 4) Infill development and consolidation and sustainable and managed expansion in the Shire's towns (Boonah and Kalbar) and to a lesser extent the villages (Aratula, Mt Alford, Roadvale, Rosevale and Warrill View) accommodates the orderly and efficient expansion of the Shire, while allowing for the long term growth of these areas.

Background Information

Boonah Shire has an area of approximately 1,921km² and a population of approximately 8,567 people (as at 30 June 2004). In recent years, Boonah Shire has experienced modest population growth in comparison to the South East Queensland Region. Population for Boonah Shire is expected to increase to between 9,000–10,000 by 2021 based on projections by the Department of Housing, Local Government and Planning. The majority of the population is 45–64 years old and 25–44 years old and the average age of a Boonah Shire resident is 40 years. The average household consists of three people and in the past four years there was an average of 56 dwelling approvals per year.

There are two main urban areas within the Shire. The town of Boonah serves as the major centre for the Shire and Kalbar services the district and local needs of the surrounding areas. Boonah township is the largest residential and commercial/administrative centre of the Shire. The township contains a range of businesses and commercial activities including shopping, banking, Council Chambers, cultural centre, hotels, motel, caravan parks, retirement village and a wide range of community, cultural and recreation facilities. From a regional perspective Boonah should perform the functions of a town or small urban area within the Shire and South East Queensland. The town of Kalbar acts as a secondary commercial and service centre in the Shire and contains shopping facilities, a civic centre, showgrounds, school, churches, retirement village and a hotel. In addition, there are a number of small villages located at Mt Alford, Aratula, Rosevale, Roadvale and Warrill View that provide basic services to their residents and a focus for these communities.

The planning scheme attempts to manage the growth in the villages while promoting consolidation and orderly sustainable expansion of the two main urban centres of Boonah and Kalbar. Areas for future residential expansion and long term urban investigation are identified at Boonah and Kalbar. While the population of Boonah Shire is likely to only increase at a gradual rate, it is important to plan for areas that may be required to accommodate this future growth.

Support and encouragement for directed, sustainable growth in locations around the Shire, through the planning scheme and the regional planning process, will have considerable economic and lifestyle benefits for the community and underpin its contribution to the region.

Community Well Being	
<p>Regional planning processes provide an opportunity to make rural communities more viable and enhance their performance in the regional role. Encouragement of a small percentage of population into rural community will not have a significant impact at the regional scale but will make a substantial difference in relation to utilisation of existing infrastructure, or achieving thresholds for new services.</p> <p>Issues associated with the identification of suitable urban expansion include:</p> <ul style="list-style-type: none"> ▪ physical constraints on the availability of land (such as flooding, topography, demand for other land uses such as agriculture or business); ▪ efficient provisions of transport, water supply, sewerage infrastructure and community services and facilities; ▪ potential impacts on sensitive natural environments or important agricultural land; and ▪ impacts on the rural character of towns and villages. 	
Overall Outcome	Scheme Measures
<p>Accommodate the expansion of the Shire through consolidation of the existing towns on land that is not constrained.</p> <p>Conflicts between residential development and incompatible land uses and activities are minimised.</p>	<p><i>Mapping</i></p> <ul style="list-style-type: none"> ▪ To accommodate future growth of the Shire, the preferred areas for new residential development are included on the planning scheme maps in the Residential Precinct in the Town Zone (Zoning Maps 3 and 4). ▪ Smaller urban settlements of the Shire are included in the Village Zone on the planning scheme maps (Zoning Maps 1 and 5). ▪ The planning scheme maps identify the preferred pattern of land uses in the Shire, including important buffer areas between incompatible land uses (eg Rural Buffer Zone) (Zoning Map 1, 2A, 2B, 3, 4 and 5). <p><i>Development Assessment</i></p> <ul style="list-style-type: none"> ▪ Residential, commercial, industrial, community use and parkland uses will be encouraged to locate in existing towns and villages unless by virtue of their nature, scale, effects or necessary relationship to other activities (particularly cultural heritage features, natural features, resources or infrastructure) an alternative location is necessary. ▪ Planning scheme provisions support

Community Well Being	
	<p>the expansion of Boonah and Kalbar towns.</p> <ul style="list-style-type: none"> ▪ Development (particularly residential) will have regard to physical constraints including the Willowbank Raceway and RAAF Base Amberley sensitive areas, slope of land, bushfire hazard, vegetation, good quality agricultural land and flood liability. ▪ Development is discouraged where it is likely to create adverse impacts on existing character and amenity. Such development will be subject to impact assessment. ▪ Development that would preclude long term use for urban residential purposes will be discouraged in the areas identified for future expansion. ▪ Rural residential development will be established in specified locations based on consolidating existing rural residential development and relocating rural residential development to more appropriate areas (in terms of service provision and land suitability). ▪ The Reconfiguring a Lot Code and the Residential Development Code establish standards for the design of new residential development that ensures it will be compact and efficient.

Community Well Being	
<p><i>Desired Environmental Outcomes</i></p> <p>5) Residents of the Shire and visitors have a high level of access to community services and facilities.</p> <p>6) Boonah Shire offers a range of different residential lifestyles and housing types that reflects community need. New residential areas provide good accessibility to infrastructure and community services provided in the established settlements.</p>	
<p><i>Background Information</i></p> <p>Community services refer to such things as government and medical services, child care, aged care, recreation and education facilities. The town of Boonah acts as the community services centre within the Shire. Located at Boonah, are emergency services (fire and ambulance), a hospital, day respite centre, churches, educational facilities (child care centre, kindergarten pre-school, primary school, All Saints School, and high school) and a variety of local community groups which provide various services. There are also Queensland Government Agency Program (QGAP) offices located at Boonah Shire Council Chambers and at the Kalbar Civic Centre, which are a one stop shop providing a wide range of government related services (eg Department of Families, Youth and Community Care etc). The planning scheme should promote a high level of access to community services and facilities.</p> <p>Access and mobility relates to the ease with which people (residents and visitors) can move around their community (both as motorists, cyclists, pedestrians or public transport users) and the ease with which they can access services and facilities.</p> <p>Residential development is primarily located in the towns of Boonah and Kalbar. Rural residential areas in Boonah Shire provide a housing choice desirable by many members of the community and are generally located on the periphery of the urban centres of Boonah and Kalbar and at the small villages of Aratula and Roadvale. Allotment sizes vary and are located close to the main towns so that they have good access to a range of services and can be more appropriately and efficiently serviced by required infrastructure and services. Boonah Shire Council will continue to require good quality rural residential development.</p>	
Overall Outcome	Scheme Measures
<p>Efficient use of existing community services and facilities is maximised.</p> <p>Community services and facilities are accessible from the residential areas.</p> <p>Land uses are matched with</p>	<p><i>Mapping</i></p> <ul style="list-style-type: none"> Existing and future major community facilities are identified on the planning scheme maps in the Community Use Precinct in the Town Zone (Zoning Maps 3 and 4). Preferred areas for urban and rural residential development are included on the planning scheme maps (Zoning Maps 1, 3, 4 and 5). The major transport corridors are identified on

Community Well Being	
their accessibility needs.	Overlay Map 4.
<p>The quality of life in the Shire is maintained through facilitating the development of a range of housing types and a range of residential lot sizes which provide for a range of housing choice.</p> <p>New sustainable urban and rural residential development is located in areas that are accessible and that allow efficient provision of infrastructure.</p>	<p><i>Development Assessment</i></p> <ul style="list-style-type: none"> ▪ New community facilities will be encouraged to locate with existing ones. In particular, there should be a concentration of services and facilities in the town of Boonah. ▪ Development that is likely to be sensitive to noise, lighting or other impacts generated by major facilities or development types will be discouraged from locating in their vicinity. ▪ Residential development that is compact, close to existing community services and designed to maximise connectivity and safety for pedestrians is encouraged. ▪ A range of housing types in existing and new residential areas is encouraged. ▪ Development is discouraged where it is likely to create adverse impacts on existing character and on residential amenity. ▪ Residential development shall provide open space to meet the following functions: <ul style="list-style-type: none"> – buffering from incompatible activities on adjoining land; – a range of compatible recreation activities; – drainage; and – community connectivity. ▪ The Reconfiguring a Lot Code and Residential Development Code establish standards for the design of new residential development that ensures it will be compact and energy efficient. ▪ The following specific outcomes for residential and rural residential development are incorporated within codes: <ul style="list-style-type: none"> – residential development will be based on appropriate standards for water supply, sewage disposal, stormwater disposal and waste disposal, road access, distance to or availability of community services; – residential development will have regard to physical constraints including (but not limited to) slope of land, bushfire hazard, vegetation, good quality agricultural land, flood liability and buffer areas;

Community Well Being	
	<ul style="list-style-type: none">– residential development should complement the character of the locality; and– residential development should respond to design for climate and be safe and functional for its residents.

Community Well Being	
<p><i>Desired Environmental Outcomes</i></p> <p>7) Boonah Shire has a high level of amenity and promotes a healthy and safe lifestyle for its residents and visitors.</p>	
<p><i>Background Information</i></p> <p>The Shire has a reputation for having a high level of amenity, being safe for families and children and promoting a healthy lifestyle for residents and tourists. This must be maintained and enhanced by future development in the Shire.</p>	
Overall Outcome	Scheme Measures
Development maintains and enhances the Shire's high level of amenity and promotes a healthy and safe lifestyle.	<p><i>Mapping</i></p> <ul style="list-style-type: none"> Medium and High bushfire hazard/prone areas are identified on Overlay Map 3. <p><i>Development Assessment</i></p> <ul style="list-style-type: none"> Development is encouraged that promotes a healthy and safe lifestyle for the Shire's residents and tourists. Development with a high level of amenity is encouraged. Development is discouraged where it is likely to create adverse impacts on existing character and amenity.

Community Well Being	
<p><i>Desired Environmental Outcomes</i></p> <p>8) New development is not adversely affected by the Willowbank Raceway and the Amberley RAAF Base.</p>	
<p><i>Background Information</i></p> <p>The Amberley RAAF base located in Ipswich City Council, north of Boonah Shire, is a military airport with the potential to be adapted as a commercial airport. State Planning Policy 1/02 <i>Development in the Vicinity of Certain Airports and Aviation Facilities</i> applies to the RAAF Base Amberley. New development should comply with the appropriate guidelines to ensure that it is not adversely affected by the RAAF Base Amberley and to ensure that it does not adversely affect the safety of the operations of this facility. New development should comply with the height restrictions for structures as specified in the <i>Defence (Areas Control) Amendment Regulations 2001</i> and in some areas of the Shire, new development with the potential to attract large numbers of bats and/or birds is considered unfavourable.</p> <p>New development in some areas in the north of the Shire, also have the potential to be adversely affected by the noise impacts of the Willowbank Raceway which is situated in Ipswich City. New development should include mitigation measures to minimise these impacts.</p>	
Overall Outcome	Scheme Measures
<p>Ensure development maintains aircraft safety in the operational airspace of the RAAF Base Amberley.</p> <p>Ensure that compatible uses are located in the vicinity of the RAAF Base Amberley and the Willowbank Raceway.</p> <p>Protect future development from the noise impacts of the Willowbank Raceway that may cause harm or undue interference.</p> <p>Ensure development maintains the operation of the Willowbank Raceway.</p>	<p><i>Mapping</i></p> <ul style="list-style-type: none"> The Willowbank Raceway buffer area, the RAAF Base Amberley structure height controls and the area within 13km of the base runways are identified on Overlay Map 5. <p><i>Development Assessment</i></p> <ul style="list-style-type: none"> The following specific outcomes for development in these areas are incorporated within the Willowbank and RAAF Base Amberley Sensitive Areas Overlay Code: <ul style="list-style-type: none"> permanent or temporary physical structures do not adversely affect the operational airspace of the RAAF Base Amberley; development incorporates appropriate site planning and management plans (where appropriate) so as not to adversely affect aircraft safety in the operational airspace of the RAAF Base Amberley; significant numbers of wildlife (particularly birds and bats) are not attracted into the operational



Community Well Being	
	<p>airspace of the RAAF Base Amberley;</p> <ul style="list-style-type: none"> – future residents are not adversely affected by noise associated with the Willowbank Raceway; – development and land use in the vicinity of the RAAF Base Amberley and the Willowbank Raceway is compatible with their operations; and – Where necessary development is referred to the Department of Defence for comment/approval.

PART 2: ECONOMIC DEVELOPMENT

Division 3: Desired Environmental Outcomes

- 9) The Shire's economic base is primarily rural with a diverse range of business and employment opportunities due to the establishment of 'clean and green' rural, tourism and creative industries.
- 10) The ongoing operation of the Shire's agricultural industries is protected and promoted.
- 11) Industries including nature based tourist facilities, home based business activities and creative industries are consistent with the surrounding environment, development and character of the Shire.
- 12) Commercial, retail and entertainment businesses are appropriately located in the towns.
- 13) Development is located where it increases the efficient, viable and sustainable use of existing infrastructure (in terms of water supply, stormwater management, waste disposal and transport), and protects existing infrastructure.
- 14) Infrastructure such as:
 - existing transport corridors including the Cunningham Highway, Boonah–Fassifern Road, Beaudesert–Boonah Road, Ipswich–Boonah Road, Boonah–Rathdowney Road and Munbilla Road;
 - proposed transport corridors such as the Aratula bypass road,
 - electrical infrastructure;
 - the proposed Wyaralong Dam; and
 - the Amberley RAAF Base and the Boonah airstrip;

are protected from land uses that would adversely affect the current and future efficiency and operational, safety or amenity (for transport corridors) of this infrastructure.
- 15) The Shire's natural economic resources are utilised in a manner that ensures their ecological and economic values are managed in such a way that meets the needs of the present community and future generations.

Division 4: Desired Environmental Outcomes and Measures Table

The table below sets out the background to the economic desired environmental outcomes and the various measures in the Planning Scheme for achieving them.

Economic Development

Desired Environmental Outcome

- 9) The Shire's economic base is primarily rural with a diverse range of business and employment opportunities due to the establishment of 'clean and green' rural, tourism and creative industries.
- 10) The ongoing operation of the Shire's agricultural industries is protected and promoted.
- 11) Industries including nature based tourist facilities, home based business activities and creative industries are consistent with the surrounding environment, development and character of the Shire.
- 12) Commercial, retail and entertainment businesses are appropriately located in the towns.

Background Information

The Shire offers a rural lifestyle, which is highly valued by the local community. Boonah Shire's economic base consists primarily of rural based industries as the area boasts some of Queensland's prime agricultural and pastoral land. Within the last five years, tourism has become a growth industry capitalising on the significant natural assets of the Shire.

The Shire has traditionally relied on a rural based economy (farming, grazing, cropping) because of the good supply of productive and good quality agricultural land within the Shire. A majority of the Shire is rural land, which is primarily used for traditional agricultural purposes, dairying and cattle grazing, as well as new activities such as farm forestry. Approximately a third of the Shire is classified as Good Quality Agricultural Land (GQAL). GQAL refers to land which has been classified by the State Government as a significant resource because of its sustainability for agricultural purposes. The rural industry is not only important to the economy of the Shire but also contributes to the character of the Shire. Flexibility for local private land owners who are engaged in rural pursuits contribute to the rural landscape and open space values, must have individual rights and expectations accommodated.

Issues associated with rural land and the rural industry relate to:

- changes in the rural industry and economy as a result of decreasing diversity of crops;
- alternative crops, industries and sources of income due to the ongoing viability of many farm operations;
- reliance on off farm incomes;
- the threat of urban development on productive land;
- the identification of good quality agricultural land which is a state interest because of the importance it plays in the regional and state economy, and locally identified viable or productive land;
- State Government policy suggesting minimum or sustainable lot sizes or farm holdings

Economic Development

to avoid fragmentation at odds with current farm holdings in the Shire; and

- State Government policy excludes family subdivision (where a small lot is excised from a family property for a family member to build a house) from IPA schemes.

An objective of the SEQ regional planning process is to generate sustainable high quality employment and the income necessary to improve living standards by expanding, diversifying, strengthening and internationalising the South East Queensland economy and to improve the relationship between home and work locations. Being a rural Shire, for many people the location of their work is at home, however many of the residents in Boonah Shire travel to Ipswich, Brisbane and Beaudesert for employment.

Through projects, such as 'Awakening Our Potential Program', the Council and Boonah Shire Chamber of Commerce in partnership with the community are investigating the viability of diversifying industries and employment opportunities at a local level.

Issues in relation to economic development for Boonah Shire include:

- while the planning scheme should facilitate economic development and promote access to employment opportunities within the Shire (particularly through promotion of the tourism, and rural related industries), some development and industry can have impacts on the amenity of local areas;
- developments can have noise, odour, traffic and visual impacts that need to be managed; and
- people travelling outside the Shire for employment and access to services and facilities.

<i>Overall Outcome</i>	<i>Scheme Measures</i>
<p>The Shire's economy is based on rural activities with a diverse range of business and employment opportunities.</p> <p>Established industries and employment generator's that form the basis of the Shire's economy are protected.</p> <p>Establishment of a diverse range of local industries and businesses is encouraged.</p> <p>Boonah's role as the main service centre for the area</p>	<p><i>Mapping</i></p> <ul style="list-style-type: none"> ▪ The planning scheme maps identify a Rural Zone with categories (Zoning Maps, 1 and 2). ▪ The planning scheme maps identify the Town Zone including precincts for commercial, industrial and residential areas, and the Village Zone (Zoning Maps 1, 3, 4 and 5). <p><i>Development Assessment</i></p> <ul style="list-style-type: none"> ▪ The establishment of further commercial and industrial uses (including shops, offices and entertainment facilities) is encouraged in the towns and villages. ▪ Commercial and industrial development is encouraged in appropriate locations. ▪ Rural activities is encouraged in appropriate locations. ▪ Development such as tourist accommodation and low key tourist activities is encouraged in appropriate locations

Economic Development	
<p>is protected and promoted.</p> <p>Encourage and support sustainable and well managed growth in the Shire's centres.</p>	<p>(with the Rural zone).</p> <ul style="list-style-type: none"> ▪ Incompatible development is discouraged in the vicinity of industrial developments. ▪ Provisions are included to enable the establishment of home based businesses and to ensure proposals that could impact on neighbours are subject to impact assessment. ▪ Discourage development that is likely to create adverse impacts on ecological, economic and social values and make such development subject to impact assessment. ▪ Commercial and industrial development outside the commercial and industrial preferred use areas in the towns is discouraged (unless related to rural and low-medium impact industries). ▪ Specific codes are included to facilitate the sustainable development of the following activities: <ul style="list-style-type: none"> – Commercial Development Code; – Industry Code; – Home Based Business Code; – Rural Development Code; – Residential Development Code; – Host Home Accommodation and Tourist Development Code; and – Intensive Animal Industries Code. ▪ The following specific outcomes are incorporated within the Industry Code and the Commercial Development Code: <ul style="list-style-type: none"> – new commercial development and signage should complement and enhance the existing character of the towns and villages; – landscaping in new developments achieves a high visual standard; <p>a range of lot sizes are available to suit a range of uses.</p>

Economic Development

Desired Environmental Outcomes

- 13) Development is located where it increases the efficient, viable and sustainable use of existing infrastructure (in terms of water supply, stormwater management, waste disposal and transport), and protects existing infrastructure.
- 14) Infrastructure such as:
- existing transport corridors including the Cunningham Highway, Boonah–Fassifern Road, Beaudesert–Boonah Road, Ipswich–Boonah Road, Boonah–Rathdowney Road and Munbilla Road;
 - proposed transport corridors such as the Aratula bypass road,
 - electrical infrastructure;
 - the proposed future Wyaralong Dam; and
 - the Amberley RAAF Base and the Boonah airstrip;
- are protected from land uses that would adversely affect the current and future efficiency and operational, safety or amenity (for transport corridors) of this infrastructure.

Background Information

Lake Moogerah, Lake Maroon and the proposed Wyaralong Dam are important regional assets in terms of irrigation supply and supplying water to the SEQ population. Lake Moogerah is centrally located in the Shire and supplies water to the urban areas of Boonah Shire and Ipswich City Council area and the farming areas in the Warrill Valley area. Within Boonah Shire there is currently several town reservoirs and 1,734 potable water connections in the towns of Boonah, Kalbar, Aratula, Mt Alford, and Warrill View.

Lake Maroon is located in the southern part of the Shire and services the urban areas of Beaudesert Shire and the farming areas in the Boonah – Beaudesert areas. These two man made lakes (dams) are also two of South East Queensland’s most popular destinations for sailing, fishing, water skiing and canoeing.

The State Government has also proposed the possible construction of the Wyaralong Dam on Teviot Brook, located in the north–eastern part of the Shire for urban purposes. The time–frame for this project is uncertain although generally long term. Water Resource Plans are proposed for the Bremer River/Brisbane River (down stream waterways of Lake Moogerah) and the Logan/Albert Catchment, which will outline the provision of water resources for irrigation, water supply and environmental requirements.

While these ‘regional’ water resources are acknowledged, these resources provide opportunities and challenges at the local level that need to be acknowledged. Water resources for rural community needs must be met now and in the future. Continued

Economic Development

opportunities to use water locally and to share the resource must be ensured.

There are three wastewater collection and treatment plants in Boonah Shire, which are located at Boonah, Kalbar and Aratula.

There are two landfills in Boonah Shire which are located at Boonah and Kalbar/Aratula. It is understood that these sites still have some capacity (about 10 years at current usage rates) but new facilities will need to be investigated in the medium term. Refuse and recycling collection services are provided in the urban areas of Boonah, Kalbar, Roadvale, Warrill View, Aratula and Mt Alford as well as the roads on route to these towns and villages.

The availability and efficiency of adequate water supply, stormwater management and sewage disposal systems is a significant factor in determining the future development potential for the Shire's communities. The control of stormwater runoff is critical to the protection of water quality, the maintenance of environmental flow regimes and management of flood impacts.

Boonah Shire has two major transport routes:

- the Cunningham Highway, which links Ipswich to Warwick; and
- an east-west link between the Cunningham Highway and the Gold Coast along Boonah-Fassifern Road, Ipswich – Boonah Road and Beaudesert-Boonah Road (from Aratula, through Boonah town and on to Beaudesert and further east).

Both these routes are important for freight use as well as general traffic. Other important roads which provide connections throughout the Shire include:

- Rosewood-Warrill View Road;
- Boonah – Rathdowney Road;
- Kalbar Connection Road;
- Mt Alford Road;
- Lake Moogerah Road;
- Moogerah Connection Road;
- Maroon Dam Road;
- Carney's Creek Road.

An objective of the SEQ 2021 regional planning process is to improve the functioning of existing and future transport networks and facilities in terms of accessibility, costs and environmental impacts. In relation to Boonah Shire, the Integrated Regional Transport Plan (IRTP) for SEQ suggests the opportunity of upgrading the Cunningham Highway to the New England Highway and upgrading the existing linkage from the Cunningham Highway to Beaudesert and beyond. The Cunningham Highway is recognised as an important trade and freight route into Brisbane, linking the rural production areas to the Port of Brisbane and the domestic and international airports, and as an important link between Victoria, New South Wales and Queensland. This Highway continues to carry increasing levels of freight into Brisbane.

Economic Development

It is also understood that the Department of Main Roads, has undertaken preliminary investigations for a possible bypass (in the long term) at Aratula. Additionally, the proposed Wyaralong Dam would necessitate the relocation of Beaudesert-Boonah Road. The timing of future investigations and possible works for these possible roads is not known at this stage.

There is an existing Energex 33kV sub-transmission line that runs in a u-shape in the north eastern part of the Shire. There is an existing Energex Substation on the outskirts of Kalbar and a future substation is proposed in Boonah. New development should address any safety issues associated with this energy infrastructure.

The Amberley RAAF base located in Ipswich City Council, north of Boonah Shire, is a military airport with the potential to be adapted as a commercial airport. State Planning Policy 1/02 *Development in the Vicinity of Certain Airports and Aviation Facilities* applies to the RAAF Base Amberley. This policy states that development in the vicinity of this military base should avoid adversely affecting the safety and operational efficiency of the airport (particularly in relation to the height of structures and the potential to attract large numbers of bats and/or birds). Some properties in the northern part of Boonah Shire have height restrictions for structures as specified in the *Defence (Areas Control) Amendment Regulations 2001*.

These regulations enable the Department of Defence to control the height of new structures that may impact on the safety of the flying operations at the RAAF Base Amberley. New development in some areas of the Shire with the potential to attract large numbers of bats and/or birds is unfavourable.

There is an airstrip situated in the town of Boonah which currently operates at a low level scale. The State Planning Policy 1/02 does not apply to this aviation facility.

Overall Outcome	Scheme Measures
Existing infrastructure (eg such as water supply, stormwater management, waste disposal and transport) is used sustainably.	Mapping <ul style="list-style-type: none"> Land use zones are located to ensure the efficient and sustainable use of infrastructure (Zoning Maps 1, 2A, 3, 4 and 5). Existing State controlled roads, the proposed Aratula bypass and energy infrastructure is identified on Overlay Map 4. The RAAF Base Amberley structure height controls and the area within 13km of the base runways are identified on Overlay Map 5.
Transport infrastructure (eg such as the RAAF Base Amberley, transport corridors and airfields) is protected from incompatible land uses.	Development Assessment <ul style="list-style-type: none"> Development (particularly urban development) is encouraged in locations where it has appropriate access
Efficient provision of new	

Economic Development	
<p>infrastructure is promoted.</p> <p>Potential major infrastructure sites/corridors are protected.</p>	<p>to the existing or proposed infrastructure it requires.</p> <ul style="list-style-type: none"> ▪ Development (particularly residential or rural residential subdivision) is discouraged where it would create a demand that is beyond the capacity of existing and planned infrastructure and services. ▪ Sensitive/incompatible development is discouraged in the vicinity of facilities such as the RAAF Base Amberley, sewerage treatment works and landfill sites. Such development is subject to impact assessment. ▪ Developments that are noise sensitive (eg residential development) or which may impact on the safety or efficiency of transport infrastructure are discouraged from locating in the vicinity of existing or planned major transport corridors. ▪ The following specific outcomes are incorporated within codes or planning scheme policies: <ul style="list-style-type: none"> – development is required to be serviced by appropriate infrastructure; – developments are subject to infrastructure charges; – development incorporates appropriate standards for local access roads, parking, pedestrian and cyclist circulation and facilities and disabled access; – development incorporates appropriate standards and encouragement of best practice management for water supply, waste disposal and stormwater management; and – where necessary development is referred to the Department of Defence or Department of Main Roads for approval.

Economic Development	
<p><i>Desired Environmental Outcome</i></p> <p>15) The Shire's natural economic resources are utilised in a manner that ensures their ecological and economic values are managed in such a way that meets the needs of the present community and future generations.</p>	
<p><i>Background Information</i></p> <p>The Queensland Government considers Good Quality Agricultural Land (GQAL) as a finite State and National resource that must be conserved and managed for the long term. The interest of the State is to protect such land from development that leads to its alienation or diminished productivity. The State also needs to protect agricultural infrastructure essential for the productive potential for GQAL from incompatible development in the long term. State Government mapping indicates that Boonah Shire has extensive areas of valuable agricultural land, which contribute to its high rural economic productivity. Within the community, however, there is also recognition that <u>viable agricultural and rural land</u> may vary from those areas defined as GQAL.</p> <p>Extractive resources are an important and valuable natural resource that should be protected, and utilise best management practices so as to minimise adverse effects on the environment and residential communities. There are currently a number of sand and gravel extractive industry operations in Boonah Shire. There are also coal resources in the northern part of the Shire known as the Bremer View East coal deposit. These resources are held under exploration permits and mineral development licences. There are also three mining leases current in the northern part of the Shire, encompassing the southern end of the Flinders Dolomite deposit, south of Peak Crossing. The buffer zones of the Bremer View West and Mt Mort resources overlap the north-western boundary of Boonah Shire to a minor extent.</p> <p>Issues relating to the protection of these natural economic resources include:</p> <ul style="list-style-type: none"> ▪ pressure for alternative uses such as residential and rural residential development; ▪ conflicts with surrounding land uses eg existing residential development; and ▪ impacts on the environment. 	
Overall Outcome	Scheme Measures
Areas identified as having significant value as natural economic resources in the Shire are protected and used in a way that maintains their ecological and economic values to meet the needs of the community.	<p><i>Mapping</i></p> <ul style="list-style-type: none"> ▪ Good quality agricultural land is identified on the Economic Resources Overlay Map 1A. ▪ Extractive and mineral resources are identified on Economic Resources Overlay Map 1B. ▪ Rural areas and rural zone categories are included in the Rural Zone and identified Zoning Maps 1, 2A, 2B and 5.

Economic Development	
	<p><i>Development Assessment</i></p> <ul style="list-style-type: none"> ▪ Uses incompatible with farming operations or the utilisation of extractive resources (in the vicinity of these resources and their haul routes) are not encouraged. These uses are generally impact assessable. ▪ Further subdivision of good quality agricultural land is not supported unless consistent with the principles of State Planning Policy 1/92 and the provisions of the Rural Zone Code and Reconfiguring a Lot Code. ▪ Encourage development that protects these resources from incompatible land uses. ▪ Encourage forms of development within or near these areas that are compatible with the ecological, economic and social values of these areas. ▪ Rural tourism development is encouraged and these activities are code assessable in appropriate locations. ▪ Agriculture (including farm forestry) is generally self assessable. ▪ Development within or near these areas must comply with the relevant codes eg Rural Zone Code, Economic Resources Overlay Code and Industrial Development Codes etc. ▪ The following specific outcomes are incorporated in codes and planning policies: <ul style="list-style-type: none"> – good quality agricultural land, extractive and mineral resources and other areas of natural resources are adequately buffered from incompatible land uses; – provisions for the comprehensive impact assessment of extractive industry proposals, to ensure that all approved operations will bring benefit to the Shire, may include: <ul style="list-style-type: none"> ⇒ the acceptable level of environmental impact; ⇒ an economic assessment of the deposit and its returns; ⇒ a clear demonstration of need within a local and regional context; and ⇒ truck haulage route and road maintenance contribution; – extractive industry sites are rehabilitated to their natural state as extraction ceases; and – protection of environmental, economic and social values and mitigating impacts on these values.

PART 3: ECOLOGICAL RESOURCES, PROCESSES AND VALUES

Division 5: Desired Environmental Outcomes

- 16) The significant ecological resources, processes and values of the Shire are preserved and maintained. These include the Shire's natural features and assets such as (but are not limited to) the seven national parks and reserves and the environmental values associated with the Main Ranges, Mt French, the McPherson Range, Mt Edwards, Mt Maroon, Lake Maroon, Lake Moogerah, including the World Heritage areas. These assets also contribute to the natural landscape, scenic attributes and open space values of the Shire.
- 17) Biodiversity within the Shire is maintained and protected. Important wildlife habitat is preserved to support species' populations in the Shire including species protected under the *Nature Conservation Act 1992*.
- 18) The resources, processes and values of the Logan River catchment and the Bremer River catchment are recognised and protected.
- 19) The ecological, economic and social values of Moogerah Dam and Maroon Dam and their declared catchment areas are managed appropriately.
- 20) Proposed dam sites at Wyaralong Dam and other potential dams including Upper Teviot are appropriately managed to preserve its future function as a water storage facilities. The Beaudesert-Boonah Road is relocated to maintain important regional connections should the Wyaralong Dam proceed.
- 21) The level of risks to people, property, facilities and the environment associated with the impacts of natural hazards including flooding, bushfire and landslides is minimised.

Division 6: Desired Environmental Outcomes and Measures Table

The table below sets out the background to the ecological resources, processes and values desired environmental outcomes and the various measures in the Planning Scheme for achieving them.

Ecological Resources, Processes and Values

Desired Environmental Outcomes

- 16) The significant ecological resources, processes and values of the Shire are preserved and maintained. These include the Shire's natural features and assets such as (but are not limited to) the seven national parks and reserves and the environmental values associated with the Main Ranges, Mt French, the McPherson Range, Mt Edwards, Mt Maroon, Lake Maroon, Lake Moogerah, including the World Heritage areas. These assets also contribute to the natural landscape, scenic attributes and open space values of the Shire.
- 17) Biodiversity within the Shire is maintained and protected. Important wildlife habitat is preserved to support species' populations in the Shire including species protected under the *Nature Conservation Act 1992*.

Background Information

The Shire's natural features and assets are considerable and recognisable both within and beyond the Shire limits. These features include (but are not limited to) the Main Ranges, Mt French, the McPherson Range, Mt Edwards, Mt Maroon, and Lake Maroon and Lake Moogerah. These incorporate areas of:

- high ecological significance and biodiversity;
- significant landforms and areas of high scenic value; and
- riparian vegetation or remnant bushland.

The Shire's natural features, biodiversity and quality of air, water and soil are critical not only to the protection of ecological processes but also to the continued economic development and health and well being of the community. The Shire contains or is adjacent to the following national parks and reserves pursuant to the Nature Conservation Act 1992:

- Alford Forest National Park (126ha);
- Mount Mathieson National Park (125ha);
- Teviot Forest National Park (638ha);
- Main Range National Park (18400ha);
- Moogerah Peaks National Park (927ha);
- Mount Barney National Park (13000ha); and
- Moon View Nature Refuge (135ha).

A wide range of wildlife in Boonah Shire is also protected under the Nature Conservation Act 1992, including species becoming uncommon in South East Queensland. The Shire contains a wide diversity of geological formations, soil types and habitat for a wide variety of regional ecosystems within the Shire.

At the State and National level, there is a range of legislation relating to nature conservation

Ecological Resources, Processes and Values

and vegetation management that must have regard to when preparing the planning scheme. An objective of the SEQ RFGM 2021 is to conserve areas of regionally significant nature conservation value. The draft Regional Nature Conservation Strategy for South East Queensland 2001–2006 identifies areas of regional nature conservation significance in Boonah Shire.

Boonah Shire contains natural wetlands as well as the artificial wetlands of Lakes Maroon and Moogerah, which have been identified in the draft Boonah Shire Nature Conservation Strategy.

There are also a number of international agreements with respect to wetlands, which are relevant to some species in the Shire. Significant vegetation in the Shire has also been mapped through the project, Remnant Native Vegetation Mosaics of Lands within Boonah Shire.

Accordingly, the Shire contributes significantly and importantly to the landscape values of the region as well. While reserves, national parks, world heritage areas, etc contribute to these landscape values, it should also be recognised that much of these landscape values are derived from land that is privately owned (farms, etc) and that landowners must have flexibility and not be unduly constrained particularly in terms of future regional landscape/open space policies.

- development, including nature based development, should recognise and protect the natural assets of the Shire, which they rely upon and utilise;
- water and land based areas of natural habitat and critical conservation, and soil, air and water quality should be protected from adverse impacts of development;
- development should promote the Shire's scenic attractions and recreational opportunities;
- environmental impacts and land degradation from certain land uses should be minimised. Land use practices should be encouraged which avoid land degradation including:
 - land slip, and sheet, rill and gully erosion;
 - salinity;
 - flooding;
- prevent clearing on land with steep slopes, encourage soil conservation and facilitate sustainable development of the catchment; and
- funding and infrastructure requirements to maintain these areas and values.

Natural features and open space areas are an important element of the Shire in that they contribute to the character of the Shire and offer recreational and economic development (ie tourism) opportunities for local residents and visitors. The Shire also boasts numerous picnic spots and camping areas and other recreational facilities that are popular with day-trippers and holiday makers. Local community parks and sporting fields are conveniently located in the urban centres.

Issues related to protecting open space areas with environmental values include:

- need to allow for recreational uses that to not conflict with the environmental values of

Ecological Resources, Processes and Values	
<p>the area;</p> <ul style="list-style-type: none"> ▪ need to provide for a diverse range of recreational uses in the Shire for residents and visitors; and ▪ need to ensure that open space areas are accessible to different groups in the community eg residents, tourists, young people, the elderly and disabled people. <p>Issues related to the promotion of the Shire's natural assets for recreation or tourism opportunities include:</p> <ul style="list-style-type: none"> ▪ ensuring tourism development is managed so that the impacts on the Shire's natural features are minimised; ▪ the influx of visitors (primarily on weekends or during holiday seasons) that will visit the Shire for short stays and may require accommodation or other convenience facilities; and ▪ the cumulative impact from increasing number of users over the long term. 	
Overall Outcome	Scheme Measures
<p>Areas of ecological significance, natural landscape and scenic amenity, and open space values are recognised and not adversely impacted upon by development or the effects of development.</p>	<p><i>Mapping</i></p> <ul style="list-style-type: none"> ▪ Regional ecosystems mapping (endangered, of concern and not of concern), national parks and world heritage listed areas are included as part of the natural features overlay map (Overlay Map 2A). ▪ Open space areas are included in the Open Space Zone (Zoning Map 1). ▪ Open Space areas are included in the Parkland Precinct in the Town Zone (Zoning Maps 3 and 4). <p><i>Development Assessment</i></p> <ul style="list-style-type: none"> ▪ Encourage forms of development within or near the regional ecosystems and nature conservation areas that are compatible with the ecological processes and values of those areas. ▪ Encourage forms of development within these areas that are compatible with and complementary, to the scenic and landscape values of these areas. ▪ Protect areas of significant regional landscape value from degradation or unnecessary intrusion. ▪ Discourage development that is likely to create adverse impacts on the ecological processes and values of those areas and make such development subject to impact assessment (eg industrial development). ▪ Discourage development that is likely to create adverse impacts on the scenic and (rural and natural) landscape values of those areas and make such development subject to impact assessment.

Ecological Resources, Processes and Values

- Development in an area of ecological significance must comply with the Natural Features Overlay Code.
- The following specific outcomes are incorporated in codes and planning policies:
 - the management of weed/pest species;
 - protection of habitat corridors and remnant vegetation;
 - protect scenic amenity valuable features;
 - management of air borne emissions to maintain air quality;
 - management of stormwater and wastewater to protect water quality;
 - protection of view corridors and the integration of development into different landscapes;
 - management of fire risk, including the use of natural fire breaks;
 - protection of natural drainage; and
 - enhance outdoor recreation opportunities through integrating outdoor recreation and promoting eco-tourism.

Ecological Resources, Processes and Values	
<p><i>Desired Environmental Outcome</i></p> <p>18) The resources, processes and values of the Logan River catchment and the Bremer River catchment are recognised and protected.</p>	
<p><i>Background Information</i></p> <p>Boonah Shire encompasses two catchment areas – the Bremer River catchment and the Logan River catchment – that are part of Queensland’s coastal zone as defined in the Queensland State Coastal Management Plan.</p> <p>The Bremer River catchment is located in the north west of the Shire. The remainder of the Shire is part of the Logan River catchment basin.</p> <p>Issues related to the protection of the catchments include:</p> <ul style="list-style-type: none"> ▪ water quality; ▪ bushfire hazard; ▪ soil erosion; and ▪ protection of riparian vegetation, remnant vegetation and wetlands. 	
<i>Overall Outcome</i>	<i>Scheme Measures</i>
<p>The values of the Logan River catchment and Bremer River catchment in the Shire are recognised as important features of the Shire, with good water quality outcomes achieved through land use planning and management, thereby protecting both the ecological values of the aquatic habitats and public health.</p>	<p><i>Development Assessment</i></p> <ul style="list-style-type: none"> ▪ Encourage forms of development within these areas that are compatible with the resources, processes and values of these areas. ▪ Discourage development that is likely to create adverse impacts on the resources, processes and values of those areas and make such development subject to impact assessment. ▪ Extractive industries that extract sediment from waterways will be impact assessment and consideration will be given to whether the sediment contains toxicants, the level and nature of the toxicant and whether disturbance of the contaminated sediment is likely to result in unacceptable impacts on the catchment values. ▪ High risk land uses and developments in higher risk areas are to be subject to impact assessment. ▪ The following specific outcomes are incorporated within codes and planning policies: <ul style="list-style-type: none"> – minimise modifications to the natural characteristics (eg topography, groundwater hydrology, water quality, and plant and animal species); – development incorporates appropriate standards for water supply and wastewater treatment and disposal;

Ecological Resources, Processes and Values	
	<ul style="list-style-type: none"> – run off and flooding (where possible) are managed to minimise ecological impacts and potential risk to property; – appropriate erosion control and pollution control measures are implemented for new development; – pest and weed management plans are implemented for new development (as required); and – development minimises exposure to bushfire hazard.

Ecological Resources, Processes and Values	
<p><i>Desired Environmental Outcomes</i></p> <p>19) The ecological, economic and social values of Moogerah Dam and Maroon Dam and their declared catchment areas are managed appropriately.</p> <p>20) Proposed dam sites at Wyaralong Dam and other potential dams including Upper Teviot are appropriately managed to preserve its future function as water storage facilities. The Beaudesert-Boonah Road is relocated to maintain important regional connections should the Wyaralong Dam proceed.</p>	
<p><i>Background Information</i></p> <p>Lake Moogerah, Lake Maroon and the proposed Wyaralong Dam are important regional assets in terms of irrigation supply and supplying water to the SEQ population (in particular Beaudesert and Boonah Shires and Ipswich City). Lake Moogerah is centrally located in the Shire and supplies water to the urban areas of Boonah Shire and Ipswich City Council area and the farming areas in the Warrill Valley area. Lake Maroon is located in the southern part of the Shire and services the urban areas of Beaudesert Shire and the farming areas in the Boonah – Beaudesert areas. These man made lakes (dams) are also two of South East Queensland's most popular destinations for sailing, fishing, water skiing and canoeing. The State Government has also proposed the possible construction of the Wyaralong Dam on Teviot Brook, located in the north-eastern sector of the Shire for urban supply purposes. The time-frame for this project is uncertain. In reference to Lake Moogerah, a Water Resource Plan is proposed for the Bremer River/Brisbane River (including down stream waterways of Lake Moogerah) and the Logan/Albert catchment, which will outline the provision of water resources for irrigation, water supply and environmental requirements.</p> <p>Future development within the declared catchment areas of Moogerah and Maroon Dam should be based on the capacity of any proposed development to either contain or suitably treat the effluent and runoff. Development within the proposed Wyaralong Dam and its buffer area should also suitably treat effluent and runoff.</p>	
Overall Outcome	Scheme Measures
The values of Lake Moogerah, Lake Maroon, their declared catchment areas, the proposed Wyaralong Dam and its buffer area are protected from development or the effects of development that may significantly reduce those values.	<p><i>Mapping</i></p> <ul style="list-style-type: none"> ▪ Lake Moogerah and Lake Maroon and their associated declared catchment areas and Wyaralong Dam and its buffer area are mapped on the Natural Features Overlay Map (Overlay Map 2B). <p><i>Development Assessment</i></p> <ul style="list-style-type: none"> ▪ Designate only rural or open space land within the dam and declared catchment areas. ▪ Encourage forms of development within or near these

Ecological Resources, Processes and Values	
	<p>areas that are compatible with the ecological, economic and social values of these areas.</p> <ul style="list-style-type: none">▪ Discourage development that is likely to create adverse impacts on the ecological, economic and social values of those areas and make such development subject to impact assessment.▪ The following specific outcomes incorporated within codes and planning policies:<ul style="list-style-type: none">– the minimum distances with respect to setback from the maximum storage level and a setback from designated streams;– the management of weed/pest species;– protection of habitat corridors and remnant vegetation; and– management of stormwater and wastewater to protect water quality.

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<p><i>Desired Environmental Outcome</i></p> <p>21) The level of risks to people, property, facilities and the environment associated with the impacts of natural hazards including flooding, bushfire and landslides is minimised.</p>	
<p><i>Background Information</i></p> <p>Flood prone land adjacent to the Bremer River, Warrill Creek, Teviot Brook and Purga Creek is a constraint to the development of residential buildings and the construction of roads in these areas. Parts of the town of Boonah also include flood prone land. Significant parts of the north-western sector of the Shire are subject to land degradation processes including sheet, rill and gully soil erosion. Due to the rugged terrain of the Shire there are several areas which are prone to landslip, primarily on cleared land with slopes in excess of 15%. Many of the steeper and higher parts of the Shire contain significant native vegetation, as do some other areas in the Shire. Soil salinity is also a constraint to land use in various areas throughout the Shire, while several areas are prone to bushfire hazards restricting land use in these areas.</p>	
Overall Outcome	Scheme Measures
<p>Protect land with development constraints from incompatible development.</p> <p>Minimise the risks associated with natural hazards to people, property, facilities and the environment.</p>	<p><i>Mapping</i></p> <ul style="list-style-type: none"> ▪ Bushfire hazard areas are identified on Overlay Map 3. <p><i>Development Assessment</i></p> <ul style="list-style-type: none"> ▪ Encourage forms of development within or near these areas that are compatible with the land constraints. ▪ Discourage development on land with constraints that is likely to create adverse impacts subject to impact assessment. ▪ Development proposed on land identified as bush fire hazard areas must comply with Bushfire Hazard Overlay Code provisions. ▪ The following requirements are incorporated within codes: <ul style="list-style-type: none"> – appropriate buffers between incompatible land uses and activities; – mitigation measures are used to minimise the impacts of the land constraints on future development; and – flooding, bushfire hazard and steeply sloping land is managed to minimise ecological and potential risk to property.