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**BOONAH SHIRE
PLANNING SCHEME
POLICIES**



31 MARCH 2006





Boonah Shire Planning Scheme 2006

-Boonah Shire Planning Scheme Policies-

This version of the Boonah Shire Planning Scheme 2006 (as amended 20 June 2018) - Planning Scheme Policies incorporates the following adopted amendments:

- Amendment No.1, which commenced 29 January 2011
- Amendment No.4, which commenced 20 December 2013
- Amendment No.2, which commenced 27 June 2014
- Amendment No.6, which commenced 29 July 2014
- Amendment No. 7, which commenced 20 June 2018

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* Note: Planning Scheme Policy 3 has been deleted

PLANNING SCHEME POLICY 1

Car Parking, Access and Manoeuvrability

1.0 Purpose

- (i) Uses have an adequate number of car parking spaces that are designed in a manner to meet the requirements of the intended users.
- (ii) The number of spaces provided does not impact upon the efficient functioning of the street network in which the development is located.
- (iii) Vehicles and pedestrians can access and move within a site in a safe and efficient manner.

2.0 Definition

“Parking space” means an area with dimensions not less than 5.5 metres by 2.6 metres except:

- (i) any parking space the side of which is located against a wall or similar obstruction shall have a minimum width of 3 metres; and
- (ii) where two spaces are permitted to be in tandem the total length of such tandem spaces shall be 9.5 metres except where the spaces are parallel to the laneway.

3.0 Driveways, Turning Areas, Parking Spaces and Vehicle Stand Areas

- (i) Location, design and construction of driveways, turning areas, parking spaces and vehicle standing areas complies with – Australian Standards AS 2890.1 – 1993, AS 2890.3 – 1993 and Australian Standards AS 2890.2 – 1989.
- (ii) The standard of access to the site shall take into consideration the siting of the access, the type and size of drainage across which the entrance is built.
- (iii) All parking areas shall be constructed to the satisfaction of the Director of Works and Infrastructure Services and shall be:
 - of such gradient as to be suitable for vehicular parking;
 - designed to provide adequate access to each parking space and to permit free circulation of vehicles entering, leaving and parking;
 - constructed, drained, sealed and marked;
 - landscaped with a 1.0 metre wide planted buffer strip along all street frontages except where egress and ingress points occur;
 - designed so that vehicles can enter and leave the site in a forward gear;
 - indicated by means of a sign or signs;
 - not closer than 1.5m to any allotment boundary or structure alignment unless Council approves a lesser distance and if in Council’s opinion provision of space is necessary for pedestrian traffic; and
 - located upon the allotment which the development is to be carried out unless the Council approves of the parking area being located on nearby land not more than 150 metres away.
- (iv) A motel shall have a car park appurtenant to and within a distance of 4.5 metres of each residential unit.
- (v) A building or other structure shall not be erected or used and the land shall not be used for any purpose in an Industrial precinct where the site has an area greater than 1000m² unless there is provided at least one truck bay with a minimum width of 3.6 metres, a minimum depth of 15 metres exclusive of driveways and a minimum height of 4 metres.

4.0 Number of Parking Spaces and Vehicle Standing Areas

- (i) Parking spaces for vehicle occupants with disabilities are provided at a rate of 1 space per 100 ordinary parking spaces with a minimum of 1 space for any commercial or community use.
- (ii) A person shall not erect or cause to be erected a building or any other structure or use land or cause land to be used for any purpose set out in Column 1 of Table 1 unless car parking spaces are provided in accordance with the Minimum Parking Space requirements shown in Column 2 of Table 1 opposite that purpose.
- (iii) Number and nature of spaces for defined uses and use classes – as stated in the table below, unless where in the Town Centre Precinct of the Town Zone, it can be shown to the satisfaction of Council that:
 - vehicle access to the site is inconvenient and/or hazardous and will conflict with pedestrian traffic or vehicle traffic;
 - the size and dimensions of the allotment preclude the efficient layout of car parking spaces;
 - existing development on the site precludes the provision of car parking spaces; and/or
 - the particular circumstances of the proposed use warrant modifications of the car parking requirement.
- (iv) For the purposes of calculation, fractions 0.5 or above, are rounded up to the next whole number, eg. if the proposed GFA is 350m² and the standard is 1 space per 100m² GFA, then the calculated 3.5 spaces is rounded up to 4.

5.0 Dispensation or Modification of Parking Requirements

Notwithstanding any of the provisions contained in this Policy the Council may:

- (i) Dispense with or modify all or any of the parking requirements contained herein if it considers that dispensation or modification is justified having regard to the particular circumstances including:
 - the location of the site with respect to existing or proposed public car parking areas and other available car parking areas;
 - the level of pedestrian accessibility;
 - the particular circumstances of the proposed use including hours of operation and anticipated intensity of use;
 - the existing uses on the site;
 - the levels or depth of the allotment;
 - vehicle access, whether it is inconvenient or hazardous;
 - the proposed layout of the parking area.
- (ii) At its absolute discretion from time to time in any particular case, forego all or any of its parking space requirements and accept a monetary contribution towards the cost of establishing public car parking facilities within immediate vicinity of the proposed development. The amount of such contribution is outlined in Policy 4.

Table 1: Minimum Car Parking Requirements

Purpose	Minimum Parking Spaces
Camping Ground Caravan Park	1 space for each caravan site, relocatable home, cabin, mobile home or camping site for the occupants vehicle; plus 1 space for each 10 sites for visitors.
Caretaker's Residence	1 space (covered).
Commercial Premises	1 space per 45m ² (or part thereof gross floor area).
Community Facilities	
(i) Child Care Centre	1 space per 2 employees; plus 1 space per 8 children for the picking up and setting down of children.
(ii) Hospital	1 space per every 4 beds; plus 1 space for every 2 employees; plus 2 emergency ambulance spaces.
(iii) Place of Worship	1 space for every 10 seats.
Hotel	1 space per unit; plus 1 space per 5m ² of lounge area; plus 1 space per 2m ² of bar area (excluding bar service area); plus queuing spaces for 8 vehicles in any drive-in bottle department; plus 1 truck bay.
Industry (all classes including Rural Industry)	1 space per 50m ² of gross floor area.
Motel	1 space per unit; plus 1 space per 3 employees.
Multiple Dwelling	2 spaces per dwelling; plus 1 visitor space for every 3 dwelling units.
Roadside Stall	3 spaces.
Service Station	5 spaces for the first lubricating bay; plus 4 spaces for each additional bay with a minimum of 4 spaces.
Shop	1 space per 20m ² of gross floor area.
Warehouse	1 space per 100m ² or part thereof of gross floor area; plus 1 loading bay.
Any other use not specified in this table	Sufficient vehicle spaces to accommodate the amount of vehicular traffic, likely, in the opinion of Council, to be generated by the particular development.

PLANNING SCHEME POLICY 2

Services and Infrastructure (Water, Sewerage, Roads, Footpaths and Stormwater)

1.0 Purpose

All new development in the Shire has appropriate standards of infrastructure provision in relation to water, sewerage, roads, footpaths and stormwater.

2.0 Standards for Provision of Water Supply

New residential development:

- (i) is connected to Council's reticulated water supply system; or
- (ii) where not in a water supply area, the development is to have a minimum 45 kilolitre water tank capable of capturing roof runoff and connected to service all water consumption needs of the development; or
- (iii) where not in a water supply area, the development is to have a potable domestic bore supply together with a minimum 13.5 kilolitre water tank connected to service all water consumption needs of the development.

Non residential development:

- (i) is connected to Council's reticulated water supply system; or
- (ii) where not in a water supply area, the development is provided with water supply to meet the needs of the development.

3.0 Standards for Sewerage Treatment and Disposal

New development is:

- (i) connected to Council's reticulated sewerage scheme; or
- (ii) where not in a sewered area, an on-site effluent disposal system is provided in accordance with the standard Sewerage Law 2001 and AS1547-2000; and
- (iii) the proposed on-site effluent disposal system is located on land which:
 - has slopes less than 10% or the land is terraced to receive the full disposal area;
 - is situated above the Q10 flood level;
 - contains soils with permeability greater than .05m/day and less than 3.5m/day;
 - contains soils which do not include mainly sand, gravel or fractured rock;
 - is more than 0.6m above the seasonably high water table;
 - is more than 1.0m above bedrock; and
- (iv) an area of up to 100% of the design area is available on the lot and reserved for water disposal application; and
- (v) the effluent irrigation area is not separated from the effluent source by features such as gullies, creeks, dams, roads, driveways, etc.

4.0 Standards for Road and Footpath Construction

4.1 Frontage Requirements

The following are provided or exist at the frontage of the site:

- (i) footpath formation suitable to site specific conditions; and
- (ii) pedestrian pavement for the full length of the road frontage or frontages of the land:
 - at least 1.2m wide where development is for a commercial purpose where adjoining pavement exists;
 - for the full footpath width where development is on land in the commercial precinct of Boonah Town;
- (iii) kerb and channelling along the full frontage or frontages of the land other than within the Rural Zone and Rural Buffer Zone;
- (iv) where the road is partly paved, construction and pavement of the carriageway between the existing pavement and the edge of the carriageway along the full frontage or frontages of the land; or
- (v) the alteration or repair of existing road works required as a result of the construction works for the development.

4.2 Road Layout and Construction

- (i) The new road layout is designed and constructed in accordance with the following operating conditions:

Table 1: Minimum Width of Pavement for Access Roads

Number of Lots Served	Minimum Width of Pavement for Access Roads (m)
Up to 2 lots	4
3 lots – 15 lots	5
More than 15 lots	6

Table 2: Road Operating Conditions

Road Type	Maximum Number of Dwelling Units Served	Maximum Design Speed (km/hr)
Access Place	30	15
Access Street	75	40
Collector Street	300	60
Trunk Collector	1,000	60/70
Arterial Road	As required by the responsible authority.	As required by the responsible authority.
Industry	N/a	60
Rural Road	Site specific solutions apply.	Site specific solutions apply.

- (i) The road layout complies with the provisions of the EDROC *Regional Standards Manual – Sections 2.14E–2.14G* (as applicable) and Part B (QUDM); and *“Queensland Streets – Design Guidelines for Subdivisional Streetworks”*.
- (ii) Streets or roads have reserve and pavement widths in accordance with the provisions of the EDROC *Regional Standards Manual – Sections 2.14E–2.14G* (as applicable), and *“Queensland Streets – Design Guidelines for Subdivisional Streetworks”*.
- (iii) Intersections are spaced in accordance with the required intersection spacing, as follows:

Table 3: Road Intersection Spacing Requirements

Road Type	Minimum Intersection Spacing (m)	
	On Same Side of Through Road	On Opposite Side of Through Road
Access place	60	40m
Collector street	60	40m
Arterial road	As required by the responsible authority.	As required by the responsible authority.
Other road	Site specific conditions apply.	Site specific conditions apply.

- (v) Road construction is in accordance with the following:
- for residential and large lot residential streets:
 - ♦ flexible pavement construction based on the ARRB residential street pavement design method using equivalent standard axle loadings based on an average traffic generation rate of 10 veh/d per allotment and a 20 year design life (ARRB, 1989); or
 - ♦ concrete pavement based on the CCA design table; or
 - ♦ interlocking block pavement based on the ARRB interlocking block pavement design method;
 - for rural roads, construction to standards given in Council guidelines and/or *“Rural Road Design”* (Austroads 1989); and
 - for other roads, construction to standards given in Council guidelines and/or Main Roads Standard Specification, 1999.
- (v) Footpath formation is provided in accordance with the following:

Table 4: Footpath Requirements

Street Type	Paved Footpath Requirements
Pedestrian Pathway	1.2m wide
Access Street	None
Collector Street	1.2m wide (one side)
Trunk Collector	Full width 1.2m wide(both sides)
Arterial Road	As required by the Department of Main Roads
Industrial Road	None
Rural Residential Road	None
Rural Road	None

5.0 Standards for Treatment of Stormwater Drainage

New development is provided with:

- (i) roof, road and allotment drainage systems designed to comply with the requirements of:
 - Queensland Urban Drainage manual – S.518 *“Roof and Allotment Drainage”*;
 - Australian Standard – AS2180; and
 - Australian Standard – AS3500.3; and
- (ii) road and stormwater drainage designed to comply with the *“Soil Erosion and Sediment Control Guidelines for Queensland”*; and
- (iii) the minor drainage system associated with reconfiguring a lot in urban areas complying with the calculation of discharge based on Australian Rainfall and Runoff (ie. Australian 1987) or an locally based research, and culvert design is in accordance with Urban Road Design – Volume 2 (Queensland Transport).

The provision or upgrading of a minor drainage system has the capacity to control stormwater flows under normal operating conditions as follows:

Land Use Type	System Design Rainfall
Residential, Rural Residential and Industrial	1 in 50 years
Commercial	1 in 10 years
Park	1 in 100 years

and must be designed to:

- (i) prevent ponding for a prolonged period;
- (ii) ensure that existing downstream systems are not adversely affected;
- (iii) be accessible, durable, cost-effective and easily maintainable;
- (iv) prevent accumulation of silt and blockages by debris;
- (v) allow the safe passage of vehicles at reduced operating speeds on streets affected by runoff; and
- (vi) direct all drainage to the front of all lots and discharged into the street gutters, unless the topography deems it necessary to do others.

PLANNING SCHEME POLICY 3

Water and Sewerage Headworks Contributions

Deletion of Planning Scheme Policy 3: Water and Sewerage Headworks Contributions

(Deleted as per Amendment Package 2, which commenced on 27 June 2014)

PLANNING SCHEME POLICY 4

Road Contributions

1.0 Purpose

To establish the standard of road construction for any material change of use or subdivision application.

2.0 Road Upgrades

Roads which provide a frontage to an allotment being created in a zone listed in Table 1 are to be constructed or upgraded in accordance with this table.

Table 1: Road Standards

Zone	Road Width	Pavement Design	Drainage	Traffic Flows
Town Zone – Residential Precinct	In accordance with Australian Model Code for Residential Development (AMCORD). Minimum road width is 5m with carriageway parking.	Pavement design standard shall be based on 1×10^4 ESA over a 30 year life.	As per AMCORD drainage.	
Town Zone – Industrial Precinct	Minimum road standard sealed is 13m wide.	Pavement depth for sealed road based on 5×10^5 ESA over 20 year life. Minimum pavement depth is 300mm.	Drainage ARI: – minor drainage (piped) is 1 in 2 years; – major drainage (roadway) is 1 in 50 years.	Based on 25vpd per block.
Town Zone – Commercial Precinct	Minimum road standard sealed is 12m wide. Footpaths are 4m wide, fully paved with concrete and paving blocks.	Road pavement depth for road based on 5×10^4 ESA on 20 year life. Minimum pavement depth is 300mm, including 50mm Asphaltic Concrete Surfacing.	Drainage ARI: – minor drainage (piped) is 1 in 5 years; – major drainage (roadway) is 1 in 50 years.	Based on 20vpd per block.
Rural Residential	Minimum	Pavement depth	Drainage ARI:	Based on 8vpd

Zone	<p>standard is 4m sealed on 7m side pavement when the road serves 10 allotments and the road ends in a cul-de-sac.</p> <p>All other roads shall be 6m wide on a 7m wide pavement.</p>	<p>based on 2×10^4 ESA except for through roads where the design basis will be based on 1×10^5 ESA over a 30 year life.</p>	<p>– minor drainage and/or cross drainage is 1 in 2 years; – major drainage is 1 in 50 years.</p>	per allotment.
Rural Zone and Rural Buffer Zone	<p>Minimum road standard is gravel (light duty) for 51 + vpd.</p>	<p>Pavement depth for sealed road based on 1×10^5 ESA over 30 year life.</p> <p>Minimum pavement depth is 150mm for forestry country and 200mm for scrub country.</p>	<p>Drainage ARI – minor drainage and/or cross drainage 1 in 1 year, minor drainage – 1 in 20 years.</p>	Based on 8vpd per block.

PLANNING SCHEME POLICY 5

Park Provision

1.0 Purpose

- (i) To indicate the areas of land to be provided for park for reconfiguring of a lot.
- (ii) To provide guidelines for assessing the park land requirements of a proposal to ensure adequate, functional and well located park land is provided throughout the Shire.

2.0 Requirements

- (i) When determining whether park land should be required as a condition of the subdivision approval, Council will have regard to the following factors:
 - the proximity and accessibility of the development to existing park land in the vicinity;
 - the suitability of existing park land in the vicinity;
 - the likely demand for park land generated by the proposed development;
 - the size, shape and suitability of the proposed park land
 - the opportunities for amalgamation of the proposed park land with existing or likely future park land; and
 - Schedule 3 Local Government Infrastructure Plan
- (ii) The provision of park land is not required for a reconfiguration of a lot that does not create any additional lots.

PLANNING SCHEME POLICY 6

Subdivision Requirements

1.0 Purpose

To provide guidelines for the subdivision of rural land when the number of allotments to be created is four or more in order to ensure that the resulting allotments are suitable for their intended purpose and the subdivision does not result in land degradation.

To ensure that existing dwellings on land subject to a subdivision application are upgraded in accordance with the standard requirements.

To specify the exceptional circumstances which Council may consider modification of the subdivision requirements for minimum area, frontage and depth.

2.0 Rural Lot Subdivisions

The following conditions will be imposed as part of any approval for a subdivision of land in the Rural Zone or Rural Buffer Zone, which results in the creation of four or more allotments.

- (i) All lots shall have frontage to a constructed sealed road which provides access via other sealed roads to Boonah. Council will not generally approve lots which are proposed to gain access via access easements or access strips.
- (ii) Provision of power is provided to all allotments.
- (iii) All works associated with the subdivision shall be such to ensure minimal land degradation. Specifically:
 - the applicant shall ensure that soil exposure during construction works is minimised and that exposed areas are stabilised and planted within 7 days of completion of the construction;
 - all works associated with the subdivision shall be such to ensure minimal downstream siltation during construction;
 - public roads and services shall be protected against damage during construction of the subdivision. Any Damage caused to these roads shall be repaired by the applicant at his expense and to the satisfaction of Council.
- (iv) There shall be no clearing of land or felling of trees except within proposed road reserves unless otherwise approved by Council. Any application for clearing shall be accompanied by a properly prepared plan which indicates the area to be cleared, the contours of the land and the particular reasons for the proposed clearing. Council will refuse the application to clear if it considers that the clearing of the land will result in land degradation or impair the scenic beauty of the Shire.

3.0 Existing Dwellings on Land Subject to an Application for Subdivision

Existing dwelling/s on land to be subdivided should comply with Council's standard requirements.

As a condition of approval Council may require that an existing dwelling house:

- (i) be connected to a septic system if sewerage is not available;
- (ii) be upgraded aesthetically; and
- (iii) be upgraded in accordance with the requirements of the Building Act.

4.0 Exceptional Circumstances for Modification of Subdivision Requirements

Council shall have regard to the following matters when determining whether exceptional circumstances apply to modify the subdivision requirements for minimum area, frontage and depth.

4.1 Existing Road Pattern

Council may permit a modification where the original property has been severed by the opening and construction of roads within its boundaries. Council will consider whether the severed area can be reasonably managed as part of the original property.

4.2 Water Courses

Council may permit a modification where land is severed by a water course which generally prevents access from one side to another. Council will consider whether the subdivision of land along the watercourse would result in improved management of the separate lots, as compared to the single lot.

4.3 Topography, Natural Vegetation and Soils

Council may permit a modification where it is shown that the particular circumstances of the topography, natural vegetation and soils of the site warrant such a modification. Council will only consider these factors if detailed studies prepared to the satisfaction of the Council are submitted as part of the subdivision application. When considering such an application Council will have regard to the protection and preservation of good quality agricultural land.

4.4 Existing Land Use

Council may permit a modification to provide for the subdivision of land being occupied by an existing lawful use. Council will consider whether the area of land required for the use will be satisfied by the sizes of the lots to be subdivided having regard to the land use requirements and performance criteria for the use contained in the planning scheme. This clause shall not apply to uses which are self assessable in which the land is situated.

PLANNING SCHEME POLICY 8

Consultation

1.0 When Council may Consult on an Application

Without limiting its discretion under IPA, section 3.2.7¹, the local government may seek advice or comment about an application in any circumstances the Council determines, including, in the local Council's opinion, if:

- (i) the development may conflict with a code;
- (ii) specialised technical advice is required to assess the development;
- (iii) the development may affect premises being of special interest to a person.

The purpose of this policy is to describe when, who and how this additional consultation may be undertaken.

2.0 Who may be Consulted

- (i) The Council may seek advice or comment about an application for development from any person, including any considered by the Council to have specialist knowledge or a special interest in an application.
- (ii) Without limiting subsection (i), the Council may seek advice or comment about an application for development if:

Mineral Resources

- (a) within 1 kilometre of identified mineral resources – from the relevant State Government Department;

Native Title

- (b) on land adjacent to land over which Native Title has been established or a claim has been made – from the Native Title claimant or Native Title holder;

Good Quality Agricultural Land

- (c) on land identified as good quality agricultural land – from the relevant State Government Department.

3.0 How Consultation may be Undertaken

The Council may seek advice or comment in any way considered appropriate for the circumstances, including:

- (i) public notification in a newspaper;
- (ii) placing a notice on the premises
- (iii) placing a notice at a public place;
- (iv) personal notification or contact;
- (v) public meetings;
- (vi) meeting with a person having a special interest.

¹ IPA, section 3.2.7 (Additional third party advice or comment).

PLANNING SCHEME POLICY 9

Information Request

1.0 Purpose

The purpose of this policy is to describe the range of matters that Council may require additional information on, in order to properly assess a development application. The list of matters noted is not exhaustive and does not limit the Council's ability to request any further information on the application, its impacts or relationship with the surrounding locality.

2.0 Information Council may request

Without restricting the Council's ability to ask for further information on any aspect of a proposal, Council may request the following information from the applicant to assist in the assessment of a development application:

Ecological Assessment and Environmental Management Plan

- (a) To assist with the assessment of impacts on the environment, the preparation and submission of ecological assessment reports and environmental management plans;

Extractive and Mineral Resources

- (b) If an application for use or works located within 1 kilometre of an identified extractive or mineral resource – information identifying the nature and location of resources in the vicinity and assessment of how the proposed use and associated works may affect extraction or mining of the resources;

Good Quality Agricultural Land

- (c) If an application involving land identified as or adjoining good quality agricultural land – information in accordance with *State Planning Policy 1/92 Planning Guidelines – The Identification of Good Quality Agricultural Land* and *State Planning Policy 1/92 Planning Guidelines – Separating Agricultural and Residential Land Uses*

Acoustic Amenity

- (d) To assist in the assessment of impacts on acoustic amenity within the Shire the Council may require a noise assessment report to be prepared. This report will assist in facilitating appropriate development in the Shire in terms of meeting realistic expectations of acoustic amenity.

Other Overlay Assessment

- (e) If an application requiring assessment against an overlay code (other than covered by the earlier sections)
 - (i) an assessment of how the development or effects of the development may affect the values of the relevant feature or resource; or
 - (ii) an assessment of how the development may create or increase a risk of significant adverse effects on the natural or built environment or human health or safety; and
 - (iii) if applicable, an assessment of measures proposed to adequately manage the potential significant adverse effects arising from the development.

Zone Assessment

- (f) If an application requiring assessment against a zone code:
 - (i) an assessment of how the development may contribute to or detract from achievement of the outcomes sought for the zone;
 - (ii) if applicable, an assessment of measures proposed to adequately manage the potential detraction from achievement of the outcomes.