

Queensland Floods Commission of Enquiry

*Requirement to Provide Information to the
Commission – Bundaberg Regional Council*

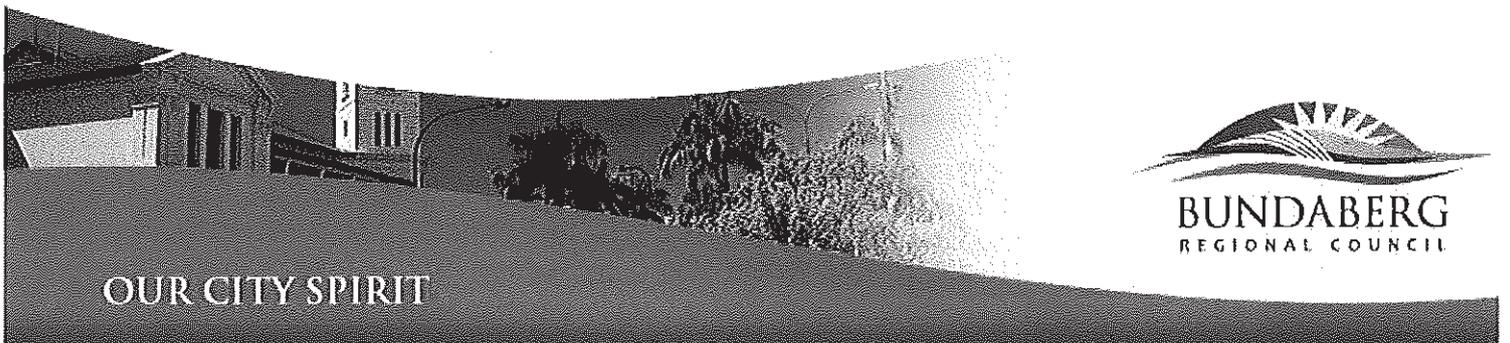
Reference: 1675979 and 1675968

Statement by:

Mr Andrew William FULTON

Director Infrastructure & Planning Services

Bundaberg Regional Council



OUR CITY SPIRIT



QUEENSLAND FLOODS COMMISSION OF INQUIRY

Requirement to Provide Written Information to Commission of Inquiry
Andrew William FULTON, Director Infrastructure & Planning Services
Bundaberg Regional Council

In accordance with *Section 5 of the Commissions of Inquiry Act 1950 (Qld)*, I, Andrew William FULTON, Director Infrastructure & Planning Services, Bundaberg Regional Council, provide the following statement of information as directed by letters dated 10 August 2011 (References 1675979 & 1675968).

Statement Prepared By:-

Mr Andrew William FULTON
Director Infrastructure & Planning Services
Bundaberg Regional Council

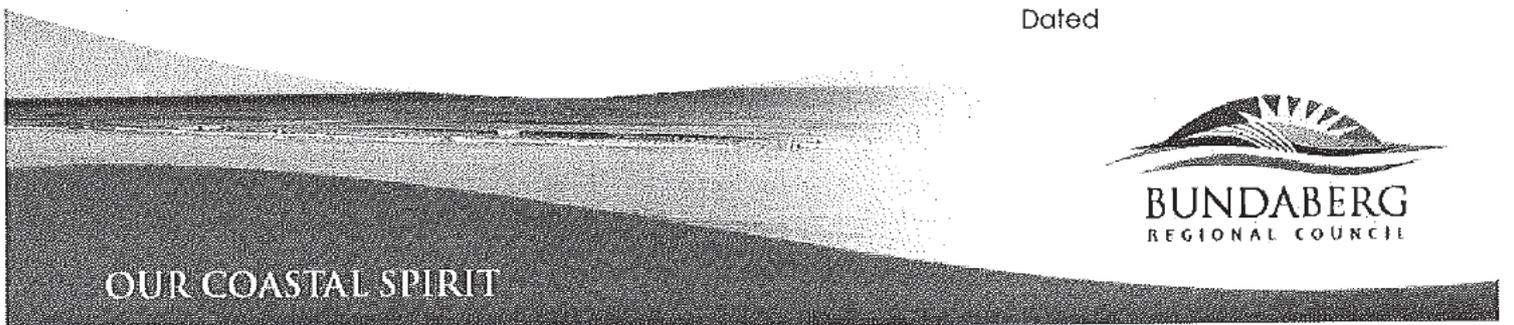


Digitally signed by Andrew Fulton
DN: cn=Andrew Fulton, o=Bundaberg Regional
Council, ou=Infrastructure and Planning,
email=Andrew.Fulton@bundaberg.qld.gov.au, c=AU
Date: 2011.09.01 14:47:46 +1000'

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Signature

1 September 2011

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Dated



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PART A – Reference 1675979

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b) the way in which the council's defined flood event was calculated or determined. [Question 3](#)
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3. Details of the storm water design capacity and urban run-off capacity, sewerage design capacity and the most recent review of these capacities including details of any plans to upgrade. Question 3

ATTACHMENTS

Name

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- Attachment A Bundaberg City Plan - Flood Management Code
- Attachment B Bundaberg City Drainage Analysis and
Catchment Management Plan 1996
- Attachment C Bundaberg Regional Council Saltwater Creek
Flood Study February 2010
- Attachment D Burnett Shire Natural Features or Resources Overlays Code
- Attachment E Burnett Shire Flood Line, River, Storm Tide
and Local Flooding Assessment
- Attachment F Isis Shire Schedule 6 – Recommended Flood Levels
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- Attachment H Isis Shire Natural Hazards Overlay Code
- Attachment I Isis Shire Extract from the Natural Features
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- Attachment J Bundaberg City Burnett River Flood Study September 2004
- Attachment K Bundaberg City Burnett River Flood Study February 2002
- Attachment L Bundaberg City Burnett River Sensitivity Analysis March 2003
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Additional Hydrological Investigations
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- Attachment S Isis Shire Planning Scheme
- Attachment T Kolan Shire Planning Scheme

Digitally signed by Andrew Fulton
DN: cn=Andrew Fulton, o=Bundaberg Regional Council,
ou=City of Bundaberg, email=andrew.fulton@brc.qld.gov.au, c=AU
Date: 2011.09.01 14:04:19 +11:00

Andrew William FULTON

Requirement to provide written information to Commission of Inquiry

ATTACHMENTS

Name

Attachment U	<u>Burnett Shire Planning Scheme</u>
Attachment V	<u>Roads Priority Areas and Road Assessments</u>
Attachment W	<u>Bundaberg Sewerage Planning Report 2008</u>
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PART A

(Reference 1675979)

1. **A summary of the assessment criteria contained in council's planning scheme(s) and how such criteria are used to assess applications for development in the natural hazard management area.**

Bundaberg Regional Council currently administers four (4) Planning Schemes:-

- Bundaberg City Council
- Burnett Shire Council
- Kolan Shire Council
- Isis Shire Council

1.1 **Bundaberg**

1.1.1 The Planning Scheme for Bundaberg City is identified as to address *State Planning Policy (SPP) 1/03 – Mitigating the Adverse Impacts of Flood, Bushfire and Landslide*. The Planning Scheme has a *Flood Management Overlay* which triggers assessment for particular development located within the identified Defined Flood Event (DFE). The DFE is either a 2% AEP (Annual Exceedence Probability) Burnett River flood event or a 1% AEP local flood event. When a particular property is affected by both types of flood event the highest flood height is the DFE.

1.1.2 The assessment table attached to the overlay operates by making development identified within a DFE area 'code assessable' unless listed within the exemptions within the table. For the most part, these exemptions are limited to minor building works, agriculture, animal husbandry, parks and recreation outdoor uses.

- 1.1.3 Development triggered by the overlay is assessable against the *Flood Management Code*. (See Attachment A: Bundaberg City Plan – Flood Management Code)
- 1.1.4 In addition to the overlay triggering assessment against the *Flood Management Code*, the Local Area Development Assessment Tables trigger the *Flood Management Code* for uses defined Community Infrastructure ie. electrical supply, telecommunications and water supply etc.
- 1.1.5 The flood height data used in assessing development comes from two different sources, depending on the type of flood ie. the Burnett River Flood or Local Flood. The adopted 2% AEP River Flood data is from the Burnett River Flood Study prepared by GHD and adopted by Council on 23 May 2005. The local flood data (as mapped within the Planning Scheme Overlay) is based on modelling prepared by GHD (December 1996). (See Attachment B: Bundaberg City Council – Drainage Analysis and Catchment Management Plan 1996)
- 1.1.6 Due to the nature and scale of local flooding, the characteristics of the local flooding can be altered by works undertaken within a particular catchment. Council maintains the model and uses data from the most recent model to assess development. Early 2010 Council commenced a review of the local flooding catchments within the Bundaberg City Area. This review which incorporates updating the model type is an ongoing process. To date a new model for Saltwater Creek has been developed (See Attachment C: Bundaberg Regional Council – Saltwater Creek Flood Study – February 2010) and a review of Bundaberg Creek is underway.

- 1.1.7 In addition to the flood management overlay provisions within the Planning Scheme, lots deemed unsuitable for urban land because of flooding or drainage constraints have been zoned Non Urban. This is reinforced by the local area planning intent of a number of the local areas, which states when referring to lots located within the Non Urban precinct: -

'This precinct includes areas of land unsuitable for urban development because of physical constraints such as flooding and local drainage issues.'

- 1.1.8 The Planning Scheme does not have any specific assessment criteria for bushfire and landslide hazards. The flat topography of the land and minimal identified remnant vegetation within the locality, determined that these hazard types were considered to be insignificant.

1.2 Burnett

- 1.2.1 The Planning Scheme for Burnett Shire is identified as to address SPP 1/03. The Planning Scheme contains a Natural Hazards Areas Overlay which triggers assessment for particular development located with the identified hazard areas. A number of types of hazard are identified and mapped: Bushfire Prone Areas, Flood Line, Storm Surge, Local Flooding, Coastal Storm Tide Risk Area, Potential Salinity, Landslide Hazard and Acid Sulfate Areas.

1.2.2 Development identified within one or more of the identified hazard areas are triggered for assessment (code) against the provisions of the Natural Features or Resources Overlays Code via Assessment Table (5.1). Uses identified by the overlay mapping are code assessable unless specifically meeting prescribed exemption criteria. (See Attachment D: Burnett Shire – Natural Features or Resources Overlays Code). Exemptions include detached dwellings, domestic storage, home based business, general agriculture and parks.

1.2.3 In addition to the assessable flood management provisions within the *Natural Features or Resources Overlays Code*, the *Detached Dwelling and Domestic Storage Code* prescribes additional outcomes for development in regard to flooding outcomes for dwellings and associated buildings and structures. Below is an extract of the applicable criteria from the *Detached Dwelling and Domestic Storage Code*:-

Column 1: Specific outcomes		Column 2: Acceptable solutions (if self-assessable) or Probable solutions (if code assessable)
SO.255	Detached Dwellings are provided with an acceptable level of immunity from flood and storm tide.	PS.255.1 The floor levels of all habitable rooms are 300mm above— <ul style="list-style-type: none"> i. the inundation levels shown on the flood and stormtide risk area maps if located in the study area;³⁰ ii. the 1971 flood level for the Kolan River and the maximum flood levels for the upper Burnett River in Schedule 3, if located within 1km of the centreline of the upper Burnett River (outside the study area for (i) above) or the Kolan River; iii. for Rocky Point and Baffle Creek — 2.7m AHD; or iv. 3.3m AHD in all other locations³¹

1.2.4 The specified flood heights and mapping within the Natural Features or Resources Overlay and planning scheme codes is sourced from Burnett Shire Flood Line, River, Storm Tide, and Local Flooding Assessment Report prepared by GHD in 2004. (See Attachment E: Burnett Shire – Flood Line, River, Storm Tide and Local Flooding Assessment). It is understood this report was never formally adopted by Council.

1.2.5 Council is currently undertaking studies of Coastal stream flooding and also Storm tide modelling.

1.3 Isis

1.3.1 The Planning Scheme for Isis Shire is identified as to address SPP 1/03. The Planning Scheme has a Natural Hazard Overlay which triggers assessment for particular development located within the identified hazard areas. Three types of hazard are identified and mapped: Potential Acid Sulphate Soils, Bushfire Hazard Management and Flood Management.

1.3.2 The Flood Management overlay identifies land that is subject to inundation during a 1% AEP flood in and around Apple Tree Creek. Development is triggered for assessment (code) against the provisions of The Natural Hazards Overlay Code (Attachment H) via an assessment table (5.1). Generally uses identified by the overlay mapping are code assessable unless specifically meeting exemption criteria. Exemptions are restricted to building works within existing buildings, agriculture, animal husbandry, aquaculture (minor impact), local utilities, open space and recreation.

1.3.3 In addition to the assessable flood management provisions within The Natural Hazards Overlay Code, each zone code prescribes outcomes for development in regard to flooding solutions. Below is an extract from the Rural Zone Code, as an example:-

Performance Criteria		Acceptable Solution	
<i>Flood Management</i>			
PC6	Natural hydrological systems, landforms and drainage lines and the flood conveyance capacity of floodplains and waterways are maintained.	AS6.1	No acceptable solution prescribed.
PC7	Natural hydrological systems, landforms and drainage lines and the flood conveyance capacity of floodplains and waterways are maintained.	AS7.1	No acceptable solution prescribed.
PC8	Development and community infrastructure has an acceptable level of flood immunity, providing for the protection of development at an acceptable level of risk ¹⁶ .	AS8.1*	Floor levels for habitable rooms are – (a) for areas where minimum floor levels are specified, not less than the specified level; or (b) for areas where flood modelling is available, not less than 300mm above the modelled 1% AEP (Q100) flood level; or (c) for areas where flood modelling is not available, not less than 300mm above the highest known flood level or 300mm above ground level where no flood level is known.

1.3.4 In regard to Solution AS8.1(b) above, and other like solutions within other zone codes, Council currently has historical adopted flood levels for Woodgate and Buxton. Furthermore, schedule 6 prescribes flood immunity for each community infrastructure type. (See Attachment E: Isis Shire – Schedule 6: Recommended Flood Levels for Community Infrastructure)

- 1.3.5 The specified flood mapping within the overlay is sourced from the Apple Tree Creek Flood Study, dated 15 November, 2004, prepared by Cardno MBK. (See Attachment G: Isis Shire Council – Apple Tree Creek Flood Study)
- 1.3.6 The Bushfire Management overlay identifies land that is at low, medium or high bushfire risk. The accompanying assessment table (5.1) triggers assessment (code) against the provisions of the *Natural Hazards Overlay Code* for proposed development located within the High and Medium risk areas, unless specifically meeting exemption criteria. Areas identified as Low risk are not triggered for assessment against the Planning Scheme. (See Attachment H: Isis Shire - The Natural Hazards Overlay Code)
- 1.3.7 No provision exists within the Scheme with regards to land slip.

1.4 Kolan

- 1.4.1 The Planning Scheme for Kolan Shire is identified by the Minister to appropriately address bushfire only in regard to *SPP 1/03*, ie. it does not appropriately address flooding or landslide.

1.4.2 However, the Planning Scheme does identify a 'Flood and Drainage Liability' area within the Infrastructure Overlay map. Twelve (12) properties in the town of Gin Gin are impacted by this overlay provision. Development assessment table (4.15) requires development on land identified by the Flood and Drainage Liability area to be assessed (code assessment) against the *Infrastructure Areas and Items Overlay Code*, unless the particular development is identified as exempt by the assessment table. Exemptions include community services, community space, farming and roads. The assessment criteria are set out in the below table:-

Column 1: Specific outcomes	Column 2: Probable solutions
<i>If located in the Flood and Drainage Liability Area</i>	
SO 82. An acceptable level of flood immunity is provided.	PS 82.1 Habitable rooms are to have a floor level not less than 300mm above the 1% AEP flood level.
SO 83. Development minimises risks to personal safety and the risk of damage to property.	<i>No Probable Solution identified</i>
SO 84. Works do not create or increase flooding or drainage problems.	<i>No Probable Solution identified</i>

1.4.3 In addition to the provisions of the Infrastructure Areas and Items Overlay Code, the zone codes: Filling and Excavation Code, Reconfiguring a Lot Code within the Planning Scheme, require floor levels of particular uses to be above a 1% AEP flood.

1.4.4 There is no particular flood study within Council's records to detail the areas that are subject to the Flood and Drainage Liability area. It is understood these sites have been identified within the planning scheme from local knowledge of historical flooding within the town of Gin Gin.

1.4.5 In regard to Bushfire, the Planning Scheme contains Bushfire Prone Areas mapping within the Natural Features or Resources Overlay. The development assessment table (4.11) requires development on land identified to be within the High or Moderate bushfire risk area to be assessed (code assessment) against the Natural Features or Resources Overlays code, unless the particular development is identified as exempt by the assessment table. The assessment criteria are set out in Attachment I: Kolan Shire – Extract from the Natural Features or Resources Overlays Code.

2. A description of how the natural hazard management area, as it relates to flood affected land, is reflected in the planning scheme.

2.1 This question has been answered as part of Question 1.

3. Details of Council's defined flood event including a description of:

- a) how the defined flood event was chosen;**
- b) the way in which the council's defined flood event was calculated or determined.**

3.1 Bundaberg

3.1.1 A 2% AEP event for Burnett River flooding was chosen in consideration of the following:-

3.1.1.1 The 2% AEP Burnett River flood chosen was based on flood studies undertaken by GHD between 2001 and 2004 and finalised in the GHD Report Burnett River Flood Study September 2004 (See Attachment J). Three preceding documents, Burnett River Flood Study Feb 2002 (Attachment K), Burnett River Sensitivity Analysis March 2003 (Attachment L), Burnett River Flood Study Additional Hydrologic Investigations June 2003 (Attachment M) were the basis for the final document. A flow of 15,000 cumecs in the Town Reach of the river was selected as representative of a 2% AEP Burnett River flood. There was a degree of conservatism in selecting this flow. The Sensitivity Analysis indicated flows for a 2%AEP flood could range from a lower limit of 13,770 cumecs to an upper limit of 15,400 cumecs.

3.1.1.2 Historically the community considered the 1942 flood levels were reasonable for flood plain management. Much of the North Bundaberg community and areas immediately adjacent are on low-lying areas that are flood affected. The Superseded Transitional Planning Scheme for the City of Bundaberg which comprised the Planning Schemes of The former Bundaberg City (1988), Woongarra Shire (1976) and Gooburrum Shire(1981), and to be superseded by the 2004 Scheme, provided the following flood development management requirements for the area under the former Bundaberg Scheme:-

Premises for Residential use

- Land surface and access thereto not lower than 1.25 m below highest recorded flood level;
- Ingress and egress from the street and the street to be not lower than 1.25 m below highest recorded flood level;
- Floor level to be higher than the highest recorded flood level.

Premises for business, commercial or Industrial purposes

- Land surface and access thereto not lower than 2.5 m below highest recorded flood level;
- Ingress and egress from the street and the street to be not lower than 2.5 m below highest recorded flood level;
- Floor level not lower than 1.25 m below than the highest recorded flood level.

3.1.1.2.1 The highest recorded flood level for the purposes of the above was determined by reference to historical records of the 1942 flood.

3.1.1.2.2 The Flood Management Code in the 2004 Planning Scheme now required new residential development (streets and land) to be above the DFE rather than allowing access 1.25 m below the 1942 flood.

3.1.1.2.3 The Flood Management Code in the Planning scheme now required new business commercial and industrial development (streets and land) to be above the DFE rather than allowing access 2.5 m below the 1942 flood.

3.1.1.3 The 2% AEP Burnett River Flood adopted was some 200mm to 400mm higher than the 1942 previously adopted flood levels (in the urban areas of the City).

3.1.1.4 It was considered, due to the City's location at the downstream end of the Burnett River Catchment, that there was adequate warning time (approximately 24 hours) to allow evacuation of persons from the flood areas.

3.1.1.5 It should be noted that the December 2010 event recorded RL 7.92m AHD on the Targo Street gauge (Bundaberg CBD), this being approximately 700mm below a 2%AEP level adopted of 8.7m AHD at the gauge.

3.1.1.6 Bundaberg Regional Council utilises a 1%AEP flood as the DFE for flooding other than Burnett River Flooding ie. localised rainfall event flooding. This reflects the provisions of the Queensland Urban Drainage Manual.

3.1.2 Council's defied flood event was determined in the following manner:-

3.1.2.1 As part of drafting a new Planning Scheme for the City of Bundaberg, the former Bundaberg City Council engaged GHD in November 2000 to undertake a flood study of the Burnett River. GHD completed the study in February 2002 (Burnett River Flood Study February 2002) and a 2% AEP flood map proposed and incorporated in the draft planning scheme which was placed for public notification between August 2002 and November 2002.

3.1.2.2 Due to a significant negative public response GHD were commissioned to undertake two further reports:-

- Burnett River Flood Study – Report on Sensitivity Analysis – March 2003
- Burnett River Flood Study – Additional Hydrologic Investigations – June 2003

3.1.2.3 As Council wished that further studies be undertaken, the flood map (which indicated flood levels) was removed from the draft Planning Scheme to allow its adoption by Council on the 5th Feb 2004. The scheme contained a flood overlay map only.

3.1.2.4 The above reports were requested to further inform Council on numerous issues raised as part of the public consultation.

3.1.2.5 These reports resulted in:-

3.1.6.1 Greater confidence in the river flow estimates upon which the flood levels were based;

3.1.6.2 Mapping to finer detail (100mm flood contours rather than 250mm flood contours).

3.1.2.6 Following consideration of these reports Council commissioned GW Surveys to survey all residential habitable floor levels that may have been affected by the proposed 2% AEP Burnett River flood. This work was completed in January 2004. (Attachment O: Bundaberg Floor Heights)

3.1.2.7 The Burnett River Flood Study Final Report was completed in September 2004. This document was a compilation of the previous three documents. Council adopted the Burnett River 2% AEP flood map on the 23rd May 2005 (Attachment P: Burnett River 2% Exceedance Probability Flood Map).

3.1.2.8 Whilst my field of expertise is not river flood modelling, my understanding of the process used by GHD to determine the flood mapping was:-

3.1.2.8.1 Determine the catchment runoff and resultant flows utilising the Bureau of Meteorology URBS CM model for the Burnett River. This was refined, calibrated and analysed for its sensitivity.

3.1.2.8.2 Model the resultant flows utilising a 2D hydrologic model – Delft FLS which determined a flood water surface in conjunction with a terrain model and river cross sections.

3.1.2.9 The specific work done is detailed in the report *Burnett River Flood Study Final Report Sept 2004*.

3.1.2.10 The 1%AEP localised flood levels are determined by the use of hydrologic/ hydraulic models for creek systems traversing the Urban City area. These were originally established by a study undertaken by GHD completed in December 2006. The models are being progressively reviewed with a new model developed for Saltwater Creek completed in 2010 and a new model for Bundaberg Creek expected to be completed in 2011. The new models are based on the software package known as SWMM.

3.2 Burnett

- 3.2.1 The Former Burnett Shire Council Planning Scheme (2006) utilises a 1%AEP flood line for areas downstream and just upstream of Bundaberg City. Burnett Shire commissioned GHD to undertake a desktop study based on the work GHD had done for Bundaberg City. This is contained in the report Burnett Shire Flood Line, River, Storm Tide and Local Flooding Assessment. (See Appendix E: Burnett Shire Flood Line, River, Storm Tide and Local Flooding Assessment)
- 3.2.2 No studies have been undertaken for the Kolan or Elliot Rivers. Historic flood levels where known are the basis for any development flood controls adjacent these rivers. No studies at the time of Burnett Shire Planning Scheme drafting were undertaken on other local coastal streams. Modelling of the coastal streams has since been undertaken but not finalised.
- 3.2.3 The Burnett Shire utilised a 1%AEP flood for other local areas (Localised flood scenario).

3.3 Isis

3.3.1 The Flood Management overlay identifies land that is subject to inundation during a 1% AEP flood in and around Apple Tree Creek. The basis of these flood levels is a Report by Cardno MBK – Flood Study – Final Report – Apple Tree Creek (See Appendix G: Apple Tree Creek Flood Study) This modelling utilises RAFTS and HEC- RAS to determine localised flood levels in the Apple Tree Creek area.

3.3.2 In the areas of Woodgate and Buxton levels utilised by the Isis Shire appear to be based historically but are not tabulated in the planning scheme or other planning documents.

3.4 Kolan

3.4.1 The Planning Scheme for the Shire of Kolan was not supported by any flood modelling either for Burnett River flooding or localised flooding. It identifies a 1% AEP as the required level of flood immunity.

4. ***A description of any planning requirements to have evacuation routes and/or early warning systems for areas identified to be at high risk of flooding, including information about how the existence of such evacuation routes and/or early warning systems are communicated to occupiers of areas at high risk of flooding.***

4.1 The Bundaberg City Flood Management Code performance criteria requires the following with respect access routes:-

P3	Bridges and culverts for flood immunity minimise traffic disruption, provide for public safety and bike ways, allow for fauna habitat and movements and maintain necessary hydraulic performance.
P4	Land surface and road access thereto of land used for residential purposes must provide safe egress during the DFE.
P6	Land surface and road access thereto of land used for commercial, business or industrial purposes shall provide for safe egress during the DFE.

4.2 The Planning Scheme does not specifically identify evacuation routes nor does it address early warning systems. The Planning Scheme does not have a primary role in identifying such to occupiers of flood prone land apart from actually identifying that the land is flood prone.

4.3 The Burnett Scheme does not require development to have any evacuation routes or early warning systems in areas identified to be at high risk of flooding. Despite not specifically detailing such solutions Probable Solution 209.1 and its accompanying Specific Outcome 209 do not foresee development on land that is subject to inundation during the DFE.

Column 1: Specific outcomes	Column 2: Acceptable solutions and Probable solutions
SO.209 Development maintains the safety of people on the premises from all floods up to the Defined Flood Event (DFE) and storm tide events.	PS.209.1 Development is sited on land that would not be subject to flooding during the DFE.

The Isis Scheme does not require development to have any evacuation routes or early warning systems in areas identified to be at high risk of flooding.

The Kolan Scheme does not require development to have any evacuation routes or early warning systems in areas identified to be at high risk of flooding.



I, Deputy signed by Andrew Fulton
 1. On the 20th day of June 2014, I signed this statement for the purposes of the Commission of Enquiry into the Queensland Floods Commission of Enquiry.
 Date: 20/06/2014 14:23:19 (UTC+10)

Andrew William FULTON

5. A description of any controls or standards used to assess the storage of chemicals or other Environmentally Relevant Applications for development below the Q100 flood line or the Council's defined flood event.

5.1 The Bundaberg Planning scheme within the Flood management code provides the following Performance Criteria and Acceptable solutions:-

<p>P8 Public safety and the environment are not adversely affected by the detrimental impacts of floodwater on hazardous, toxic or noxious materials manufactured or stored in bulk.</p>	<p>A8.1 The manufacture or storage in bulk of hazardous, toxic or noxious materials takes place above the DFE level; or</p> <p>A8.2 Structures used in the manufacture or storage in bulk of hazardous, toxic or noxious materials are designed to prevent intrusion from floodwaters.</p>
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5.2 It should be noted that the Bundaberg Scheme defines a 2%AEP (Q₅₀) as the DFE for the Burnett River flood, as such a development may achieve compliance with the relevant solution of the planning scheme but still be under the 1%AEP flood level.

5.3 The Burnett Scheme through the Natural Features or Resources Overlay Code requires the storage of hazardous materials above the DFE.

Column 1: Specific outcomes	Column 2: Acceptable solutions (if self-assessable) or Probable solutions (if code assessable)
<p>SO.215 Public safety and the environment are not adversely affected by the detrimental impacts of floodwater or storm tide on hazardous materials manufactured or stored in bulk.</p>	<p>PS.215.1 The manufacture of storage of bulk or hazardous materials takes place above the DFE flood level.</p> <p>PS.215.2 Structures used for the manufacture or storage of hazardous materials in bulk are designed to prevent the intrusion of floodwaters.</p>

5.4 The Isis Scheme provides no direct solutions in regard to storage of hazardous materials above the DFE. Despite the scheme not specifically referring the storage of hazardous materials above a DFE, the Industry Zone Code does provide assessable criteria in regard to ensuring such materials are safely contained on-site.

Performance Criteria		Acceptable Solution	
<i>Environmental Protection an Amenity</i>			
PC6	Chemicals and materials used in industrial operations and related activities should be stored and handled on site in a manner which adequately guards against hazard from spills and exposure to the elements and unsightly view.	AS6.1	Chemicals and materials are stored in covered, bunded areas or in sealed containers within bunded areas.
		AS6.2	Bunded areas are not in the path of stormwater flows.
PC7	Development is sited, constructed and managed such that: (a) the generation of any noise does not cause unreasonable nuisance to adjoining properties or other noise sensitive areas; (b) any emissions of pollutants do not cause a nuisance beyond the site boundaries; (c) there is no significant adverse impact on the quality of any surface water or ground water resource; (d) the ecological and hydraulic processes of any waterway or wetland are not adversely affected; and (e) areas of nature conservation significance are not adversely affected.	AS7.1	No acceptable solution prescribed.

5.5 Additionally the planning scheme is structured as such that industrial development within areas impacted by a DFE is not foreseeable.

5.6 The Kolan Scheme through the Industrial Zone requires the storage of hazardous materials above a 1 in 100 year flood event.

Column 1: Specific outcomes	Column 2: Probable solutions
<i>Wastewater, surface water and refuse disposal</i>	
SO 33. Wastewater does not enter watercourses or groundwater	PS 82.1 Habitable rooms are to have a floor level not less than 300mm

Column 1: Specific outcomes	Column 2: Probable solutions
because the following measures have been implemented— i. ... v. locating storage tanks containing hazardous, toxic or noxious wastes only in locations that area flood free for a 1 in 100 year flood event.	above the 1% AEP flood level.

5.7 Like the Isis Scheme the Kolan Scheme does not foresee industrial development outside of the industry zone.

6. A description of any conditions imposed by Council on the approval of development applications to ensure that hazardous materials affected by flood water do not affect public safety and/or the environment.

6.1 None

7. A description of how levee banks are regulated in the council area using specific examples.

7.1 There are no flood control levee banks under the control of Bundaberg Regional Council. A levee bank known as The Bywash protects Kendalls Flats adjacent the CBD from tidal inundation. Levee banks exist on the northern Burnett River bank downstream of the city and protect the Bundaberg Sugar Fairymead sugar plantation. These are under the control of Bundaberg Sugar.

8. Details of council infrastructure (sewers, roads, stormwater etc) that was affected by flooding during the period 1 December 2010 to 31 January 2011.

8.1 A preliminary list of identified reconstruction works is attached at Appendix Q - Queensland Reconstruction Authority - Initial reconstruction identification template. This question is also answered at Reference 1675968, Question 1.

9. A description of the measures used by Council to protect Council infrastructure (sewers, roads, storm water etc) and to ensure such infrastructure functions during a defined flood event.

9.1 Each planning scheme within the local government area has provisions to ensure new infrastructure is constructed to an acceptable level of flood immunity.

9.1.1 Bundaberg City

9.1.1.1 In regard to the provision of flood immunity of new infrastructure the Flood Management Code states: -

Performance Criteria		Acceptable Solution	
P4	Land surface and road access thereto of land used for residential purposes must provide safe egress during the DFE.	A4.1	On all allotments in the Residential A and Residential B Precinct existing at the date the planning scheme commences, no solution is prescribed; or
		A4.2	On all other allotments, the land surface and road access thereto of all land used for residential purposes is above the DFE level for the site.

Performance Criteria		Acceptable Solution	
P9	Essential services infrastructure (e.g. electricity, gas, water supply, sewerage and telecommunications) maintains its function during a DFE.	A9.1	Essential services infrastructure is located above the DFE level; or
		A9.2	Essential services infrastructure located below the DFE are designed and constructed to exclude floodwater intrusion/infiltration; and
			Essential services infrastructure is designed and constructed to resist hydrostatic and hydrodynamic forces as a result of inundation by the DFE.

9.1.1.2 Burnett Shire

In regard to the provision of flood immunity of new infrastructure the Natural Features or Resources Overlays Code states: -

Column 1: Specific outcomes	Column 2: Acceptable solutions and Probable solutions
<i>If within a Flooding or storm tide risk area identified on Maps NHA 2.1 to NHA 2.4 and maps NHA 3.1 to NHA 3.7</i>	
SO.216 Essential service infrastructure (e.g. on-site electricity, gas, water, sewerage and telecommunications) maintain its function during the DFE or storm tide events.	<p>PS.216.1 Any components of the infrastructure that are likely to fail to function or may result in contamination when inundated by floodwater (e.g. electrical switchgear and motors, water supply pipeline air valves) are—</p> <ul style="list-style-type: none"> i. located above the DFE; or ii. designed and constructed to exclude floodwater intrusion or infiltration. <p>PS.216.2 Infrastructure is designed and constructed to resist</p>

Column 1: Specific outcomes	Column 2: Acceptable solutions and Probable solutions
	hydrostatic and hydrodynamic forces as a result of inundation by the DFE.

9.1.2 **Isis Shire**

In regard to the provision of flood immunity of new infrastructure, each zone code prescribes the outcomes for community infrastructure. Below is an extract from the Residential Zone Code: -

Performance Criteria	Acceptable Solution
<i>Flood Management</i>	
PC13 Development and community infrastructure has an acceptable level of flood immunity, providing for the protection of development at an acceptable level of risk ²³ .	AS13.1 ... AS13.2 Community infrastructure is located at or above the recommended flood levels identified in Schedule 6.

Community infrastructure uses are defined within Schedule 6. As an example a Power Station is required to have a 0.2% AEP flood immunity.

9.1.3 **Kolan Shire**

In regard to the provision of flood immunity of new infrastructure, each zone code prescribes the outcomes for community infrastructure. Below is an extract from the Residential Zone Code: -

Column 1: Specific outcomes	Column 2: Probable solutions
<i>Site suitability</i>	
SO 41. Community infrastructure ¹³ is able to function effectively during and immediately after flood, bushfire or landslide	PS41.1 ... PS41.2 ... PS41.3 The floor level of community infrastructure is located

Column 1: Specific outcomes	Column 2: Probable solutions
events.	300mm above the 1% AEP flood level.

Note: As SPP 1/03 is identified as not being addressed within the Kolan Planning Scheme (for flooding) assessment against the provisions of the SPP is still required.

9.2 A brief description pertaining to specific infrastructure as it operates during a flood event is provided below:-

9.2.1 Roads and Drainage

9.2.1.1 The Local Government road network is the infrastructure asset most significantly affected by flooding. The network comprises both rural and urban roads. During the December 2010-January 2011 flood event, major roads were cut and a number of areas of Bundaberg City were inaccessible as flood waters backed up into local creeks. Major creek systems in the hinterland including the Perry River system were affected by the flooded river with most hinterland bridges inundated and impassable. Major routes in and out of Bundaberg were all inundated at times during the event.

9.2.1.2 It is estimated that 10% of the sealed road network has major damage requiring restoration.

9.2.1.3 Stormwater detention basins throughout the City area maintain localised flooding (resulting from localised rainfall events) to acceptable levels.

9.2.2 Water Supply

9.2.2.1 The city's water supply system sources water from the Branyan Water Treatment Plant together with 18 bores spaced across the City.

9.2.2.2 This distributed supply and reticulation system provides the City's water supply with significant flexibility and redundancy. The Branyan Water Treatment Plant, apart from its water intake, is above Council's DFE, the majority of the bores are also above Council's DFE.

9.2.2.3 Long term major power outages across the City may affect reticulation and treatment capacity. It is considered the City's water supply system demonstrated its resilience to flooding in the December 2010-January 2011 event. A Business Continuity Plan for the water supply system is to be prepared.

9.2.3 Sewerage

9.2.3.1 The City's two (2) largest wastewater treatment plants, Millbank and East, are subject to inundation during a DFE flood event. The Millbank plant was substantially inundated whilst the East plant was partially inundated. The control room of both the Millbank and East plants were above the 2010/2011 flood event. Where practicable, switchboards and other electrical infrastructure are and will continue to be constructed above the 2010/2011 flood event. Other sewerage infrastructure such as submersible pumps, are generally not impacted by flood.

10. A description of Mr Fulton's role in administering the four planning schemes within the Bundaberg Regional Council's jurisdiction.

10.1 Andrew Fulton was Director Planning and Development Bundaberg Regional Council from March 2008 until March 2011 and then Director Infrastructure and Planning April 2011 to present.

10.2 As Director of a multidisciplinary group, I was supported by Manager Strategic Planning, Manager Planning - City and Hinterland (Bundaberg and Kolan Planning Schemes), Manager Planning - Coastal (Burnett and Isis Planning Schemes), Manager Sustainability plus other managers not related to planning. I provided high level management and leadership to the directorate.

11. Details of the development constraints that apply to flood prone land under each of the four planning schemes.

11.1 Each planning scheme addresses development within flood prone land differently and triggers assessment differently. Additionally, each planning scheme is informed by differing levels of information to support the assessment of development within flood prone land.

- 11.2 The Planning Scheme for Bundaberg City (Attachment R) utilises an overlay to identify land that is flood prone and an accompanying overlay code to provide assessment criteria for proposed development within such areas. Furthermore, land identified as being too heavily constrained by flood or drainage problems are within 'Non Urban' precinct. The Non Urban designation is reinforced by Item 3 of the Preferred Settlement Pattern and Development Characteristics within the Non Urban Strategy which states that Non Urban land identified unsuitable for urban purposes because of constraints such as flooding are to be used by uses that are unlikely to be affected by or affect flooding.
- 11.3 The Flood Management Overlay mapping is based on two differing flood events, a 2% AEP Burnett River flood and 1% AEP local flooding for the local streams. The data for these flood events are sourced from the GHD Burnett River Flood Study 2004 and the Drainage Analysis and Catchment Management Plan 1996 prepared by GHD.
- 11.4 The Flood Management Code which is triggered by the Flood Management Overlay, unless specifically identified as exempt by the development assessment table, provides prescribed outcomes for development identified as flood prone. The Flood Management Code is performance based, thus provides opportunity for development that does not strictly comply with a particular probable solution to satisfy a performance criteria via an alternative solution.
- 11.5 Uses identified as exempt are limited to specific minor building works, agriculture, animal husbandry, park and recreation outdoor.

- 11.6 The Planning Scheme for Burnett Shire (Attachment U) uses an overlay to identify land that is flood prone and an accompanying overlay code to provide assessment criteria for proposed development within such areas. Unlike the Bundaberg planning scheme more uses are exempted from these provisions, e.g. dwellings. Dwellings whilst exempt from the overlay and accompanying code have self assessment criteria contained within the Detached Dwelling and Domestic Storage Code. This self assessment criterion provides for habitable floor levels for dwelling within an identified flood prone area.
- 11.7 The minimum floor levels stated vary in regard to the source of the data. Some floor levels are prescribed as a result of information from the Burnett Shire Flood Line, River, Storm Tide, and Local Flooding Assessment prepared by GHD in approximately 2004, other heights are specified by above the 1971 flood level for the Kolan River and default heights are provided for the remainder of the former local government area. These default heights are provided in lieu of more accurate data being available.
- 11.8 Like the Flood Management Code within Bundaberg scheme the Natural Features or Resources Overlays Code within the Burnett scheme provides prescribed outcomes however ultimately assessment is performance based.
- 11.9 The Planning Scheme for Isis Shire (Attachment S) uses an overlay to identify land that is flood prone and an accompanying overlay code to provide assessment criteria for proposed development within and around the township of Apple Tree Creek. Within other areas of the shire the Zone Codes provides assessable criteria. Primarily the zone codes provide self assessable provisions for dwellings and performance based outcomes for all other uses that are generally identified for higher level of assessment.

- 11.10 An anomaly within the Isis scheme is that a dwelling proposed within the Rural Zone is exempt development i.e. not assessable against the provisions of the planning scheme, but yet floor heights for habitable rooms are nominated as outcomes of the Rural Zone Code. As a consequence proposed dwellings within the Rural Zone are not assessable against any flood provisions (when outside of the area identified by the Natural Hazards Overlay) whether there is historical flood information for the site or not.
- 11.11 The specified flood mapping within the overlay is sourced from the Apple Tree Creek Flood Study, dated 15 November, 2004, prepared by Cardno MBK.
- 11.12 Like the Bundaberg and Burnett schemes the assessable criteria within the codes are performance based.
- 11.13 The Planning Scheme for Kolan Shire (Attachment T), like the Isis Shire scheme, uses an overlay trigger (Flood and Drainage Liability area) for a portion of the former local government area and uses Zone Code provisions for the remainder.
- 11.14 There are no flood studies within the former local government area to inform the planning scheme or development assessment decision making. The twelve properties identified in the town of Gin Gin impacted by the Flood and Drainage Liability area are known historically to have such issues.
- 11.15 Like the three other planning schemes the assessable criteria within the codes are performance based.

- 11.16 It should be noted that the Kolan Scheme is nominated as to not address the SPP 1/03 in regard to flooding so an assessment against the State Planning Policy for applications is still required.
- 11.17 Although structured differently and informed by differing levels of supporting documents a number of consistent assessable elements can be found throughout all four planning schemes. For example each scheme nominates that the habitable floor level for dwellings are to be 300mm above the applicable flood level, manufacturing and storage of hazardous material is to occur above any nominated flood, and flood flows paths are protected from operational works.
- 11.18 It is considered that these consistencies are a result of the State Planning Policy 1/03 and have been achieved because these elements are a minimum standard required by the SPP.

12. A description of any challenges Mr Fulton has experienced in the performance of his role that arise because of the need to administer four planning schemes with varying development constraints for flood prone land, citing specific examples where possible.

- 12.1 The Kolan planning scheme nominates land within a Flood and Drainage Liability Area but does not have any reports, data or policies to support this land designation. This has created frustration for Council Officers assessing triggered application and the community. Application example: 322.2007.20901.1 – a Material Change of Use for 2 residences within the Flood and Drainage Liability Area. In this instance, the habitable floor level for each dwelling was to be set no less than 600mm above the ground level of the site based on the neighbouring dwelling.

- 12.2 The Zone Codes, Infrastructure Areas and Items Overlay Code, Filling and Excavation Code, Reconfiguring a Lot Code within the Planning Scheme for Kolan Shire refer to a 1% AEP flood. Council has no records or supporting studies of any flooding.
- 12.3 Within the Planning Scheme for Kolan Shire proposed dwellings, unless located on 1 of the 12 lots identified within the Flood and Drainage Liability area, dwellings are not assessed potential flooding when located nearby a waterway.
- 12.4 Within most rural areas of the local government area dwellings are not assessed against flood provisions as limited information exists.
- 12.5 Different triggers due to the different structures of the planning schemes does not allow for consistency in assessment processes and outcomes. For example within the Bundaberg city dwellings are triggered for assessment by the Flood management Overlay and assessed against the Flood Management Code where in the Burnett Shire dwellings are exempt from the Natural Features or Resources Overlay and the Detached Dwelling and Domestic Storage Code has self assessable provisions relating to flooding.

13. A description of any challenges or difficulties experienced at an institutional level by Council that arise because of the need to administer four planning schemes with varying development constraints for flood prone land, citing specific examples where possible.

13.1 The following institutional matters are raised:-

13.1.1 The difficulty Council has in attracting and retaining engineers with experience and skills in stormwater modelling – this issue not only affects Council but also the Engineering Consultancy industry. There is a responsibility, both of Council and the Consultants servicing the development industry, to ensure that professional engineers undertake stormwater design with due care and attention to ensure that design standards are reflected in stormwater infrastructure provided.

13.1.2 Recognising the issues of administering four (4) planning schemes, the Bundaberg Regional Council engaged Humphries Reynolds Perkins in November 2010 at a tendered cost of \$654,112 to commence drafting of a new Planning Scheme. In addition to this monetary requirements, Council in the 2011/2012 Budget has provided \$200,000 to review and extend the Flood Study previously undertaken for the Burnett River as well as develop a flood model for the Kolan River (\$40,000). This work will provide the background for Flood Management provisions in the new Planning Scheme.

13.1.3 In recognising the importance of stormwater drainage planning, Council is in the process of reallocating a current technical position to focus on stormwater drainage planning.

Statement Prepared By:-

Mr Andrew William FULTON
Director Infrastructure & Planning Services
Bundaberg Regional Council



Digitally signed by Andrew Fulton
DN: cn=Andrew Fulton, o=Bundaberg Regional Council, ou=Infrastructure and Planning, email=Andrew.Fulton@bundaberg.qld.gov.au, c=AU
Date: 2011.09.01 14:57:43 +1000

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Signature

.....
1 September 2011
.....
Dated



Digitally signed by Andrew F. Fulton
DN: cn=Andrew Fulton, o=Bundaberg Regional Council, ou=Infrastructure and Planning, email=Andrew.Fulton@bundaberg.qld.gov.au, c=AU
Date: 2011.09.01 14:58:05 +1000

Andrew William FULTON

PART B

(Reference 1675968)

1. Details of any council infrastructure that was affected by flooding between the period 1 December 2010 to 31 January 2011. (See Attachment Z – Treatment Plant Locations)**1.1 Roads and Drainage**

- 1.1.1 Bundaberg Regional Council experienced heavy rains in early December 2010 which resulted in flash flooding which cut a number of local roads.
- 1.1.2 On 5 December 2010, heavy rain in the McCoys Creek catchment washed away a large culvert on Arcadia Drive at Branyan isolating approximately 300 residents. A temporary replacement culvert was installed to provide access to these residents the following day.
- 1.1.3 Access on a number of local roads was further disrupted as rain continued to fall in December and extremely heavy rain washed away four major culvert structures in the Bungadoo and Delan areas. Two of these structures were on the Wallaville-Goondoon Road.
- 1.1.4 The Burnett River began to rise rapidly on 28 December 2010 and rose to a peak height of 7.92 metres on 30 December 2010. All low lying areas of the city were inundated.

- 1.1.5 Major roads were cut and a number of areas of Bundaberg City were inaccessible as flood waters backed up into local creeks. Major creek systems including the Perry River were affected by the flooded river with most bridges inundated and impassable. A number of communities were isolated and the Bruce Highway was cut at Currajong Creek and all south-bound highway traffic was halted at Gin Gin for several days.
- 1.1.6 The flooded Burnett River inundated riverside park facilities and washed away Council jetties and pontoons in the town reach. Scouring of the river bank and car parking areas and stripping of vegetation occurred as the river peaked a further two times.
- 1.1.7 Two Council buildings, Rowers on the River in Quay Street and the Walla Street Hall, were inundated in the flood and suffered significant damage. The Walla Street Hall has since been demolished and the Rowers building is restricted to use on the second story only (storage on the ground floor only).
- 1.1.8 The combination of inundation and continuing rain causing rising water table levels resulted in saturated road pavements across the Regional Council area. Roads suffered rutting, heaving, and potholing. It is estimated that 10% of the sealed road network has major damage requiring reconstruction. Stormwater pipes suffered from erosion or siltation.

- 1.1.9 Many roads were cut or inaccessible and updates on closures were provided daily during December and January. These reports were provided weekly during the emergent repair period and then monthly to date. The reports were provided to the Disaster District Co-Ordinator and uploaded to the Council's intranet. Typical reports are provided (See Appendix N: Typical Road Reports)
- 1.1.10 A preliminary list of claimable restoration works is provided at Attachment Q (Queensland Reconstruction Authority - Initial reconstruction identification template). A map indicating locations of road damage prepared subsequently to the above list, is provided in Attachment V (Roads Priority Areas and Road Assessments).

1.2 Water

- 1.2.1 Generally, the water supply for Bundaberg City was not impacted by the December 2010-January 2011 floods. Quantity and quality service levels were maintained primarily because of the flexibility in this water supply system. Low water consumption during this period enabled total water usage to be supported by the groundwater system.
- 1.2.2 Branyan Water Treatment Plant was not operated during the flood period due to its river inlet being submerged however, the plant did remain in a operable condition. There is sufficient redundancy in the water supply system to accommodate Branyan water treatment plant being offline.

- 1.2.3 Infiltration occurred in the Thornton Street bore well, this bore was inundated and hence was isolated and brought back online after the floodwater receded.
- 1.2.4 Floodwater ingress occurred in one water reservoir at the east depot, this reservoir was taken offline. The ingress occurred because of the condition and age of the inground reservoir and the damage to the floor not considered a result of the flood. Rectification works have been budgeted in the 2011/2012 budget to repair this reservoir.
- 1.2.5 The inlet works at Wallaville were submerged and as a result this plant did not operate during the flood period. There was sufficient water available in the elevated storage tank to ensure that service levels were not compromised.
- 1.2.6 As floodwaters receded visual inspections were performed to identify any damage or apparent leakage that occurred within the reticulation system.
- 1.2.7 Power outages did not affect the majority of bores or groundwater treatment plants.
- 1.2.8 The total claimable cost of flood damage to Water Supply infrastructure is \$16,330 (August 2011).

1.3 Sewerage

- 1.3.1 Council's second largest wastewater treatment plant (Millbank) was isolated and the majority of the plant submerged during the December 2010 event. Prior to its inundation, some critical components eg. motors, were removed from the plant and power disconnected. A number of switchboards and pump motors that remained on the site were submerged but the main oxidation ditch was not inundated. This enabled the bio mass to be retained and made it easier to restore the treatment process following the flood event.
- 1.3.2 The plant was operable several days after the waters receded with effluent quality improving shortly after this time. Besides damage to electrical components, a section of the perimeter fence was also damaged.
- 1.3.3 Council's largest wastewater treatment plant (East) was flooded in the lower areas containing sludge beds and sludge storage areas. The treatment plant was not affected however flows to the plant increased significantly during the flood period, in order of 7-8 times ADWF.
- 1.3.4 Eight (8) sewerage pump stations were affected (4 small pump station) as flood waters rose, power was disconnected to these stations; all stations apart from Tallon Bridge, had wet well submersible pumps and hence sustained little damage. Pump stations were progressively brought back online as the flood waters receded. Surcharging in the sewerage reticulation system was managed on a case by case basis. During the flood period, two crews were assigned to investigate and provide advice to property owners/tenants.

1.3.5 An odour control station which provides oxygen injection at Waterview Road was damaged and at this time, has not been repaired. This site is currently being assessed to see whether it is appropriate for the future.

1.3.6 The total claimable cost of damage to sewerage infrastructure is \$185,812 (August 2011).

2. Details of any flood mitigation infrastructure (for example flood detention basins, storm water culverts, back flow devices) in the council's area including a description of the maintenance programs for such infrastructure.

2.1 The following major stormwater detention basins are within the Bundaberg Regional Council Local Government area:-

- Airport Detention Basin
- Pressler Basin
- Industrial Park Basin
- McCarthy Street Basin
- Belle Eden Basin
- Ring Road Basins – Goodwood Road, Bells Road, Walker Street, Clayton Road
- Beach Mileu

2.2 All of these basins are designed to attenuate local run-offs. Numerous other minor detention storages are incorporated in developments across the City, predominately in car park areas.

2.3 Maintenance of these basins consists of mowing and vegetation management on frequencies of up to six (6) times per year.

2.4 Backflow devices are limited to tidal gates in tidal areas. There are inspected annually for operation.

3. Details of the storm water design capacity and urban run-off capacity, sewerage design capacity and the most recent review of these capacities including details of any plans to upgrade.

3.1 The following studies provide stormwater design capacity information:-

3.1.1 Stormwater

3.1.1.1 Bundaberg City Drainage Analysis and Catchment Management Plan 1996 (Attachment B)

3.1.1.1.1 This Study provides capacity details of all major drainage paths in the City. It has been used predominantly for development assessment purposes. Upgrades identified are within the document but have been constructed or undertaken include:-

- Saltwater Creek – Airport Detention Basin (Constructed)
- Crofton Street Drain – flood affected land purchased
- Edward Street Drain – upgrades of culverts downstream of the Railway Line crossing
- Avenell Street Drain – widening of drain and upgrade of culverts

3.1.1.1.2 As identified in my statement, the catchment models within this document are progressively being upgraded. The attachment below for Saltwater Creek is the upgraded Saltwater Creek model. A new model for Bundaberg Creek is about to be completed.

3.1.1.2 Bundaberg Regional Council Saltwater Creek Flood Study February 2010 (Attachment C)

3.1.1.2.1 This Report is the most recent report on Saltwater Creek and reflects all development works in the upper catchment of that Creek.

3.1.1.3 Isis Shire Council Apple Tree Creek Flood Study (Attachment G)

3.1.1.3.1 This Report is used for development assessment within its area of Study.

3.2 The following studies provide sewerage capacity information:-

3.2.1 Sewerage

3.2.1.1 Wastewater Treatment and Effluent Management Master Plan 2009 (Attachment AA)

3.2.1.1.1 This Report recommends a new Wastewater Treatment Plant to service both the coastal areas of the Local Government Area and eastern parts of Bundaberg.

Subsequent to the commissioning of the proposed Rubyanna Wastewater Treatment Plant, the East Wastewater Treatment Plant will be decommissioned.

3.2.1.1.1 Council is currently purchasing land for the proposed Rubyanna Wastewater Treatment Plant.

3.2.1.2 Bundaberg Sewerage Planning Report – 2008
(Attachment W)

3.2.1.2.1 This Report provides analysis of sewerage catchments within the City. The attachment below provides Council's 10 year Wastewater Capital Works Program that identifies those capital works Council is committed to.

3.2.1.3 Bundaberg City Planning Strategy for Bundaberg's Wastewater Plants – 2009 (Attachment X)

3.2.1.3.1 Study provides future strategies for Thabeban Wastewater Treatment Plant, Millbank Wastewater Treatment Plant and East Wastewater Treatment Plant. Council is currently engaging consultants for proposed upgrades to Thabeban and Millbank Wastewater Treatment Plants. Following its commitment to the proposed Rubyanna Wastewater Treatment Plant, East Wastewater Treatment Plant will be decommissioned.

Statement Prepared By:-

Mr Andrew William FULTON
Director Infrastructure & Planning Services
Bundaberg Regional Council



Digitally signed by Andrew Fulton
DN: cn=Andrew Fulton, o=Bundaberg Regional Council,
ou=Infrastructure and Planning,
email=Andrew.Fulton@bundaberg.qld.gov.au, c=AU
Date: 2011.09.01 15:02:15 +10'00'

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Signature

1 September 2011

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Dated



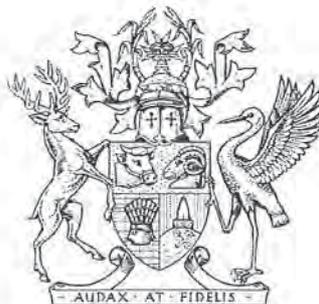
Digitally signed by Andrew Fulton
DN: cn=Andrew Fulton, o=Bundaberg Regional Council, ou=Infrastructure
and Planning, email=Andrew.Fulton@bundaberg.qld.gov.au, c=AU
Date: 2011.09.01 15:02:15 +10'00'

Andrew William FULTON

Due to the large number, and size, of the annexures to this statement, it is only possible able to publish those annexures specifically referenced in the Commission's Final Report.

These are:

Annexure T to First Statement of Andrew
Fulton: Kolan Shire Planning Scheme



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*Sustainable Planning Act 2009***PUBLIC NOTICE****BUNDABERG REGIONAL COUNCIL****PLANNING SCHEME FOR KOLAN SHIRE VERSION 2**

Notice is given under the *Sustainable Planning Act 2009*, Chapter 3, Part 5, Division 2, that on 19 July, 2011 Bundaberg Regional Council adopted amendments to the Planning Scheme for Kolan Shire. These adopted amendments took effect on 20 July, 2011.

The Planning Scheme amendments consist of:-

- Amending the level of assessment from 'Code' assessable to 'Impact' assessable when a use is identified as inconsistent within the Assessment Tables; to ensure that inconsistent uses cannot be deemed as approved under the provisions of Section 331 of the Sustainable Planning Act;
- Insert a new sub heading 'Sheds' above Specific Outcome 126 within the Dwelling House and Domestic Storage Code; to ensure that sheds associated with a dwelling are assessed against the provisions of the Planning Scheme;
- Replace Specific Outcome 126; for the purposes that the new wording better reflects the intended outcome for sheds on the same allotment as a dwelling.

A copy of the Planning Scheme is available for inspection and purchase at Council's Administration Building, 190 Bourbong Street, Bundaberg and the Gin Gin Service Centre, 4 Dear Street, Gin Gin. The Planning Scheme is also available on Council's website www.bundaberg.qld.gov.au. For further information, contact Council's Strategic Planning Section on 1300 883 699.

PETER BYRNE
CHIEF EXECUTIVE OFFICER



planning scheme policies

kolan shire



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POLICY 1: **LOCAL GOVERNMENT
MAY CONSULT
PLANNING SCHEME POLICY**

**1.1 When local government may consult on a
development application**

- (1) Without limiting its discretion under IPA¹, the local government may seek advice or comment about an application in any circumstances the local government determines, including, in the local government's opinion, if—
- (a) the development may conflict with a code;
 - (b) specialised technical advice is required to assess the development; or
 - (c) the development may affect premises being of special interest to a person.

1.2 Who may be consulted

- (1) The local government may seek advice or comment about an application for development from any person, including any considered by the local government to have specialist knowledge or a special interest in an application.
- (2) Without limiting subsection (1), the local government may seek advice or comment about an application for development for—

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

Mineral resources

- (a) within 1 km of identified mineral resources or a gravel pit—from the Department of Natural Resources and Mines; and

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; and

Good quality agricultural land

- (c) on *Class A, Class B or Class C Land*—from the Department of Natural Resources and Mines; and

Bushfire prone area

- (d) on land in a moderate or high risk area—from the Department of Emergency Services;

A use identified as an 'inconsistent use'

- (e) for a material change of use identified as an 'inconsistent use' in the applicable zone code—owners, occupiers of adjoining or nearby premises, or the public generally.

1.3 How consultation may be undertaken

- (1) The local government may seek advice or comment in any way considered appropriate for the circumstances, including any one or more of the following—
 - (a) public notification in a newspaper;
 - (b) placing a notice on the premises or a public place;
 - (c) personal notification or contact;
 - (d) placing an advertisement in the electronic media;
 - (e) placing information on and seeking comment from a web site;
 - (f) public meetings;
 - (g) meeting with a person or organisation having a special interest, experience or expertise; and
 - (h) correspondence.



POLICY 2: **INFORMATION
REQUIREMENTS FOR
APPLICATIONS**
PLANNING SCHEME POLICY

Guideline—

This policy identifies the supporting information the local government expects in a well-prepared application or may ask through an information request during the IDAS Information and Referral Stage (IPA Chapter 3, Part 3).

Division 1—Preliminary

- (1) The Local Government may request the information identified in Division 2 from the applicant to assist—
 - (a) the assessment of a development application;
 - (b) the Local Government decide under the IPA that the conditions of a development permit for the operational works associated with the reconfiguring of a lot have been complied with before endorsing a plan of subdivision; or,
 - (c) the Local Government decide under the IPA that adequate security is given before endorsing a plan of subdivision.

Division 2—Information for assessment of development applications

The Local Government may request the following information—

2.1 General assessment

For assessment against a Zone Code—

- (1) If an application requiring assessment against a zone code—

- (d) an assessment of how the development may contribute to or detract from the achievement of outcomes sought for the zone;
- (e) if applicable, an assessment of measures proposed to adequately manage the potential detraction from the achievement of the outcomes.

For reconfiguration of land—

- (2) If an application involving the reconfiguration of land—
 - (a) a report detailing an appropriate Soil Erosion and Sediment Control Program prepared in accordance with Section A4 of the Soil Erosion and Sediment Control: Engineering Guidelines for Queensland Construction Sites – Institution of Engineers, Australia, Qld Division.

If in an unsewered area—

- (3) for development involving material change of use or reconfiguration in an unsewered area—
 - (a) a report prepared by a suitably qualified person, in accordance with the Department of Natural Resources and Mines *On Site Sewerage Code*, detailing the suitability of the site for on site effluent disposal;

For development of a cattery or kennel—

- (4) For development involving a cattery or kennel—
 - (a) a report prepared by a suitably qualified person detailing the expected noise levels associated with the *use* of the site and measures to mitigate noise levels when measured at the site boundaries; and,
 - (b) a report prepared by a suitably qualified person detailing how wastes from the site will be treated and disposed of.



For intensive animal husbandry—

- (5) For development involving Intensive Animal Husbandry—
 - (a) details of—
 - (A) the number of animals to be kept on the site at any time; and,
 - (A) vehicle movements including service and delivery vehicles and proposed routes; and,
 - (B) proposed access routes; and,
 - (B) location of the 1:50 *ARI* level in respect of the site and all *use areas*; and,
 - (C) existing and proposed water supply including location and capacity of existing and proposed dams; and,
 - (D) details of all watercourses on or near the *premises*; and,
 - (b) a report prepared by a suitably qualified person detailing the expected noise levels associated with the *use* of the site and measures to mitigate noise levels; and,
 - (c) an agricultural land report prepared by a suitably qualified person in accordance with section 6 of *Planning Guidelines: The Identification of Good Quality Agricultural Land*; and,
 - (d) a report prepared by a suitably qualified person detailing how wastes from the site will be treated and disposed of.

For development that may create an environmental nuisance—

- (6) Each submission should include a description of impact mitigation measures for how the potential impacts will be managed, minimised or mitigated.
- (7) for development that may create an environmental nuisance each development submission is to describe potential emissions from the premises or activity to the surrounding environment based on the following criteria—
 - (a) emission characteristics or qualities;
 - (b) amount and rate of emissions amount;
 - (c) the duration and time of an emission;

- (d) whether emissions will be continuous or fluctuating;
 - (e) the characteristics or qualities of the environment into which an emission will be made (the receiving environment);
 - (f) the emissions impact on the receiving environment;
 - (g) the views of affected persons about the emission; and
 - (h) the order of occupancy between the responsible person and each person affected by the proposal;
- (8) for development that may generate significant levels of traffic—a report prepared by a suitably qualified person detailing—
- (a) the likely traffic generation associated with the development; and,
 - (b) proposed measures to deal with the traffic impacts; and,
 - (c) the likely parking requirements of the development; and,
 - (d) the number of car parking spaces proposed for the *development*.
- (9) for development that may result in significant environmental impact—an impact assessment and management report prepared by a suitably qualified person for development including—
- (a) Aquaculture; or
 - (b) Extractive industry; or,
 - (c) General industry; or,
 - (d) Intensive animal husbandry; or,
 - (e) Low impact industry; or,
 - (f) Public utility; or,
 - (g) Rural industry; or,
 - (h) Service Station; or
 - (i) Special Industry; or
 - (j) Tourist accommodation; or



- (k) an undefined use.

2.2 Assessment against the Natural Features and Resources Overlays

2.2.1 Mineral resources

- (1) If an application for use or works located within 1km of an identified mineral resource—
 - (a) information identifying the nature and location of resources in the vicinity and assessment of how the proposed use and associated works may affect extraction of the resources;
- (2) If an application is within or adjacent to a mining lease, mineral development licence or mining claim area—
 - (a) information identifying the nature and location of resources in the vicinity and assessment of how the proposed use and associated works may affect extraction of the resources;
 - (b) information identifying the noise and dust emissions, hours of operation, proposed haul route and proposed activities.

2.2.2 Creeks and rivers

- (1) An impact assessment and management report detailing—
 - (a) likely impacts of the development on the integrity and function of the watercourse; and,
 - (b) measures available or proposed to mitigate any identified likely adverse impacts of the development on the integrity and function of the natural watercourse including the identification of distances appropriate for buffer areas; and,
 - (a) retention of existing on-site vegetation; and,
- (2) An impact assessment and management report detailing measures taken in the design of the development to—
 - (a) arrange lots so that buildings and associated infrastructure are located outside areas of natural watercourses; and,
 - (b) arrange higher density development in clusters in areas of the site least likely to impact upon natural

watercourses and wetland areas (lot sizes may be calculated to enable an increased lot yield in return for the conservation of natural watercourses and wetland areas and buffers); and,

- (c) intersect and treat runoff from developed sites; and,
- (d) avoid artificial walls or rock structures along watercourses except where such materials are used for rehabilitation purposes.

2.2.3 Fred Haigh Dam Declared Catchment Area

(1) If an application is within the Fred Haigh Dam Declared Catchment Area—information sufficient to establish the likely effect on water quality including—

- (a) water quality objectives for receiving waters;
- (b) site-specific discharge standards;
- (c) separation distances between works and uses including wastewater discharge areas on land and—
 - (i) catchment waters, including watercourses, lakes and springs; and
 - (ii) the full supply level, planned full supply level or flood margin reserve, whichever will provide the greater distance;
- (d) the capacity of vegetation or other natural features to maintain water quality by filtering sediments, nutrients and other contaminants; and
- (e) any changes to storm water runoff characteristics;

2.2.4 Declared groundwater areas

(1) If an application is within a declared groundwater area—

- (a) information sufficient to establish the likely effect on water quality including—
 - (i) land uses that may have an adverse affect; and
 - (ii) how land conditions have been protected.



2.2.5 Biodiversity significance areas

- (1) if an application is within an identified area of local, biodiversity significance—
 - (a) an ecological assessment prepared by a suitably qualified person which—
 - (i) identifies the extent of significant habitat areas;
 - (ii) identifies the location, alignment, width and composition of any ecological corridors;
 - (iii) defines the extent to which the site contributes to an ecological corridor;
 - (iv) identifies the connection and relationship between contiguous remnant vegetation, water and endangered ecosystems;
 - (v) demonstrates how the habitat areas are being retained and protected;
 - (vi) indicates that areas of the site identified as significant habitat or ecological corridors are not part of the proposal;
 - (vii) identifies the impact on the values for which the area has been assigned significance; and
 - (viii) highlights specific factors relevant to the remnant and the locality including—
 - (A) significant habitat for 'at risk' species,
 - (B) relative size of the ecosystem,
 - (C) condition, and
 - (D) ecosystem diversity.

2.2.6 Erosion prone areas

- (1) If developing within an identified erosion prone area—
 - (a) a sediment and erosion control plan will be required for site works which complies with the Soil Erosion and Sediment Control - Engineering Guidelines for Queensland Construction Sites (IEAUST).

2.2.7 Natural hazard (bushfire prone area)

- (1) If an application is within a moderate or high bushfire prone area—
 - (a) for development in a medium or high hazard area that involves the reconfiguring of a lot that results in an increase in the number of lots, or material change of use of premises—a Bushfire Management Plan prepared in accordance with Appendix 8 of State Planning Policy 1/03 Guideline, Mitigating the Adverse Impacts of Flood, Bushfire and Landslide; or
 - (b) a site-specific natural hazard assessment carried out in accordance with Appendix 8 of State Planning Policy 1/03 Guideline, Mitigating the Adverse Impacts of Flood, Bushfire and Landslide that concludes that the bushfire hazard is low; and
 - (c) a report that demonstrates the proposed development does not result in an unacceptable level of risk to people or property.

2.2.8 Landslide

- (1) if an application is on a site considered to be at risk of landslide, either—
 - (a) sufficient information about site levels to ascertain that the subject development will not be carried out on slopes greater than 15%; or
 - (b) a site-specific geotechnical analysis carried out by a registered professional engineer that demonstrates that the proposed development is not subject to landslide hazard; or
 - (c) a report that demonstrates the proposed development does not result in an unacceptable level of risk to people or property.

2.3 Assessment against Cultural Heritage Features Overlays

- (1) if an application involves assessment against the Cultural Heritage Features Overlay Code—



- (a) a cultural heritage assessment report prepared by a professional cultural heritage consultant holding an authorised permit under the *Cultural Record (Landscapes Queensland and Queensland Estate) Act 1987*, or as amended or replaced by subsequent legislation; and
- (b) a cultural heritage management plan approved by the Environmental Protection Agency, outlining—
 - (i) how the form, scale, design, finish and colour of an identified cultural heritage building (listed in Schedule 1) respects the heritage place and significant architectural features; and
 - (ii) how physical structures including fencing, landscaping and advertising devices do not detract from or obstruct the views of a heritage place.

2.4 Other overlay assessment

- (1) if an application requiring assessment against an overlays code (other than covered elsewhere in this policy)—
 - (a) an assessment of how the development or effects of the development may affect the values of the relevant feature or resource; or
 - (b) 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
 - (c) if applicable, an assessment of measures proposed to adequately manage the potential significant adverse effects arising from the development;

2.5 Assessment involving infrastructure or operational works

2.5.1 General

- (1) Division 2—Presentation of Drawings, applies to engineering plans submitted by a RPEQ for approval of

operational work and internal and external civil work with other approved developments.

- (2) Engineering Drawings and Specifications, and Inspection and Testing Plans are to be submitted accompanied by the statement of compliance sheets.
- (3) Engineering calculations for the design of any stormwater drainage catchments.
- (4) Full scale Engineering Drawings are required for plan checking although the Engineer may approve submission of reduced scale plans for details such as road cross-sections.

2.5.2 Requirements for drawings

- (1) The local government may request the following drawings—
 - (a) engineering and “as-constructed” plans submitted for approval for development work and internal and external civil work;
 - (b) Engineering drawings and specifications, and Inspection and Testing Plans;
 - (c) full scale Engineering Drawings—for plan checking.;
 - (d) reduced scale plans—for use by the local government during the construction phase provided they conform to the approved design.

2.5.3 General requirements

- (1) For all development applications involving operational work—
 - (a) sufficient information to allow assessment of the design of the proposed development and its effects on future development in the locality, including drainage catchment area, sewerage or water reticulation area;
 - (b) with the submission of designs for approval—a Statement of Compliance—Design, certifying that the designs have been prepared in accordance with this policy unless specifically otherwise noted;



Guideline—
Failure to submit required certification may result in delays or rejection of the data provided and an information request from the local government.

- (c) if the proposed development would not comply with the standards in this policy—supporting evidence for the variation;
- (d) various works, designs, plans, drawings, calculations or other data where required—specific certification by appropriately qualified professionals;

2.5.4 If involving infrastructure works

- (1) If an application involving infrastructure works, including works for reconfiguring a lot—
 - (a) an assessment of the capacity of existing infrastructure and the effect of the proposed use connecting to that infrastructure;
 - (b) an assessment of any proposed variation of the standards stated in *Planning Scheme Policy 5 Design and Construction Standards for Infrastructure Works* including—
 - (i) a description of the existing situation;
 - (ii) the reason for the variation; and
 - (iii) an outline of other variations that have been considered but not proposed.
 - (c) drainage calculations and catchment plans demonstrating that the works would not compromise the achievement of the objectives and design philosophy of QUDM;
 - (d) any additional calculations in support of overland flow path capacities, weir flows over kerbs, flood fill studies;
 - (e) where the downstream drainage system is not capable of carrying an increased discharge—an indication of what measures, including upgrading the existing downstream system, are proposed to ensure that downstream systems can adequately accommodate such increased discharge;
 - (f) certification from a suitably qualified consultant that the proposal would achieve the specific outcomes for stormwater drainage in the Infrastructure Works Code.

Guideline—
The use of appropriate computer programs in the design or modelling of drainage is encouraged provided results are presented on a calculation sheet

- (g) *for subgrade stabilisation*—any submission for the use of alternative methods of stabilisation are to be supported by technical information from the manufacturer or a recognised geotechnical testing authority.

Division 2—Information for other approvals by local government

Guideline—

Plans of subdivision require the approval of the local government before the new lots can be registered—eg. see section 50(g) of the Land Title Act 1994. Chapter 3 Part 7 of the IPA deals with 'Plans of Subdivision'.

Guideline—

Contact the Council to ascertain the current fees for endorsing a plan of subdivision prior to lodging plan of subdivision for endorsement.

2.6 Request for approval of 'plan of subdivision' by the local government

The local government may request the following information—

- (1) if a plan is given to the local government under the *IPA*—
- (a) evidence of compliance with the conditions of the relevant development permit for reconfiguring a lot; and
 - (b) evidence of payment of the relevant fee; and
 - (c) evidence of any contributions² required to be paid; and
 - (d) evidence of payment of a maintenance bond not less than 5% of the *total installed cost* of the infrastructure works.

Guideline about the approval of the plan of subdivision—

The IPA (section 3.7.2) requires the local government to approve the plan of subdivision if—

- *conditions for the development permit for the reconfiguring have been complied with;*
- *conditions for the development permit for the operational works have been complied with;*
- *there are no outstanding rates, charges, or expenses over the land; and*
- *the plan is prepared in accordance with the development permit.*

Alternatively, security may be given to ensure compliance with the above.

² eg. contributions for water or sewerage headworks, parks, roadworks, car parking



The IPA requires the local government to approve the plan of subdivision within 20 business days after the applicant after the applicant complies with the above.

The IPA requires the plan of subdivision to be lodged for registration with the registering authority within 6 months after the local government's approval. The applicant is responsible for such lodgement.

2.7 Security for incomplete works

(1) For a request to secure incomplete infrastructure works under the IPA—

- (a) fully priced schedule of outstanding works; and
- (b) confirmation of the total cost of the development works, where a maintenance bond is required; and
- (c) summary sheet; and
- (d) certification from the Consulting Engineer that the information is correct and that the outstanding works are scheduled for completion within the period nominated in any bonding approval conditions.

Guideline—:
Council may, at its discretion, secure compliance with the conditions of a development permit, including any uncompleted works.

2.7.1 Requests for accepting works as “on maintenance”

(1) For a request to accept work as “on maintenance”—

- (a) Statement of compliance and ‘as constructed’ information;
- (b) ‘As Constructed Drawings and Documentation’ should be submitted prior to or at the ‘on maintenance’ inspection.

Guideline about ‘on maintenance’ inspections—

Though Council will carry out ‘on maintenance’ inspections prior to receipt of ‘as constructed’ information ‘on maintenance’ will not be granted until the drawings are submitted and approved.

(2) The ‘as constructed’ information submitted is to be accompanied by the ‘Statement of Compliance – Construction’ duly signed by the RPEQ responsible for the Site Services.

Statement of compliance and ‘as constructed’ information

Guideline—

The Council strongly recommends that as constructed information be collected and checked as the works progress. This will identify construction errors as early as possible so that rectification or request for Council's approval for the change does not delay accepting the works 'On Maintenance'.

Guideline—

Council's requirements should be satisfied prior to requesting an 'On Maintenance' site inspection. Failure to do so may result in the charging of a reinspection fee.

- (3) 'As constructed' information includes the following—
- (a) 'as constructed' drawings;
 - (b) Test Results;
 - (c) Asset Management Details;
 - (d) Statement of Compliance; and,
 - (e) Non compliance Report.

On-maintenance

- (4) For a request for the local government to accept the infrastructure works as being 'on maintenance'—evidence from the Consultant Engineer that the local government's requirements for 'on maintenance' inspections have been satisfied.

Guideline about having works accepted 'on maintenance'—

Following a satisfactory 'On Maintenance' inspection and the Engineer's acceptance of the 'as constructed' drawings and documentation, the consultant is to submit a written request to the local government for acceptance of the works 'On Maintenance' and, if applicable, the release or reduction of any uncompleted works bond held.

Guideline about the approval of the security bond amount—

The Engineer will, upon confirming that the maintenance security bond amount has been approved and received, and all other relevant fees paid, confirm acceptance of the works 'On Maintenance' and arrange for release or reduction of any uncompleted works bond held.

- (5) Unless noted otherwise on the development approval, the 'On Maintenance' period will be for a period of 12 months for all of the constructed infrastructure works.

Guideline—

Council's requirements (see guidelines in Part 4—Post Construction Phase) should be satisfied prior to requesting an 'Off Maintenance' site inspection. Failure to do so may result in the charging of a reinspection fee.

2.7.2 Requests for accepting works as "off maintenance"

- (1) For a request for the local government to accept the infrastructure works as being 'off maintenance' evidence from the consulting Engineer that the local government's requirements for 'Off Maintenance' Inspections have been satisfied.



*Guideline—
The Council's Engineer will, upon confirmation that no outstanding accounts arising from the development are due to Council, confirm acceptance of the works 'Off Maintenance', and arrange for the release of the maintenance security bond.*

2.7.3 Requests for the release of maintenance security

- (1) Following a satisfactory 'Off Maintenance' inspection, the Consultant is to submit a written request to the local government for acceptance of the works 'Off Maintenance' and include the details of any maintenance security that the consultant requests be released.

Division 3—Submitting an application

2.8 Requirements for plans, reports or studies

- (1) If submitted in connection with a development application, where relevant—
 - (a) A planning report detailing compliance of the proposal with the planning scheme—
 - (b) Where a departure from the planning scheme is proposed a justification for this departure must be made. A departure from the requirements of the scheme will only be considered where there is overwhelming evidence that the development will not compromise the intended outcome for the zone or use.
 - (c) A minimum of 5 sets of supporting information is to be submitted for code assessable applications and a minimum of 6 sets of supporting information is to be submitted for impact assessable applications.
 - (d) Plans submitted to Council are to—
 - (i) be numbered, dated and contain a north point and any revisions to the original plan be identified in a legend;
 - (ii) be drawn to a metric scale of 1:10, 1:50, 1:100, 1:200, or 1:500;
 - (iii) be produced on a standard A0, A1, A2, A3 or A4 sheet of paper. At least one set of drawings are to be of A3 in size and to the correct scale.

- (iv) show the boundaries of the site to which the application relates (metes and bounds may be required for some applications);
- (v) show the name of the roads to which the site has frontage;
- (vi) show the size, location of all buildings and other structures both existing and proposed to be erected on site and the distance in metres of the outermost projection of such building or structure to the boundary of the site;
- (vii) show the details of the internal layout of all buildings and structures both existing and proposed to which the application relates and elevations of any new buildings or structures, indicating the position of all windows, doors, roofline and wall projections, balconies, verandahs, stairwells and outbuildings;
- (viii) show the position and layout of all existing and proposed vehicular accessways, driveways and parking areas and pedestrian or cyclist paths;
- (ix) show the services and other features such as street trees and the position of poles along the immediate frontage of the land;
- (x) show the indicative location of all proposed landscaping and recreation areas;
- (xi) show the location of on site utility services such as areas for the provision of refuse disposal or clothes drying areas, etc;
- (xii) show contour information and spot levels;
- (xiii) show the location of existing services within or adjacent to the site;
- (xiv) show the location of all buildings on adjoining allotments;



- (xv) show the landscaping in accordance with the requirements identified in the Landscaping and Landscape Plans Planning Scheme Policy.

POLICY 3: **LANDSCAPING AND
LANDSCAPE PLANS**
PLANNING SCHEME POLICY

Division 1—General

- (1) This planning scheme policy identifies the local government's requirements regarding—
- (a) the circumstances in which information about landscaping may be required;
 - (b) the standards applying to landscape plans; and,
 - (c) acceptable and unacceptable species of plants for inclusion in landscaping.

Division 2—Information requirements for plans

3.1.1 Plan are required in certain circumstances

- (1) Circumstances in which plans may be required—
- (a) if the application involves reconfiguring a lot resulting in additional lots; or
 - (b) if the applicable code identifies that landscaping, buffering or screening is required in a *specific outcome* or a *probable solution*; or
 - (c) if the application proposes any of the following uses—
 - (i) "Aquaculture";
 - (ii) "Cattery or kennel";

- (iii) "Commercial premises";
- (iv) "Community services";
- (v) "Community space";
- (vi) "Display yard";
- (vii) "Dwelling house";
- (viii) "Education or health premises";
- (ix) "Extractive industry";
- (x) "Farm";
- (xi) "Food or entertainment venue",
- (xii) "General industry";
- (xiii) "Home business"
- (xiv) "Intensive animal husbandry";
- (xv) "Low-impact industry",
- (xvi) "Multi-residential";
- (xvii) "Public utility";
- (xviii) "Rural industry";
- (xix) "Service station";
- (xx) "Shop";
- (xxi) "Special industry";
- (xxii) "Temporary Residential";
- (xxiii) "Tourist accommodation";
- (xxiv) "Other".

3.2 Standards of landscape plans and specific information required

- (1) The local government's standards are—
 - (a) for applications seeking a preliminary approval for a material change of use or reconfiguring a lot—a *Landscape Concept Plan* is to be submitted;
 - (b) applications seeking a development permit for reconfiguring a lot resulting in an increase in the number of lots—a *Limited Landscape Plan* is to be submitted;



*Guideline—
a full landscape plan may be a
condition of the development
permit*

- (c) applications for development permit for material change of use—a *Full Landscape Plan* is to be submitted.
- (2) The local government may require the information to assess the application or in approving the application, subject to the approval to a condition requiring that landscaping be carried out in accordance with satisfactory landscaping plans.

Table 1: Landscape plans—standards

Specific information required	Type of landscape plan		
	Concept	Limited	Full
Landscape areas defined	☑	☑	☑
Existing vegetation identified		☑	☑
Growth form and purpose of vegetation identified	☑	☑	☑
Surface treatments, fencing and other hardscape elements identified		☑	☑
Locations and species to be planted — plotted to scale		☑	☑
Additional details shown in section 3.3 Additional information for Full Landscape Plans			☑

3.3 Additional information for Full Landscape Plans

- (1) General information—
 - (a) date;
 - (b) scale (1:100 is preferred);
 - (c) north point;
 - (d) project description and location;
 - (e) client's name, address and contact number;
 - (f) designer's name, address and contact number; and
 - (g) at least one set of the plans submitted should be of A3 size.

- (2) General site and design information—
 - (a) extent of landscape areas;
 - (b) existing and proposed building and landscaped areas (where applicable);
 - (c) property boundaries, adjacent allotments, roads and street names;
 - (d) location of drainage, sewerage and other underground services and overhead power lines;
 - (e) location and name of all existing trees, clearly nominating those trees which are to be removed;
 - (f) soil type (e.g. sand, clay, loam) and condition (e.g. well drained, low lying);
 - (g) Locality Plan, showing site boundaries in relation to adjacent properties and streets;
 - (h) Vehicle movement areas, bin storage areas, vehicle and bin washdown areas, and service and utility areas.
- (3) Landscape area calculation—
 - (a) the area of landscaping (measured in square metres) proposed as a means of complying with any applicable code;
 - (b) the area of landscaping (measured in square metres) disaggregated into component parts, including—
 - (i) garden beds;
 - (ii) turfed or grassed areas;
 - (iii) paved pedestrian areas;
 - (iv) nature conservation areas;
 - (v) effluent disposal areas; and,
 - (vi) water areas.
 - (c) the square metre area of landscaping actually provided broken down into turfed and planted areas.
- (4) Detail design information—
 - (d) surface treatment e.g. paving, mulch, turf, roadway;



- (e) edge treatments, particularly garden edges;
- (f) plant schedule including botanical name, quantity and staking;
- (g) location and species of proposed plants;
- (h) planting bed preparation;
- (i) subgrade treatment of planting beds in areas of compaction, particularly involving vehicle parking areas;
- (j) details and soil depths of planter boxes and podiums;
- (k) mounding, contouring, leveling or shaping of the surface levels, particularly around areas of changes of levels;
- (l) surface and subsurface drainage and collection points;
- (m) method of erosion control on slopes steeper than 1:4;
- (n) position of external elements, e.g. seats, bollards, bins, lights, walls and fences;
- (o) fence height, material and finish;
- (p) irrigation systems;
- (q) paving type if area includes public footpaths;
- (r) the arrangements proposed to be made for the future maintenance of the landscaping.

Division 3—Acceptable and unacceptable plant species for landscaping

3.4 Acceptable plant species

3.4.1 Street trees³

(1) The following species are acceptable for street tree planting in the local government area—

Species	Common name	Notes
<i>Barklya syringifolia</i>	Barklya	Slow growing, very showy, evergreen small tree with heart-shaped leaves. Bears masses of brilliant, yellow flowers in early summer.
<i>Brachychiton populneus</i>	Kurrajong	Fast growing, dense crowned evergreen tree to about 20m in height. Provides good shade and shelter.
<i>Brachychiton rupestris</i>	Queensland bottle tree	Bottle-shaped trunk, drought hardy. Requires protection from frost when young.
<i>Callistemon viminalis</i>	Weeping bottlebrush	A large shrub or small tree 3-8m high with a graceful, weeping appearance that produces brilliant red flowers in spring and early summer.
<i>Cupaniopsis anacardioides</i>	Tuckeroo	Excellent shade tree with dark green foliage. Will stand planting in exposed situations on poor soils along the coastal strip.
<i>Flindersia australis</i>	Crows ash	Large shade tree reaching to about 18m in open plantings. Foliage is dark green in a dense rounded crown. An excellent shade and avenue tree native to Queensland.
<i>Flindersia collina</i>	Leopard ash	Queensland native tree with slender trunk and glossy green crown and white flowers. Trunk has leopard-like blotches. Ideal as a medium sized shade tree.

- ³ All these species would grow successfully in Kolan Shire and would be suitable as street trees. However, plant species for street tree plantings must be chosen very carefully and be site specific. Issues to be considered before any street tree planting occurs include soil type, proximity to curbing, channelling and powerlines and wind if applicable.



Species	Common name	Notes
<i>Harpullia pendula</i>	Tulipwood	Shade tree with large, glossy leaves and clusters of yellow flowers followed by red or yellow seed cases containing two shiny black seeds. Widely used as a street tree on a variety of soils where it rarely exceeds 10m.
<i>Leptospermum petersonii</i>	Lemon-scented tea-tree	Bushy shrub to 5m bearing masses of white flowers. Excellent for hedges and screens. Grows on most soil types.
<i>Pittosporum rhombifolium</i>	White pittosporum	Usually grows to about 6m in cultivation. Has a dense crown of glossy, dark green, toothed leaves and small white flowers which produces clusters of orange berries in winter.
<i>Xanthostemon chrysanthus</i>	Golden penda	Small tree that occurs in coastal north Qld. Flowers are bright yellow, very prominent and bird attracting. Excellent specimen tree where ample moisture is available.

3.4.2 Coastal trees (suitable for Kolan Shire)

- (1) The following species are coastal trees which are also suitable for planting in the local government area—

Species	Common name	Notes
<i>Araucaria cunninghamii</i>	Hoop pine	Very tall and erect pine-shaped tree with symmetrical branches. Frost tender.
<i>Banksia integrifolia</i>	Coast banksia	Shapely tree with large dull green leaves with white underneath. Strongly scented yellow flowers in thick dense spikes.
<i>Banksia serrata</i>	Red honeysuckle	Small tree with hard, toothed leaves. Widely cultivated as a coastal ornamental. Bird attractant.
<i>Callistemon viminalis</i>	Weeping bottlebrush	A large shrub or small tree 3-8m high with a graceful, weeping appearance that produces brilliant red flowers in spring and early summer.
<i>Callitris columellaris</i>	Coast cypress pine	A tall dense, evergreen pine that can be cut back to form a dense hedge. Prefers deep sandy loams.
<i>Casuarina equisetifolia</i>	Coast she-oak	Small she-oak with sparse drooping needle-like foliage. Highly resistant to wind and salt

Species	Common name	Notes
		spray and grows on raw sand.
<i>Cupaniopsis anacardioides</i>	Tuckeroo	Excellent shade tree with dark green foliage. Will stand planting in exposed situations on poor soils along the coastal strip.
<i>Eucalyptus ptychocarpa</i>	Swamp bloodwood	A small spreading ornamental tree bearing masses of spectacular crimson, pink or white flowers. Has large leathery leaves.
<i>Eucalyptus tessellaris</i>	Moreton Bay Ash	A tall, slender, attractive eucalypt with smooth, white bark on the upper trunk and hard, chunky, tessellated bark around the base. White flowers attract parrots.
<i>Eucalyptus tereticornis</i>	Blue gum	Eucalypt with smooth bluey-grey trunk with irregular blotches. An important hollow-producing tree. Flowers used by native birds and bats and leaves used by koalas.
<i>Eugenia reinwardtiana</i>	Beach cherry	Shrub to 3m producing edible red fruits about 2cm in diameter.
<i>Harpullia pendula</i>	Tulipwood	Shade tree with large, glossy leaves and clusters of yellow flowers followed by red or yellow seed cases containing two shiny black seeds. Widely used as a street tree on a variety of soils where it rarely exceeds 10m.
<i>Leptospermum petersonii</i>	Lemon-scented tea-tree	Bushy shrub to 5m bearing masses of white flowers. Excellent for hedges and screens. Grows on most soil types.
<i>Livistona decipiens</i>	Weeping cabbage palm	Tall native palm with a dense head of fan-shaped leaves and slender trunk. Requires warm conditions for best growth and moist, shady conditions when young.
<i>Melaleuca dealbata</i>	Silver-leaved paperbark	Common tree on coastal creeks north of Maryborough. Greyish green leaves that fade to red with age. Bears white flowers attractive to birds and bees.
<i>Melaleuca leucadendra</i>	Broad-leaved tea-tree	Weeping tree with a fairly straight trunk covered with layers of papery white bark. Bird attracting when in flower.



3.4.3 Open forests and woodlands

- (1) The following species are acceptable for open forests and woodlands in the local government area—

Species	Common Name	Features
<i>Acacia</i> <i>disparrima</i> (syn <i>aulacocarpa</i>)	Hickory wattle	Small fast growing tree with a height range of 6-20m. Produces sweetly scented yellow flowers in autumn. Good pioneer species widely used by native wildlife.
<i>Acacia maidenii</i>	Maiden's wattle	Small, compact, fast growing wattle bearing yellow flowers.
<i>Alphitonia</i> <i>excelsa</i>	Soap tree or red ash	Tree with a layered, spreading canopy and leaves distinctly white on the underside. Fast growing and widely used by native fauna.
<i>Casuarina</i> <i>littoralis</i>	Forest oak	Small tree usually with a conical shape and branches characteristically curving upwards. Usually found on stony or sandy soils.
<i>Corymbia</i> <i>citriodora</i>	Lemon-scented gum	A clean, straight tree of graceful appearance with smooth pinkish grey trunk. Leaves have a strong lemon-scented smell when crushed. Food tree for greater gliders.
<i>Corymbia</i> <i>intermedia</i>	Pink bloodwood	A medium to tall tree covered with brownish-chunky bark. Flowers used by fruitbats and lorikeets.
<i>Eucalyptus</i> <i>tereticornis</i>	Blue gum	Eucalypt with smooth bluey-grey trunk with irregular blotches. An important hollow-producing tree. Flowers used by native birds and bats and leaves used by koalas.
<i>Eucalyptus</i> <i>tessellaris</i>	Moreton Bay Ash	A tall, slender, attractive eucalypt with smooth, white bark on the upper trunk and hard, chunky, tessellated bark around the base. White flowers attract parrots.
<i>Grevillea banksii</i>	Red flowered silky oak	An attractive small shrub with heads of red or white blooms and fern-like foliage.
<i>Lophostemon</i> <i>confertus</i>	Brush box	Large tree with a dense crown making it suitable for park and shade tree plantings. As a street tree, it often forms a shorter tree with an umbrella-like crown.
<i>Lophostemon</i> <i>suaveolens</i>	Swamp mahogany	Medium sized tree with rough flaky bark. A fast grower suitable for wet soils.

Species	Common Name	Features
<i>Melia azedarach</i>	White cedar	A deciduous tree with attractive compound leaves and blue flowers, and clusters of yellow berries. Berries are poisonous to some domestic animals but eaten by possums and native birds.

3.4.4 Shrubs and vine forests

- (1) The following species are acceptable for shrubs and vine forests within the local government area—

Species	Common Name	Features
<i>Alchornea ilicifolia</i>	Holly bush	Shrub or small tree with sharply toothed, stiff leathery leaves.
<i>Alectryon connatus</i>	Bird's eye alectryon	Small tree with young parts and flowers densely hairy. Pale blue-green colour under the leaves.
<i>Aphananthe philippinensis</i>	Rough-leaved elm	Small to medium-sized tree with rough-surfaced leaves and branchlets, and prickly-toothed leaves.
<i>Araucaria cunninghamii</i>	Hoop pine	Very tall and erect pine-shaped tree with symmetrical branches. Frost tender.
<i>Bridelia leichhardtii</i>	Small-leaved brush ironbark	Shrub or small tree with small leaves and red fruit 4-5mm across.
<i>Canthium coprosmoides</i>	Coast canthium	Tall shrub or small tree with orange-red 2-lobed fruit 8mm across.
<i>Cassine melanocarpa</i>	Black olive plum	Small tree with thick and leathery leaves with shiny black fruit 1 ½ -2 ½ cm across.
<i>Cleistanthus cunninghamii</i>	Cleistanthus	Small tree with branchlets having raised protuberances. Fruit a 3-lobed capsule.
<i>Clerodendrum floribundum</i>	Lolly bush	Small tree or shrub with branchlets often purplish. Attractive black fruit are seated in a bright red petal-like calyx.
<i>Cupaniopsis anacardioides</i>	Tuckeroo	Excellent shade tree with dark green foliage. Will stand planting in exposed situations on poor soils along the coastal strip.
<i>Drypetes deplanchei</i>	Yellow tulip	Medium sized tree with young leaves sharply toothed. Fruit a red/orange coloured drupe.



Species	Common Name	Features
<i>Ficus obliqua</i>	Small-leaved Moreton Bay fig	Tall tree growing to 40m. Fruit a yellow to orange coloured fig. Fruit eaten by birds.
<i>Flindersia australis</i>	Crows ash	Large shade tree reaching to about 18m in open plantings. Foliage is dark green in a dense rounded crown. An excellent shade and avenue tree native to Queensland.
<i>Flindersia collina</i>	Leopard ash	Queensland native tree with slender trunk and glossy green crown and white flowers. Trunk has leopard-like blotches. Ideal as a medium sized shade tree.
<i>Harpullia pendula</i>	Tulipwood	Shade tree with large, glossy leaves and clusters of yellow flowers followed by red or yellow seed cases containing two shiny black seeds. Widely used as a street tree on a variety of soils where it rarely exceeds 10m.
<i>Jagera pseudorhus</i>	Foambark	Small tree with capsules covered with rusty brown irritating hairs, splitting into 3 segments. Seeds eaten by ground-dwelling native fauna.
<i>Melia azedarach</i>	White cedar	A deciduous tree with attractive compound leaves and blue flowers, and clusters of yellow berries. Berries are poisonous to some domestic animals but eaten by possums and native birds.
<i>Mischocarpus pyriformis</i>	Yellow pear-fruit	Medium tree with yellow/orange, pear-shaped capsules. Slow growing.
<i>Pleiogynium timorense</i>	Burdekin plum	Medium to large tree with a large, spreading crown that produces an edible reddish-purple plum.
<i>Rapanea variabilis</i>	Muttonwood	Small tree to about 5m. Produces mauve to blue small drupes about 5mm in diameter. Has attractive foliage and decorative fruit.

3.4.5 Banks of watercourses - saltwater

- (1) The following species are acceptable for banks and watercourses in saltwater locations within the local government area—

Species	Common Name	Features
<i>Acacia disparrima</i> (syn <i>aulacocarpa</i>)	Hickory wattle	Small fast growing tree with a height range of 6-20m. Produces sweetly scented yellow flowers in autumn. Good pioneer species widely used by native wildlife.
<i>Alphitonia excelsa</i>	Soap tree or red ash	Tree with a layered, spreading canopy and leaves distinctly white on the underside. Fast growing and widely used by native fauna.
<i>Callitris columellaris</i> *	Coast cypress pine	A tall dense, evergreen pine that can be cut back to form a dense hedge. Prefers deep sandy loams.
<i>Casuarina equisetifolia</i> *	Coast she-oak	Small she-oak with sparse drooping needle-like foliage. Highly resistant to wind and salt spray and grows on raw sand.
<i>Casuarina glauca</i>	Swamp oak	Fast growing she-oak native of saline and wet sites but used for windbreaks and shelter belts in heavy soils. Seeds eaten by pigeons.
<i>Clerodendrum floribundum</i>	Lolly bush	Small tree or shrub with branchlets often purplish. Attractive black fruit are seated in a bright red petal-like calyx.
<i>Cupaniopsis anacardioides</i>	Tuckeroo	Excellent shade tree with dark green foliage. Will stand planting in exposed situations on poor soils along the coastal strip.
<i>Eucalyptus tereticornis</i>	Blue gum	Eucalypt with smooth blue-grey trunk with irregular blotches. An important hollow-producing tree. Flowers used by native birds and bats and leaves used by koalas.
<i>Eucalyptus tessellaris</i>	Moreton Bay Ash	A tall, slender, attractive eucalypt with smooth, white bark on the upper trunk and hard, chunky, tessellated bark around the base. White



Species	Common Name	Features
		flowers attract parrots.
<i>Ficus opposita</i>	Sandpaper fig	Small tree with sandpapery rough leaves. Figs eaten by native birds.
<i>Glochidion ferdinandi</i>	Coast glochidion	Small densely growing tree to 10m. Green to red roundish, ribbed capsule.
<i>Jagera pseudorhus</i>	Foambark	Small tree with capsules covered with rusty brown irritating hairs, splitting into 3 segments. Seeds eaten by ground-dwelling native fauna.
<i>Leptospermum petersonii</i>	Lemon-scented tea-tree	Bushy shrub to 5m bearing masses of white flowers. Excellent for hedges and screens. Grows on most soil types.
<i>Livistona decipiens</i>	Weeping cabbage palm	Tall native palm with a dense head of fan-shaped leaves and slender trunk. Requires warm conditions for best growth and moist, shady conditions when young.
<i>Melia azedarach</i>	White cedar	A deciduous tree with attractive compound leaves and blue flowers, and clusters of yellow berries. Berries are poisonous to some domestic animals but eaten by possums and native birds.
<i>Pleiogynium timorense</i>	Burdekin plum	Medium to large tree with a large, spreading crown that produces an edible reddish-purple plum.

*Found mainly in coastal river areas rather than saltwater river areas.

3.4.6 Banks of watercourses - freshwater

(1) The following species are acceptable for banks and watercourses in freshwater locations within the local government area—

Species	Common Name	Features
<i>Acacia disparrima</i> (syn <i>aulacocarpa</i>)	Hickory wattle	Small fast growing tree with a height range of 6-20m. Produces sweetly scented yellow flowers in autumn. Good pioneer species widely used by native wildlife.

Species	Common Name	Features
<i>Alphitonia excelsa</i>	Soap tree or red ash	Tree with a layered, spreading canopy and leaves distinctly white on the underside. Fast growing and widely used by native fauna.
<i>Clerodendrum floribundum</i>	Lolly bush	Small tree or shrub with branchlets often purplish. Attractive black fruit are seated in a bright red petal-like calyx.
<i>Cupaniopsis anacardioides</i>	Tuckeroo	Excellent shade tree with dark green foliage. Will stand planting in exposed situations on poor soils along the coastal strip.
<i>Eucalyptus tereticornis</i>	Blue gum	Eucalypt with smooth blue-grey trunk with irregular blotches. An important hollow-producing tree. Flowers used by native birds and bats and leaves used by koalas.
<i>Ficus coronata</i>	Creek sandpaper fig	Small fig growing along creek banks. Fruit edible, purplish and hairy.
<i>Glochidion sumatranum</i>	Cheese tree	Small to medium fast growing tree. Fruits are flattened and fluted similar to round cheese.
<i>Jagera pseudorhus</i>	Foambark	Small tree with capsules covered with rusty brown irritating hairs, splitting into 3 segments. Seeds eaten by ground-dwelling native fauna.
<i>Leptospermum polygalifolium</i>	Wild may	Slender, twiggy shrub with small, narrow scented leaves and white flowers.
<i>Melaleuca quinquenervia</i>	Paper bark	Medium sized-tree that likes wet and wallum-like areas. Birds, bats and ants feed on the nectar.
<i>Melia azedarach</i>	White cedar	A deciduous tree with attractive compound leaves and blue flowers, and clusters of yellow berries. Berries are poisonous to some domestic animals but eaten by possums and native birds.
<i>Pleiogynium timorense</i>	Burdekin plum	Medium to large tree with a large, spreading crown that produces an edible reddish-purple plum.



Species	Common Name	Features
<i>Waterhousea floribunda</i>	Weeping cherry	Excellent spreading tree with decorative yellow flowers and dense green foliage. Suited to moist soils. Fruit attractive to birds and bats.

3.4.7 Small trees and tall shrubs

- (1) The following species are acceptable small trees and tall shrubs within the local government area—

Species	Common Name	Features
<i>Barklya syringifolia</i>	Barklya	Slow growing, very showy, evergreen small tree with heart-shaped leaves. Bears masses of brilliant, yellow flowers in early summer.
<i>Buckinghamia celsissima</i>	Ivory curl	Showy small tree bearing masses of grevillea-like white flowers. Excellent tree for avenue planting. Rarely exceeds 6m in amenity plantings.
<i>Callistemon polandii</i>	Red bottlebrush	A bushy small tree growing to 5m that is noted for its long lasting 9cm long, bright red, gold-tipped flowers.
<i>Callistemon viminalis</i>	Weeping bottlebrush	A large shrub or small tree 3-8m high with a graceful, weeping appearance that produces brilliant red flowers in spring and early summer.
<i>Cupaniopsis anacardioides</i>	Tuckeroo	Excellent shade tree with dark green foliage. Will stand planting in exposed situations on poor soils along the coastal strip.
<i>Eucalyptus ptychocarpa</i>	Swamp bloodwood	A small spreading ornamental tree bearing masses of spectacular crimson, pink or white flowers. Has large leathery leaves.
<i>Euodia muelleri</i>	Little euodia	Small tree to about 5m. Colourful reddish-pink flowers grow from trunk.
<i>Harpullia pendula</i>	Tulipwood	Shade tree with large, glossy leaves and clusters of yellow flowers followed by red or yellow seed cases containing two shiny black seeds. Widely used as a street tree on a variety of soils where it rarely exceeds 10m.

Species	Common Name	Features
<i>Leptospermum petersonii</i>	Lemon-scented tea-tree	Bushy shrub to 5m bearing masses of white flowers. Excellent for hedges and screens. Grows on most soil types.
<i>Melaleuca leucadendra</i>	Broad-leaved tea-tree	Weeping tree with a fairly straight trunk covered with layers of papery white bark. Bird attracting when in flower.
<i>Melaleuca viridiflora</i>	Red-flowering tea-tree	Medium sized paperbark that has pale lemon to pink and occasionally red flowers.
<i>Pittosporum rhombifolium</i>	White pittosporum	Usually grows to about 6m in cultivation. Has a dense crown of glossy, dark green, toothed leaves and small white flowers which produces clusters of orange berries in winter.
<i>Xanthostemon chrysanthus</i>	Golden penda	Small tree that occurs in coastal north Qld. Flowers are bright yellow, very prominent and bird attracting. Excellent specimen tree where ample moisture is available.

3.5 Unacceptable plant species

(1) The following plant species are unacceptable for landscaping within the local government area—

Species	Common Name
<i>Acacia farnesiana</i>	Mimosa Bush
<i>Acalypha sinensis</i>	Chinese Acalypha
<i>Acetosa sagittata</i>	Rambling Dock
<i>Agave americana</i>	Century Plant
<i>Agave sisalana</i>	Sisal
<i>Agave vivipara var. vivipara</i>	Sisal
<i>Ageratina adenophora</i>	Crofton Weed
<i>Ageratina riparia</i>	Mistflower
<i>Ageratum houstonianum</i>	Blue Billygoat Weed
<i>Alternanthera philoxeroides</i>	Aligator Weed
<i>Anredera cordifolia</i>	Madeira Vine, Lamb's Tail, Potato Vine
<i>Araujia horotum</i>	White Moth Vine
<i>Ardisia crispa/crenata</i>	Coral Berry, Ardisia
<i>Ardisia humilis</i>	Spice Berry



Species	Common Name
<i>Arecastrum (syn. Syagrus) romanzoffianum</i>	Cocos Palm
<i>Aristolochia elegans</i>	Dutchman's Pipe or Calico Flower
<i>Arunda donax</i>	Giant Reed
<i>Asclepias curassavica</i>	Red Cotton Bush
<i>Asparagus africanus</i>	Asparagus fern
<i>Asparagus (Myrsiphullum) asparagoides</i>	Bridal Creeper
<i>Asparagus densiflora</i>	Asparagus fern
<i>Asparagus plumosus</i>	Ferny Asparagus
<i>Baccharis halimifolia</i>	Groundsel Bush
<i>Bidens pilosa</i>	Cobbler's Pegs
<i>Brachiaria decumbens</i>	Signal Grass
<i>Brachiaria multica</i>	Para Grass
<i>Bryophyllum delagoense (Syn. B. diagremonianum x tubiflorum)</i>	Mother-of-Millions Hybrid
<i>Bryophyllum pinnatum</i>	Live Plant
<i>Bryophyllum tubiflorum</i>	Mother-of-Millions
<i>Caesilpinia decapetala</i>	Thorny Poinciana
<i>Callisia fragrans</i>	Purple Succulent
<i>Canna species (indica and generalis)</i>	Canna Lilly
<i>Cardiospermum grandiflorum</i>	Balloon Vine
<i>Cascabela thevitia syn. Thevitia peruviana)</i>	Yellow Oleander
<i>Cassia coluteoides</i>	Easter Cassia
<i>Catharanthus roseus</i>	Pink Periwinkle
<i>Celtis sinensis</i>	Chinese Elm, Chinese Celtis
<i>Cenchrus caliculatis</i>	
<i>Cenchrus echinatus</i>	Mossman River Grass
<i>Cestrum parqui</i>	Cestrum
<i>Chloris gayana</i>	Rhodes Grass
<i>Chrysanthemoides monilifera subsp. rotunda</i>	Bitou Bush
<i>Cinnamomum camphora</i>	Camphor Laurel
<i>Commelina benghalensis</i>	Hairy Wandering Jew
<i>Conyza bonariensis</i>	Flax-leaf Fleabane
<i>Conyza canadensis</i>	Canadian Fleabane
<i>Conyza sumatrensis</i>	Tall Fleabane
<i>Corymbia torelliana</i>	Cadaga or Cadaghi
<i>Cynodon dactylon</i>	Bahama Grass / Green Couch

Species	Common Name
<i>Cyperus brevifolius</i>	Mullumbimy Couch
<i>Cyperus involucratus</i>	African Sedge
<i>Cyperus rotundus</i>	Nut Grass
<i>Desmodium intortum</i>	Green-leaved Desmodium
<i>Desmodium uncinatum</i>	Silver-leaved Desmodium
<i>Digitaria eriantha</i>	Pangola Grass
<i>Duranta erecta</i>	Duranta, Blue Sky Flower
<i>Eichornia crassipes</i>	Water Hyacinth
<i>Eleusine indica</i>	Crowsfoot Grass
<i>Eragrostis curvula</i>	African Lovegrass
<i>Erythrina crista-galli</i>	Cockspur Coral Tree
<i>Eugenia uniflora</i>	Brazilian Cherry
<i>Euphorbia cyathophora</i>	Painted Spurge
<i>Euphorbia heterophylla</i>	Milk Weed
<i>Furcraea foetida</i>	Cuban Hemp
<i>Furcraea selloa</i>	Hemp
<i>Gleditsia triacanthos</i> (+ all ornamental varieties)	Honey Locust Tree
<i>Gloriosa superba</i>	Glory Lilly
<i>Gomphocarpus physocarpus</i>	Balloon Cotton Bush
<i>Gymnocoronis spilanthoides</i>	Senegal Tea
<i>Hymenachne amplexicaulis</i>	
<i>Hypoestes phyllostachya</i>	Polka-dot Plant
<i>Impatiens walleriana</i>	Balsam
<i>Ipomoea cairica</i>	Mile a Minute
<i>Ipomoea indica</i>	Morning Glory
<i>Juncus articulatus</i>	Jointed Rush
<i>Koelreuteria elegans</i>	Golden Rain Tree
<i>Lantana camara</i> var. <i>camara</i>	Lantana
<i>Lantana montevidensis</i>	Creeping Lantana
<i>Leucaena leucocephala</i>	Leucaena
<i>Ligustrum lucidum</i>	Privet Broad Leaf
<i>Ligustrum sinense</i>	Privet Small Leaf, Chinese Privet
<i>Lilium formosanum</i>	Taiwan Lily
<i>Lonicera japonica</i>	Japanese Honeysuckle
<i>Ludwigia ochoualis</i>	
<i>Lycium ferocissimum</i>	African Boxthorn
<i>Macfadyena unius-cati</i>	Cats Claw Creeper
<i>Macroptilium atropurpureum</i>	Siratro
<i>Macrotyloma axillare</i>	Perrenia Horse Gram
<i>Melinis minutiflora</i>	Molasses Grass



Species	Common Name
<i>Melinis repens</i>	Red Natal Grass
<i>Mimosa pudica</i>	Common Sensitive Plant
<i>Murraya paniculata cv. Exotica</i>	Murraya, mock orange
<i>Myriophyllum aquaticum</i>	Parrot's Feather
<i>Nasella neessiana</i>	Chilean Needle Grass
<i>Neonotonia wightii</i>	Glycine
<i>Nephrolepis cordifolia</i>	Fish bone fern
<i>Nymphaea caerulea subsp. zanzibarensis</i>	Blue Lotus
<i>Ochna serrulata</i>	Ochna, Mickey Mouse Bush
<i>Oenothera drummondii subsp. drummondii</i>	Beach evening Primrose
<i>Olea africana</i>	African Olive
<i>Olea europea</i>	Olive
<i>Optuntia spp.</i>	Drooping Pear Tree, prickly pears
<i>Oxalis corniculata</i>	Creeping Oxalis, Yellow Wood Sorrell
<i>Panicum maximum</i>	Green Panic / Guinea Grass
<i>Parkinsonia aculeata</i>	Jerusalem Thorn
<i>Paspalum conjugatum</i>	Paspalum
<i>Paspalum dilatatum</i>	Paspalum
<i>Paspalum mandiocanum</i>	
<i>Paspalum notatum</i>	Bahia Grass
<i>Passiflora edulis</i>	Passion Fruit
<i>Passiflora foetida</i>	Stinking Passion Vine
<i>Passiflora suberosa</i>	Corky Passion Vine
<i>Passiflora subpeltata</i>	White Passion Fruit
<i>Parthenium hysterophorus</i>	Parthenium Weed
<i>Paulownia spp</i>	Paulownia
<i>Pennisetum alopecuroides</i>	Swamp Foxtail
<i>Pennisetum clandestinum</i>	Kikuyu Grass
<i>Pennisetum purpureum</i>	Elephant Grass
<i>Pennisetum setaceum</i>	African Fountain Grass
<i>Phyla canescens</i>	Condamine Couch / Lippia
<i>Phyllostachys aurea</i>	Fishpole Bamboo
<i>Phytolacca octandra</i>	Inkweed
<i>Pinus caribaea</i>	Caribbean Slash Pine
<i>Pinus elliotii</i>	Slash Pine
<i>Pistia stratiotes</i>	Water Lettuce
<i>Prosopis pallida</i>	Algaroba
<i>Prunus munsoniana</i>	Wild Goose Plum

Species	Common Name
<i>Psidium guajava</i>	Guajava, Guava
<i>Pueraria lobata</i>	Kudzu
<i>Pyrostegia venusta</i>	Flame Vine
<i>Raphiolepis indica</i>	Indian Hawthorn
<i>Ricinus communis</i>	Castor Oil Plant
<i>Rivina humilis</i>	Spice Berry
<i>Rorippa nasturtium-aquaticum</i> (syn. <i>Nasturtium officinale</i>)	Watercress
<i>Rubus bellobatus</i>	Kittatinny Blackberry
<i>Rubus discolor</i> (<i>R. fruticosus</i> complex)	a Blackberry
<i>Rubus ellipticus</i>	Yellow Berry
<i>Rubus fruticosus</i>	Blackberry
<i>Ruellia malacosperma</i>	Ruellia
<i>Ruppia maritima</i>	Sea Tassel
<i>Salvia coccinea</i>	Red Salvia
<i>Salvinia molesta</i>	Salvinia
<i>Sansevieria trifasciata</i>	Mother in Laws Tongue
<i>Scheffera actinophylla</i>	Umbrella Tree
<i>Schinus molle</i>	Pepper Tree
<i>Schinus terebinthifolia</i>	Broad Leafed Pepperina Tree, Pepper Tree
<i>Senecio madagascariensis</i>	Fire Weed
<i>Senecio tamoides</i>	Canary Creeper
<i>Senna pendulina</i>	Easter cassia, Winter senna
<i>Senna septentrionalis</i> (syn. <i>floribunda</i>)	Arsenic Bush
<i>Setaria sphacelata</i>	South African Pigeon Grass
<i>Sida rhombifolia</i>	Paddy's Lucerna
<i>Solanum erianthum</i>	Tobacco Bush
<i>Solanum hispidum</i>	Giant Devil's Fig
<i>Solanum mauritianum</i>	Wild tobacco tree
<i>Solanum seafortianum</i>	Brazilian nightshade
<i>Solanum torvum</i>	Devil's Fig
<i>Solidago canadensis</i> var. <i>scabra</i>	Canadian Goldenrod
<i>Spathodea campanulata</i>	African Tulip Tree
<i>Sphagneticola</i> (syn. <i>Wedelia</i>) <i>trilobata</i>	Singapore Daisy
<i>Sporobolus africanus</i>	Paramatta Grass
<i>Sporobolus fertilis</i>	Giant Paramatta Grass
<i>Sporobolus jacquemontii</i>	American rat's tail Grass



Species	Common Name
<i>Sporobolus pyramidalis</i> and <i>S. natalensis</i>	Giant Rat's Tail Grass
<i>Stylosanthes scabra</i>	Shrubby Stylo
<i>Tagetes minuta</i>	Stinking Roger
<i>Stenolobium stans</i>	Yellow Bells, Yellow Bell Flower
<i>Themada quadrivalvis</i>	Grader Grass, Thatch Grass
<i>Thunbergia alata</i>	Black-eyed Susan
<i>Thunbergia grandiflora</i>	Blue Thunbergia
<i>Tithonia diversifolia</i>	Mexican Sunflower
<i>Tradescantia albiflora</i>	Wandering jew
<i>Tradescantia zebrina</i>	Zebrina
<i>Triumfetta rhomboidea</i>	Chinese Burr
<i>Verbesina enceloides</i>	Crownbeard
<i>Xanthium spinosum</i>	Bathurst Burr

POLICY 4: RECONFIGURING A LOT
INVOLVING GOOD
QUALITY
AGRICULTURAL LAND
PLANNING SCHEME POLICY

4.1 Preliminary

- (1) This policy applies to all development applications involving reconfiguring a lot containing Good Quality Agricultural Land (GQAL)—referred to in this policy as ‘reconfiguring applications’.
- (2) The purpose of this policy is to—
 - (a) to identify the matters that the local government is to consider in assessing whether or not reconfiguring applications comply with the Reconfiguring a Lot Code; and
 - (b) identify the information to be provided as part of a reconfiguring application or which may be required by the local government in an information request.
- (3) For the purpose of the policy, the following terms are defined as—
 - (c) **primary production** includes agriculture, horticulture, animal husbandry (whether or not intensive), flowers, ornamental plants or succulents grown on a commercial basis (but not including a wholesale or retail nursery).

- (d) **sustaining or sustainable** means the primary production, including ancillary rural activities, are capable of financially supporting a family unit whereby income is derived from on-farm primary production activities (to be established by a Business Plan) and capable of long-term production with no net loss of environmental values (to be established by a Land Capability and Environmental Assessment Report).

4.2 Considerations for determining reconfiguring applications

- (1) In deciding a development application involving reconfiguring of a lot in the Rural Zone, the local government is required to consider whether or not the proposal would compromise the capability of the land to be used sustainably for crop or animal production⁴.
- (2) The local government may approve reconfiguration of Class A and Class B Good Quality Agricultural Land below the minimum lot sizes identified in the Reconfiguring a Lot Code in the planning scheme.
- (3) In determining a development application involving reconfiguring a lot resulting in a lot less than 100ha for Class A land or below 200ha for Class B land the local government will consider the following matters for the purpose of assessing whether a proposal complies with the relevant specific outcomes of the code—
 - (a) whether the lot is currently being used or is likely to be used for primary production or another rural activity; and,
 - (b) the matters set out in a Business Plan prepared and submitted in accordance with section 4.3(1); and,
 - (c) the matters set out in a Land Capability and Environmental Assessment Report prepared and submitted in accordance with section 4.3(2); and

Specific outcome from planning scheme

The reconfiguring does not compromise the capability of the land to be sustainably used for crop or animal production, excluding intensive animal husbandry, with a reasonable level of inputs and without causing degradation of land or other natural resources.

⁴ see specific outcome for the Rural Zone in the Reconfiguring a Lot Code



- (d) whether the reconfiguration is an improvement on the current configuration by way of one or more of the following—
 - (i) there is no increase in the number of lots as a result of the reconfiguring;
 - (ii) the proposed lots are adequately configured to allow for sustainable primary production; and
- (e) whether a proposed lot is to accommodate an approved or existing public utility undertaking, rural industry or new road provided that other lots are able to be sustainably used for primary production; and
- (f) whether there is an adequate and suitable area for a dwelling house, including its curtilage, that does not diminish the availability of land suitable for sustainable primary production;
- (g) the capacity of proposed lots to generate income from primary production compared to the configuration of the lots at the time of the application;
- (h) whether the proposed lots are able to be used for a range of alternative primary production activities;
- (i) whether there is a suitable area for a dwelling house and its curtilage that—
 - (i) complies with the *Dwelling House Code*;
 - (ii) contains adequate space for on-site wastewater treatment and disposal;
 - (iii) provides adequate separation from Agricultural activities in accordance with the *Planning Guidelines – Separating Agricultural and Residential Land Uses*; and
 - (iv) will not experience adverse impacts from other nearby activities including for example rural activities and extractive industries.

- (4) It is unlikely that a proposed reconfiguring that increases the number of lots and creates a lot that is less than 40ha would comply with the applicable Reconfiguring a Lot Code.

4.3 Information requirements

The Local Government may request the following information⁵—

- (1) a *Business Plan* to be prepared by a suitably qualified financial consultant detailing—
- (a) the capacity of the lot to generate income to sustain a family unit in a manner consistent with sustainable use of the lot in accordance with the Land Capability and Environmental Assessment Report;
 - (b) viable alternative primary production to demonstrate flexibility of the lot as a sustainable unit to respond to fluctuating farm economics.
- (2) a *Land Capability and Environmental Assessment Report* prepared by a suitably qualified land consultant providing—
- (a) an assessment of the agricultural land class(es) of the subject land with regard to *SPP 1/92 – Development and the Conservation of Agricultural Land*;
 - (b) an assessment of land capability and constraints with regard to—
 - (i) climatic limitation other than rainfall;
 - (i) moisture availability for crop growth;
 - (ii) effective soil depth;
 - (iii) soil physical factors affecting crop growth (eg. surface crusting, hard pans, cementation, etc);
 - (iv) soil nutrient fertility;
 - (v) soil salinity or sodicity;
 - (vi) topography;

⁵ Such information should be submitted with the application at the time of lodgement.



- (vii) matters affecting workability of the soil (eg. rockiness, stiff clay, etc);
 - (viii) susceptibility to erosion; and
 - (ix) susceptibility to flooding
 - (c) an assessment of whether the land is capable of sustained production of the primary production proposed, including the need for rotation and spelling.
 - (d) the requirement for water supply or irrigation to sustain the primary production, and the availability of an adequate water supply and whether or not the water supply is subject to tradeable rights.
 - (e) the potential for off-site impacts to existing land uses or features, including areas or sites of high conservation or environmental value.
 - (f) an assessment of the suitability of the lot for the production of other crops or other primary production activities suitable for the area.
- (3) evidence that there is a suitable area for a dwelling house and its curtilage that—
- (a) complies with the *Dwelling House Code*;
 - (b) contains adequate space for on-site wastewater treatment and disposal;
 - (c) provides adequate separation from Agricultural activities in accordance with the *Planning Guidelines – Separating Agricultural and Residential Land Uses*; and
 - (d) will not experience adverse impacts from other nearby activities including for example rural activities and extractive industries.

POLICY 5: DESIGN AND
CONSTRUCTION
STANDARDS FOR
INFRASTRUCTURE
WORKS
PLANNING SCHEME POLICY

Division 1—Standards

The standards for drainage, road (excepting for State-controlled roads), sewerage, and water supply in the local government area are—

Infrastructure works item:	Standard:	Exceptions:
<i>Drainage</i>	AUS-SPECS #1	
<i>Roads</i>	AUS-SPECS #1	State-controlled roads
<i>Sewerage</i>	Sewerage Code of Australia (WSA02-1999)	Any State exceptions
	Sewerage Pumping Code of Australia (WSA04-2001)	Any State exceptions
	if the matter is not dealt with in WSA02-1999 or WSA04-2001—the IPWEA drawings	
<i>Water supply</i>	Water Reticulation Code of Australia (WSA03-1999)	Any State exceptions
	if the matter is not dealt with in WSA03-1999—the IPWEA drawings	

Division 2—Standard drawings

The local government's standard drawings are—

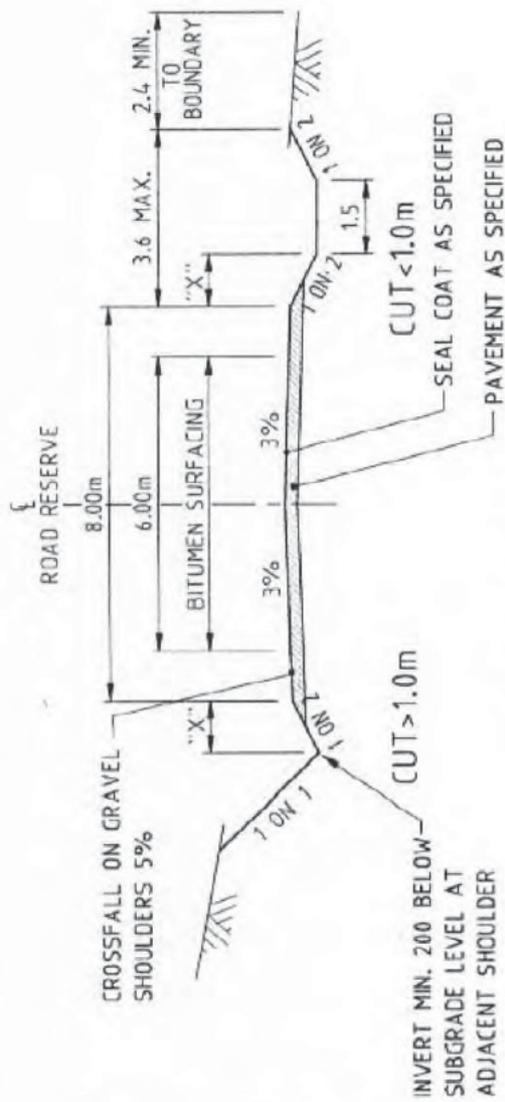
- (1) KSC001—Cul-de-sac;
- (2) KSC002—Type cross sections (sealed rural road);
- (3) KSC003—Type cross sections (unsealed rural roads);
- (4) KSC004—Erection of signs;
- (5) KSC005—Property access;
- (6) KSC006—Invert crossing (handicapped, pram and residential type vehicular);
- (7) KSC007—Causeways;
- (8) KSC008—Methods of applying curve widening and superelevation;
- (9) KSC009—Typical intersection layout (low volume rural roads);
- (10) KSC010—Road edge guide posts; and
- (11) KSC011—Standard 4 metre Grid and Gate.



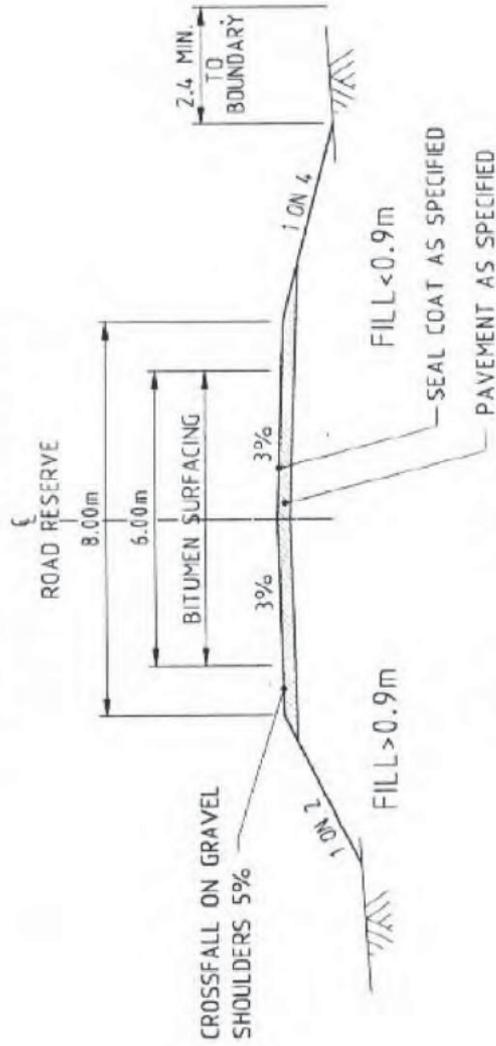
DIMENSION "X"

PAVT. DEPTH (mm)	MIN. DIM. "X" (m)
100	0.6
150	0.7
200	0.8
250	0.9
300	1.0

THESE MINIMUM DIMENSIONS OF "X" PROVIDE FOR A TABLE DRAIN DEPTH OF 0.2m BELOW SUBGRADE LEVEL.



FORMATION IN CUT



FORMATION IN FILL

DIMENSIONS IN METRES

Scales



Revisions	Checked	Designed	Checked
0			
FOR CONSTRUCTION			
S.E.L.			



KOLAN SHIRE COUNCIL

Date
28/10/14

STANDARD DETAIL

**TYPE CROSS SECTIONS
SEALED RURAL ROAD**

Drawing No.

KSC002

0

DIMENSIONS IN METRES



Drawn	CHK. M/M
Checked	CHK. M/M
Designed	

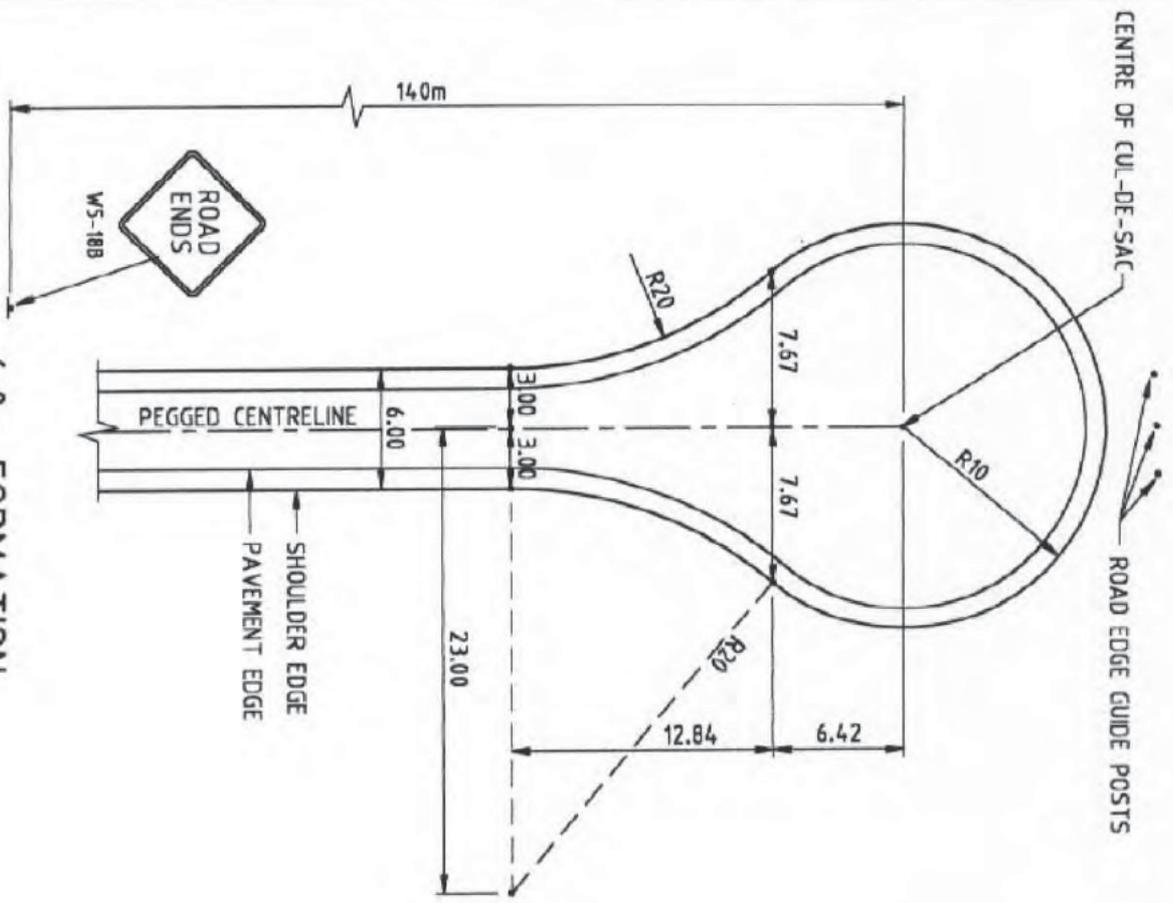


KOLAN SHIRE COUNCIL

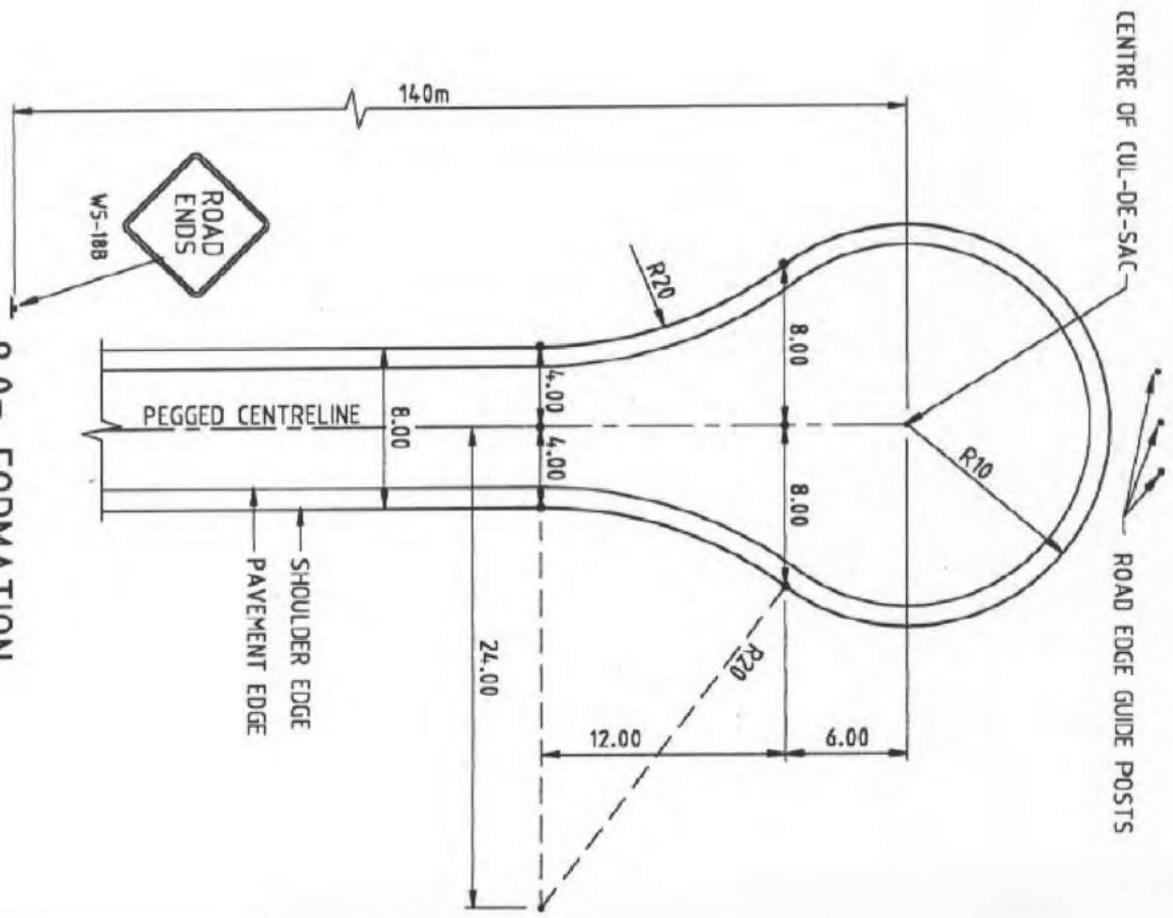
STANDARD DETAIL

Drawing No. **KSC001**

6.0m FORMATION

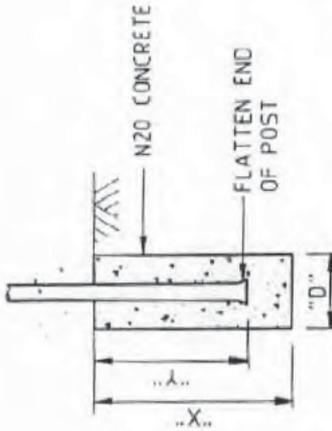


8.0m FORMATION

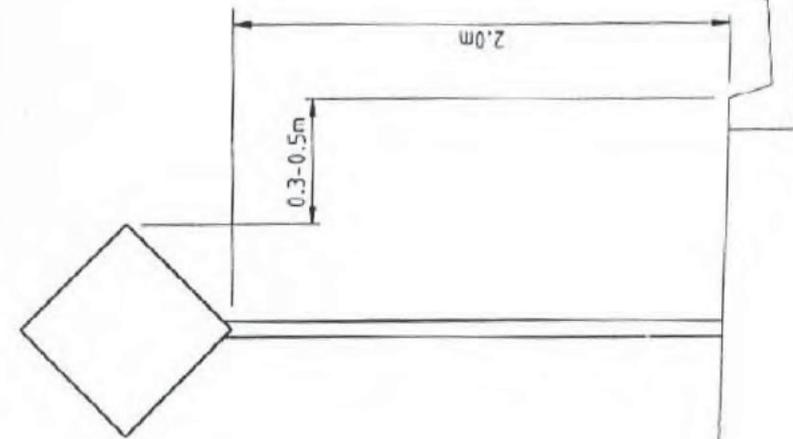


DIMENSIONS "X", "Y" & "D"

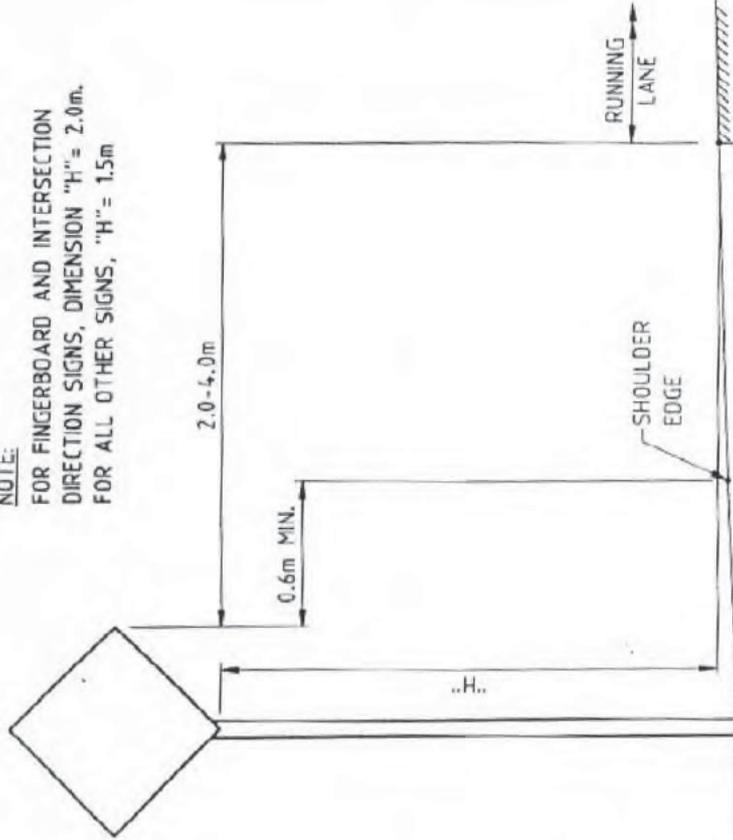
SIGN SIZE	DIMENSION (mm)		
	"X"	"Y"	"D"
A SERIES	600	400	200
B SERIES	800	600	200
C SERIES	1000	800	300



FOOTING DETAIL



NOTE:
FOR FINGERBOARD AND INTERSECTION
DIRECTION SIGNS, DIMENSION "H" = 2.0m.
FOR ALL OTHER SIGNS, "H" = 1.5m



WARNING SIGN INSTALLATION GUIDE

DESIGN SPEED (V ₈₅ km/h)	DISTANCE FROM HAZARD/OBSTRUCTION (m)
< 75	80 - 120
75 - 90	120 - 180
> 90	180 - 250

REFER PART 2, SECTION 3 DEPARTMENT OF MAIN ROADS
"MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES"

URBAN AREAS

RURAL AREAS

DIMENSIONS IN METRES



Revisions	FOR CONSTRUCTION	CHECKED	DESIGNED	CHECKED	DATE	BY
3						



**KOLAN SHIRE
COUNCIL**

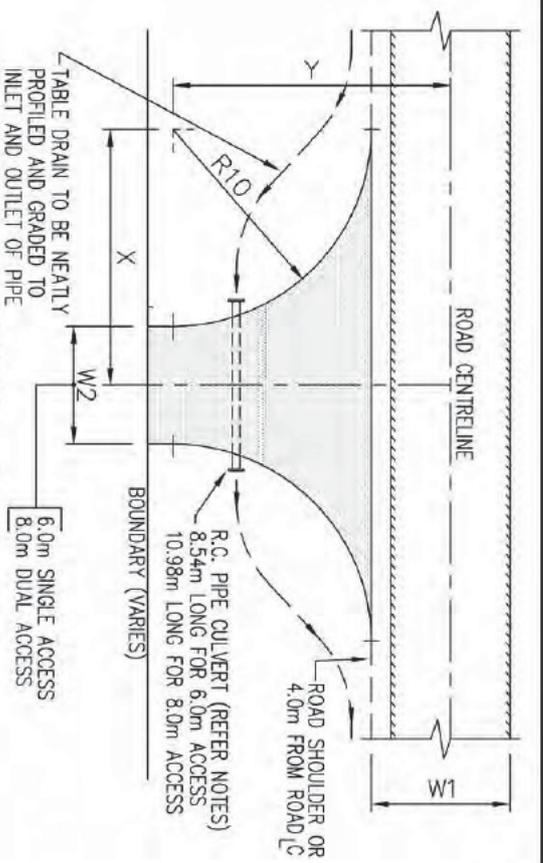
Date
28/1/20

STANDARD DETAIL

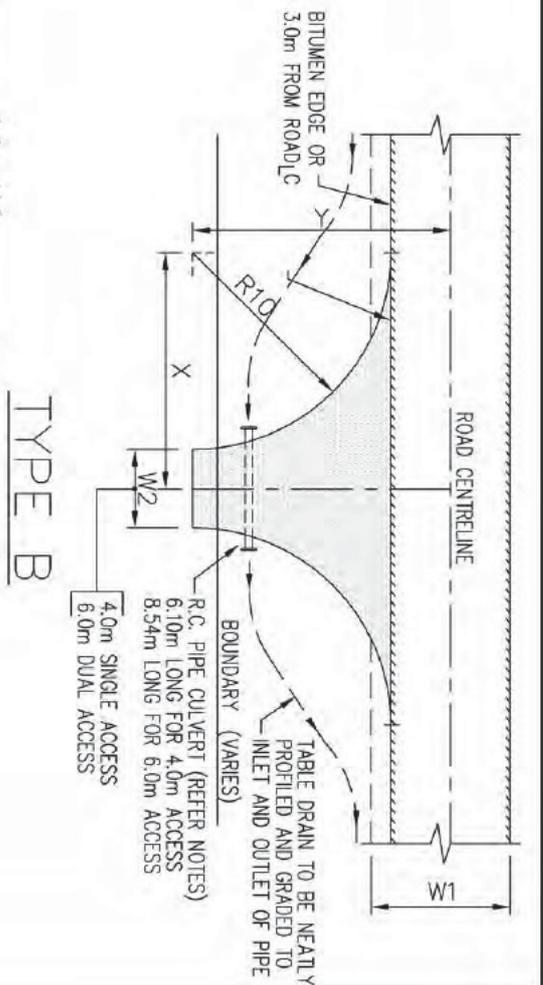
ERECTION OF SIGNS

Drawing No.

KSC004

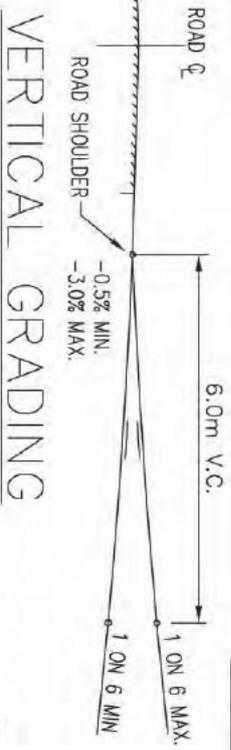


TYPE A

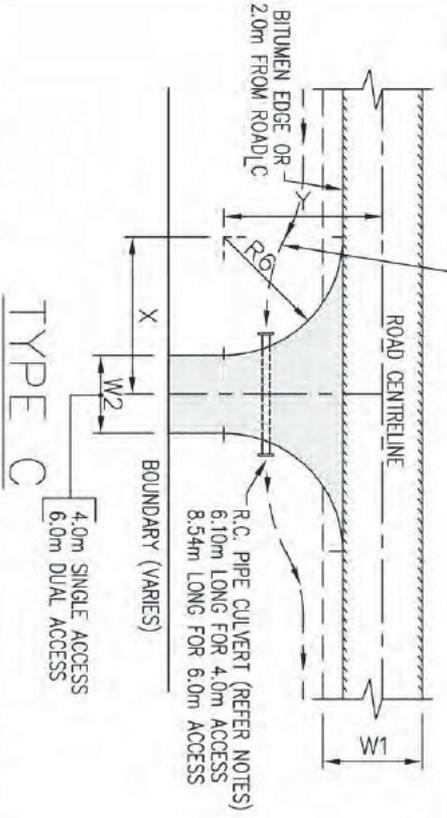


TYPE B

TABLE DRAIN TO BE NEATLY PROFILED AND GRADED TO INLET AND OUTLET OF PIPE



VERTICAL GRADING



TYPE C

DIMENSION X	4.0	6.0	8.0
DIMENSION W2	12.0	13.0	14.0

DIMENSION Y	4.0	5.6	6.0	7.0
DIMENSION W1	12.0	12.8	13.0	13.5

DIMENSIONS X AND Y

NOTES

1. ALL DIMENSIONS ARE IN METRES
2. LOCATION AND SIZE OF R.C. PIPE CULVERTS SHALL BE AS DETERMINED BY COUNCIL'S ENGINEER.
3. FOR DETAILS OF PIPE ENDWALLS AND BEDDING REFER DEPARTMENT OF MAIN ROADS STANDARD DRAWINGS 1305, 1306 AND 1359.
4. THE TYPE OF ACCESS REQUIRED AT ANY LOCATION SHALL BE DETERMINED BY COUNCIL'S ENGINEER.

150mm COMPACTED DEPTH BASE
COURSE GRAVEL

Scales

NOT TO SCALE

0	FOR CONSTRUCTION E.L.L.	Drawn	BLK/MS/JS
		Checked	BL/ST/JS
		Designed	
		Checked	

Revisions

KOLAN SHIRE COUNCIL

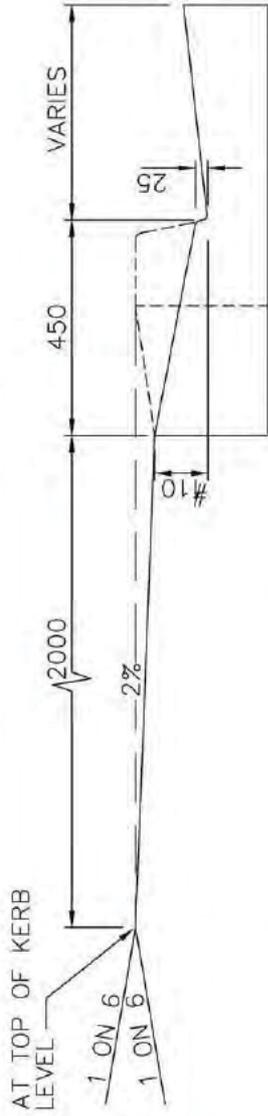
Shire Engineer

Date

STANDARD DETAIL

PROPERTY ACCESS

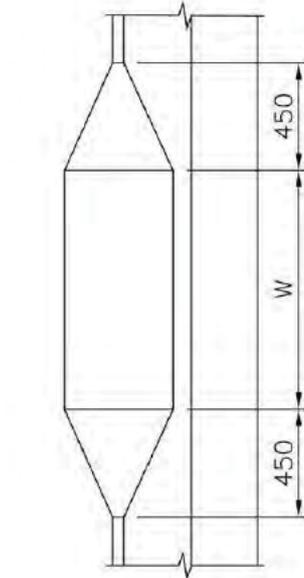
Drawing No. KSC005



PLAN

SECTION

BARRIER TYPE KERB AND CHANNEL



PLAN

SECTION

MOUNTABLE TYPE KERB AND CHANNEL

NOTES

- WHERE WIDTH "W" HAS NOT BEEN SPECIFIED, THE FOLLOWING SHALL BE ADOPTED:
 - HANDICAPPED PERSON STANDARD WIDTH W = 1000mm
 - PRAM RAMP STANDARD WIDTH W = 1000mm
 - RESIDENTIAL INVERT MINIMUM WIDTH W = 3000mm
- MAXIMUM WIDTH "W" FOR RESIDENTIAL INVERTS SHALL BE 5.0m UNLESS OTHERWISE APPROVED BY THE ENGINEER.
- * 25mm LIP AT INVERT MAY BE DELETED IF APPROVED BY THE ENGINEER.
- WHERE APPROVED BY THE ENGINEER, RESIDENTIAL TYPE INVERT CROSSINGS MAY BE DELETED FOR MOUNTABLE TYPE KERB AND CHANNEL.
- WHERE PROBLEMS MAY OCCUR WITH CHANNEL OVERFLOW, INVERT KERB HEIGHT TO BE IN LINE WITH ADJACENT KERB.

DIMENSIONS IN MILLIMETRES

Scale A (Plan)	0	200	400	600mm
Scale B (Section)	0	100	200	300mm

Drawn	Rmck 06/96
Checked	BEL 07/96
Designed	
Checked	

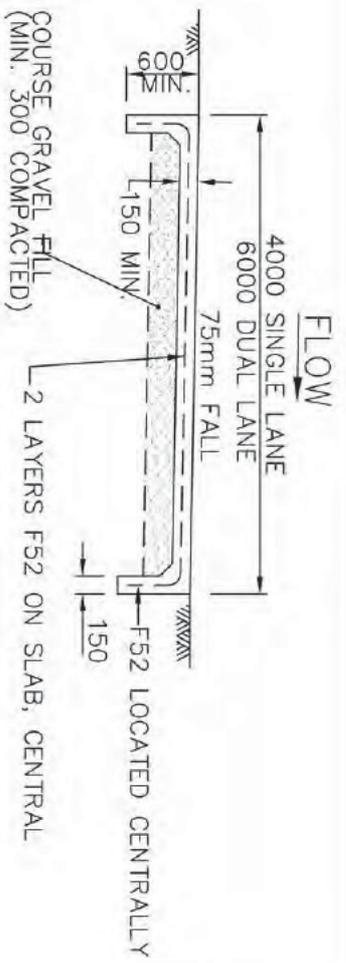
FOR CONSTRUCTION B.E.L.	Revisions



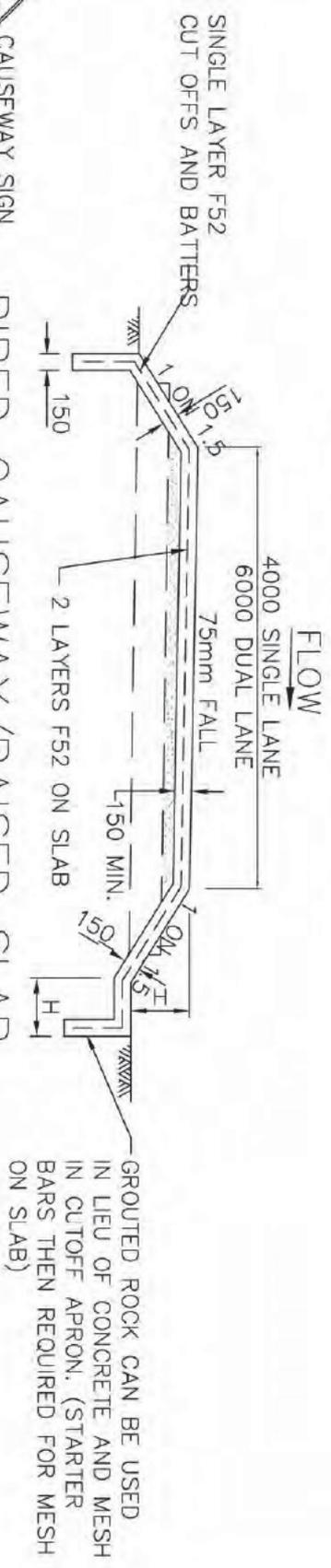
KOLAN SHIRE COUNCIL
Shire Engineer _____ Date _____

STANDARD DETAIL
INVERT CROSSING
HANDICAPPED, PRAM AND
RESIDENTIAL TYPE VEHICULAR

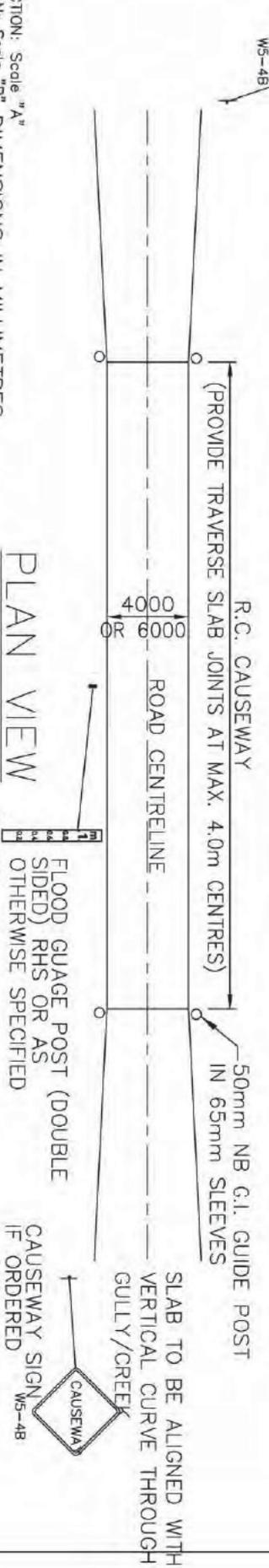
Drawing No. **KSC006**
0 0 0 0



SLAB FLUSH WITH BED



PIPED CAUSEWAY/RAISED SLAB



SECTION: Scale "A"
PLAN: Scale "B"

DIMENSIONS IN MILLIMETRES

PLAN VIEW

09-22-1A

STANDARD DETAIL

Drawing No.

Scale A	0	400	800	1200	mm
Scale B	0	2000	4000	6000	mm
Revisions					

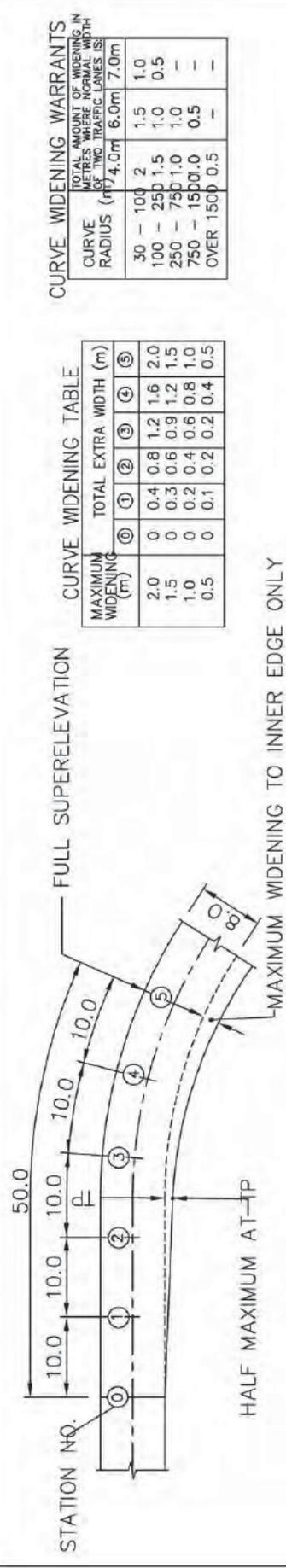


KOLAN SHIRE COUNCIL
Shire Engineer

Date

CAUSEWAYS

KSC007



CURVE WIDENING WARRANTS

CURVE RADIUS (m)	4.0m	6.0m	7.0m
30 - 100	2	1.5	1.0
100 - 250	1.5	1.0	0.5
250 - 750	1.0	1.0	-
750 - 1500	0.5	0.5	-
OVER 1500	0.5	-	-

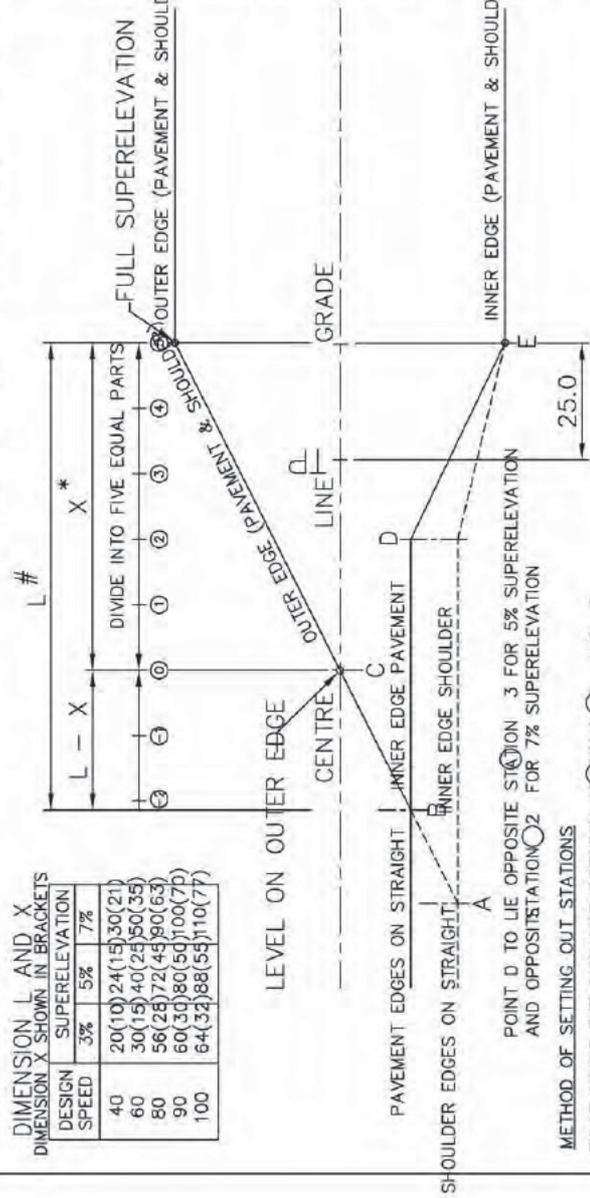
CURVE WIDENING TABLE

MAXIMUM WIDENING (m)	TOTAL EXTRA WIDTH (m)				
	①	②	③	④	⑤
2.0	0	0.4	0.8	1.2	1.6
1.5	0	0.3	0.6	0.9	1.2
1.0	0	0.2	0.4	0.6	0.8
0.5	0	0.1	0.2	0.2	0.4

METHOD OF APPLYING CURVE WIDENING

SUPERELEVATION TABLE

SUPERELEVATION %	STATION				
	①	②	③	④	⑤
3.0	-3.0%	-2.4%	-1.8%	-1.2%	-0.6%
5.0	-	-3.0%	-2.0%	-1.0%	0%
7.0	-	-	-2.8%	-1.4%	0%



DIMENSION L AND X
DIMENSION X SHOWN IN BRACKETS

DESIGN SPEED	3%	5%	7%
40	20(10)	24(15)	30(21)
60	30(15)	40(25)	50(35)
80	56(28)	72(45)	90(63)
90	60(30)	80(50)	100(75)
100	64(32)	88(55)	110(77)

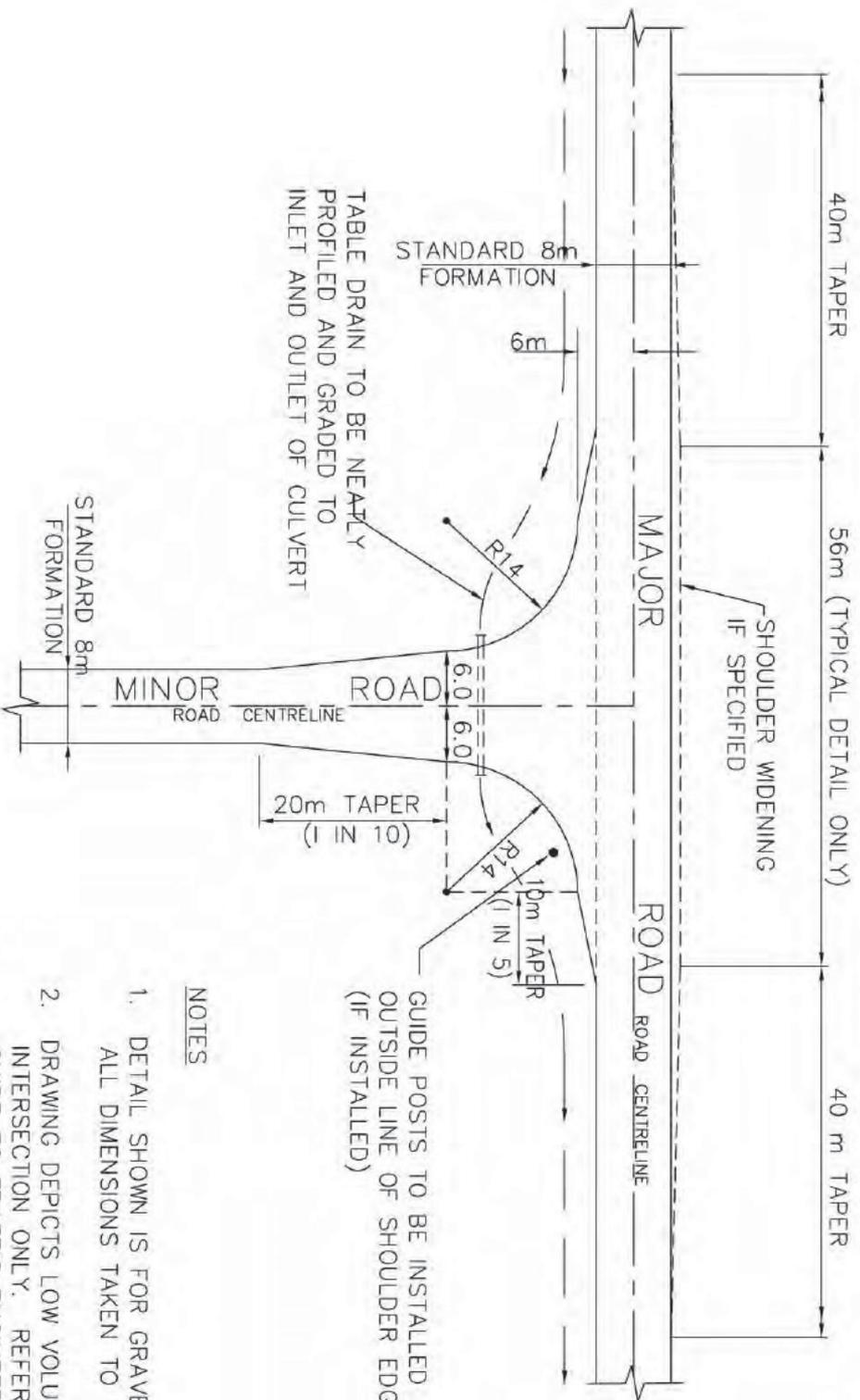
THIS DIAGRAM SHOWS THAT THE HIGHER OR OUTER EDGE OF THE SHOULDER COMMENCES TO RISE BACK ON THE STRAIGHT AT THE POINT A AND THE HIGHER OR OUTER EDGE OF THE PAVEMENT AT THE POINT B, AT WHICH POINT THE RISING SHOULDER CROSSFALL EQUALS THE PAVEMENT CROSSFALL. BOTH PAVEMENT AND SHOULDER ON THIS SIDE ARE LEVEL AT POINT C. POINT C IS THE CONTROL POINT FOR THE CHANGING CROSSFALLS. BETWEEN B AND E THE SHOULDER AND PAVEMENT CROSSFALLS ARE EQUAL AT ALL POINTS. THE OUTER SHOULDER ON THE CURVE HAS THE SAME CROSSFALL AS THE ADJACENT PAVEMENT. ON THE INNER HALF OF THE PAVEMENT THE NORMAL CROSSFALL IS NOT ALTERED UNTIL THE POINT D IS REACHED WHERE THE OUTER HALF OF THE PAVEMENT IS AT THE SAME CROSSFALL; IT THEN CHANGES UNIFORMLY TO THE FULL SUPERELEVATION AT THE POINT E AT THE SAME RATE AS THE OUTER HALF.

ON THE INNER SHOULDER THE STEEPER SHOULDER SLOPE ON THE STRAIGHT IS RETAINED TO THE POINT D. THE SHOULDER THEN CHANGES UNIFORMLY TO THE FULL SUPERELEVATION AT POINT E.

IF THE PAVEMENT SUPERELEVATION DOES NOT EXCEED THE SHOULDER CROSSFALL ON THE STRAIGHT, THE INNER SHOULDER CONTINUES UNCHANGED THROUGHOUT THE CURVE. IF THE PAVEMENT SUPERELEVATION EXCEEDS THE SHOULDER CROSSFALL ON THE STRAIGHT THE INNER SHOULDER ON THE CURVE IS CONSTRUCTED AT THE SAME SLOPE AS THE ADJACENT PAVEMENT.

DIMENSIONS IN METRES

Scales	Drawn	Rmk 08/96	KOLAN SHIRE COUNCIL	Shire Engineer	Date	STANDARD DETAIL	Drawing No.
	Checked	BEL 07/96					
NOT TO SCALE	Designed						
	Checked						
	Revisions						



GUIDE POSTS TO BE INSTALLED
OUTSIDE LINE OF SHOULDER EDGE
(IF INSTALLED)

NOTES

1. DETAIL SHOWN IS FOR GRAVEL FORMATION,
ALL DIMENSIONS TAKEN TO FORMATION EDGE.
2. DRAWING DEPICTS LOW VOLUME RURAL
INTERSECTION ONLY. REFER "AUSROADS
GUIDE TO TRAFFIC ENGINEERING PRACTICE
- INTERSECTIONS AT GRADE" FOR HIGHER
VOLUME LAYOUTS.



Revisions	FOR CONSTRUCTION
0	

Drawn	Rev'd	05/94
Checked		
Designed		
Checked		



KOLAN SHIRE
COUNCIL
Shire Engineer

Date

STANDARD DETAIL
TYPICAL INTERSECTION LAYOUT
LOW VOLUME RURAL ROADS

Drawing No.
KSC009

SPACING OF GUIDE POSTS

- ON STRAIGHTS AND CURVES WITH RADIUS GREATER THAN 2000 - THE SPACING SHALL BE 150mm, WITH THE POSTS IN PAIRS. (SEE NOTE 6).
- ON VERY LONG STRAIGHTS IN FLAT TERRAIN - THE SPACING MAY BE INCREASED, AS SPECIFIED, TO 300m, WITH THE POSTS IN PAIRS.
- ON CIRCULAR CURVES INCLUDING CIRCULAR PORTIONS OF TRANSITIONED CURVES - THE SPACING SHALL BE IN ACCORDANCE WITH THE FOLLOWING TABLE:-

CURVE RADIUS	SPACING (m)	
	OUTSIDE OF CURVE	INSIDE OF CURVE#
< 100	6	12
100 - 199	10	20
200 - 299	15	30
300 - 399	20	40
400 - 599	30	60
600 - 799	40	60
800 - 1199	60	60
1200 - 2000	90 (SEE NOTE 6)	60 (SEE NOTE 6)
> 2000	150 (SEE NOTE 6)	150 (SEE NOTE 6)
INCL. STRAIGHTS		

POSTS ON INSIDE OF CURVE TO BE LOCATED OPPOSITE A POST ON THE OUTSIDE OF THE CURVE WHERE PRACTICABLE.

- ON CURVE TRANSITIONS - THE SPACING FOR THE TRANSITION PORTION SHALL BE THE SAME AS THE SPACING REQUIRED FOR THE CIRCULAR PORTION OF THE CURVE (AS DETERMINED FROM THE TABLE ABOVE). THE FIRST POSTS SHALL BE LOCATED AT A POINT ALONG THE TRANSITION PORTION, WHICH IS ONE QUARTER OF THE TRANSITION LENGTH, MEASURED FROM THE TANGENT POINT AT THE STRAIGHT. (WHERE ALIGNMENT PLANS ARE NOT SUPPLIED IN THE SCHEME DOCUMENTS, THE FIRST POSTS SHALL BE LOCATED AT THE POINT WHERE THE CURVE JUST NOTICEABLY STARTS TO DEVIATE FROM THE ALIGNMENT OF THE STRAIGHT).

- AT CRESTS - (i) LOCATED ON STRAIGHTS, A MINIMUM OF TWO PAIRS OF DELINEATORS (BEYOND 40m) ARE TO BE VISIBLE AT ALL TIMES FROM A DRIVER'S EYE HEIGHT OF 1.5m.

(ii) LOCATED ON OR JUST BEFORE A HORIZONTAL CURVE, THIS REQUIREMENT ONLY APPLIES TO THE OUTSIDE OF THE CURVE. THE REQUIREMENTS OF NOTE 3 SHALL ALSO APPLY.

- IN AREAS SUBJECT TO FREQUENT FOGS - THE SPACING SHALL BE REDUCED TO 60m, WITH THE POSTS IN PAIRS.

- AT BRIDGES AND CULVERTS - (i) WHERE THE STRUCTURE IS EQUAL TO OR GREATER THAN 5m IN LENGTH (MEASURED ALONG ROAD CENTRELINE), 4 POSTS - ONE AT EACH CORNER OF THE STRUCTURE.

(ii) WHERE THE STRUCTURE IS LESS THAN 5m IN LENGTH (MEASURED ALONG ROAD CENTRELINE), 2 POSTS - ONE AT EACH LEFT HAND APPROACH END OF THE STRUCTURE.

- AT FLOODWAYS ON STRAIGHTS - (i) WHERE THE FLOODWAY IS EQUAL TO OR LESS THAN 120m IN LENGTH, THE SPACING SHALL BE 25m, WITH THE POSTS IN PAIRS. (ii) WHERE THE FLOODWAY IS GREATER THAN 120m IN LENGTH, THE SPACING SHALL BE 50m, IN PAIRS.

GUIDE POSTS INSTALLED ON FLOODWAYS SHALL BE TUBULAR STEEL.

- OTHER - WHERE GUIDE POST POSITIONS ARE DETAILED ELSEWHERE IN THE SCHEME DOCUMENTS, SUCH POSITIONS SHALL BE ADOPTED WHERE THEY CONFLICT WITH POSITIONS DERIVED FROM THIS DRAWING.

DIMENSIONS IN MILLIMETRES

STANDARD DETAIL
Drawing No. KSC010

ROAD EDGE GUIDE POSTS

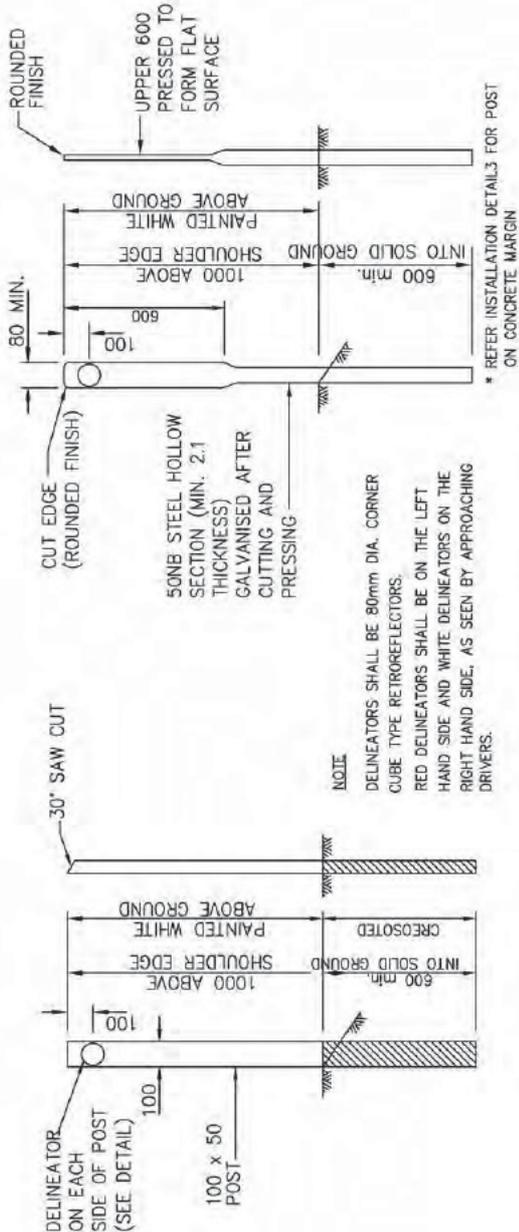
KOLAN SHIRE COUNCIL
Shire Engineer
Date



Drawn	Rmk 05/96
Checked	
Designed	
Checked	

Revisions	
0	FOR CONSTRUCTION

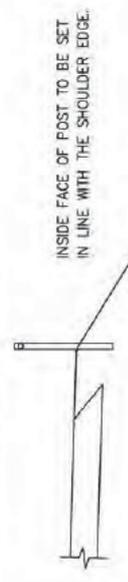
Scales
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1:200



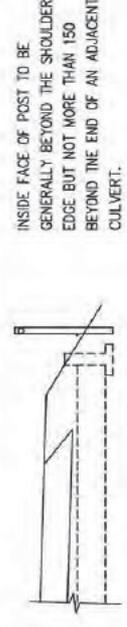
TUBULAR STEEL

TYPICAL ROAD EDGE GUIDE POSTS

1. FORMATION GENERALLY:-

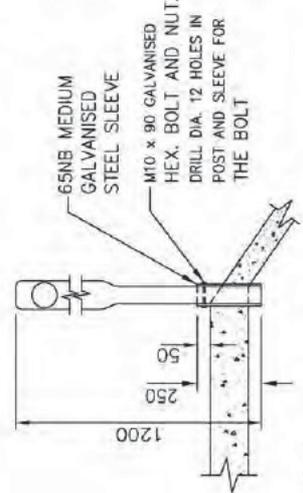


2. LONG LENGTHS OF LOW EMBANKMENT:-

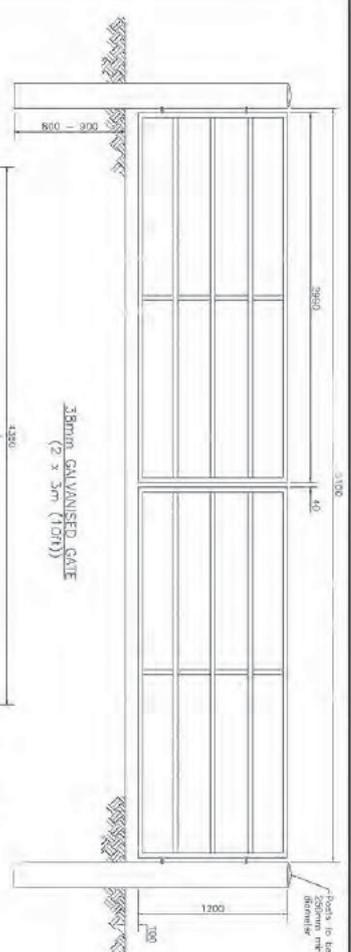


POST LENGTHS ARE TO BE INCREASED WHEN PLACED BEYOND THE SHOULDER EDGE TO ALLOW FOR SLOPE. WHEN SLOPE IS 4:1, POST LENGTHS ARE TO BE INCREASED BY 150.

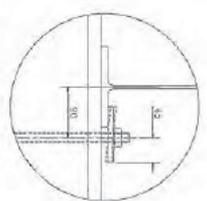
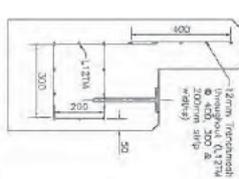
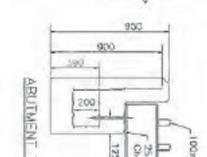
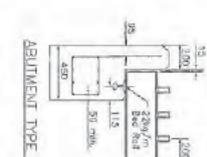
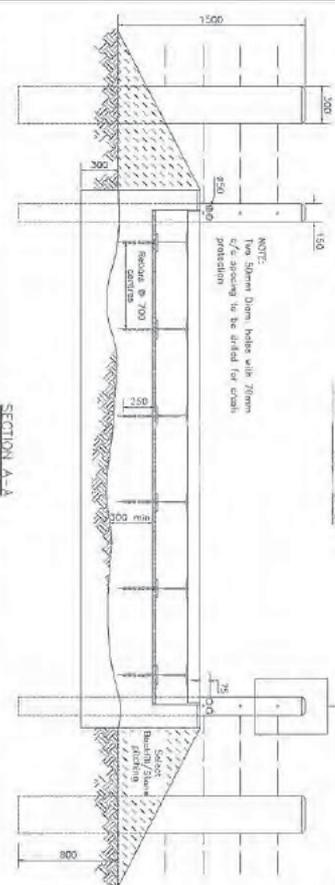
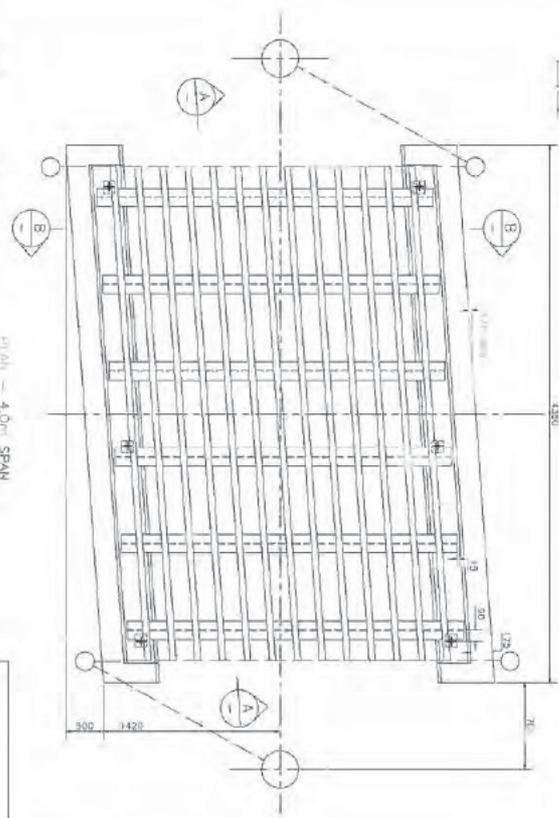
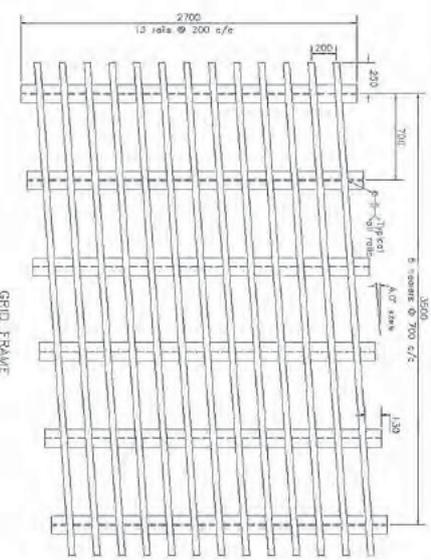
3. CONCRETE MARGINS



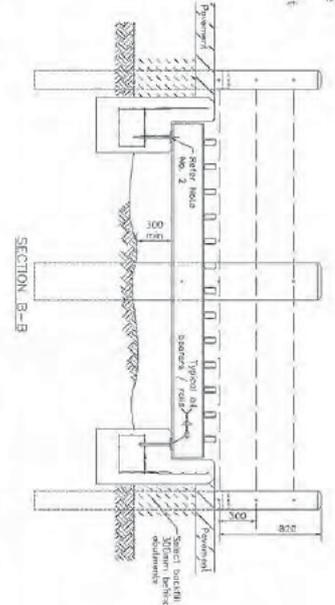
NOTE: WHERE ROAD EDGE GUIDE POST LOCATIONS FALL ADJACENT TO GUARDRAIL INSTALLATION, THE DELINEATORS ARE TO BE ATTACHED TO THE NEAREST GUARDRAIL DELINEATOR BRACKETS.



NOTE:
 Single Gate (across road)
 - Use 3858mm (12 ft) span
 Hardwood Timber posts to be used throughout.
 All grids must have a 3.7m (min.) gate adjacent to cattle grid to allow for locked machinery.
 Two 4.0m grids to be installed for wider roads.



NOTE:
 DA-3A left end right with markers to be installed on all four fence posts adjacent to grid



NOTES:
 1. Diameter 18mm threaded bar, set into concrete at depth of 250mm. The downs of 100 x 10 flat profile, 90mm lengths with 20mm clearance holes to be fastened with flat and spring washers.
 2. Diameter 18mm Rebars of 250mm lengths to be welded at 700 centres on 100 x 10 flat profile and concreted as shown on Section A-A.
 3. Grid rolls to be 100x50x5 RHS, grade 350 or 22Kg/m Roll. Beams to be 250 UB 37.3, grade 250 to AS 3678 & AS 3679.1.
 4. Concrete cross shall be 32MPa/20 in abutments, cover to reinforcing steel to be 50mm min.

Scales		1:40 (A3)		Drawn		DHH				Shire Engineer		Date	
Revisions		A		Redesigned standard		10/02				Checked		AC	
STANDARD DRAWING STANDARD 4.0m GRID & GATE										Drawing No. KSC 011		Job No. Standard Drawing	

POLICY 6: **ROAD CONTRIBUTIONS**
PLANNING SCHEME POLICY

6.1 **Statement of Intent**

6.1.1 **Scope**

- (1) This policy applies throughout the area of the Shire of Kolan.
- (2) This policy applies to—
 - (a) All applications under the *Integrated Planning Act 1997* and Council's Planning Scheme;
 - (b) Applications for approval for second (or subsequent) dwellings and caretaker residences;
 - (c) All applications requiring *Material Change of Use* (and not likely to be subject to a future reconfiguring a lot application);
 - (d) The principal road leading to and/or fronting the subject land; and
 - (e) Intersections external to the site upon which the proposed development will have an impact due to increased traffic.

6.2 Objectives

- (1) It is the purpose of this policy to facilitate the achievement of the following objectives—
 - (a) To set the appropriate standard required for the external road; and
 - (b) To provide a program for the upgrading and augmenting of roads to satisfy the additional demand directly generated by the proposed development.

6.3 Definitions

- (1) "*External Road*" - for the purpose of this Policy, external road shall mean the main/major road leading to and/or fronting the site of the proposed development.
- (2) "*Charitable Organisation*" - an organisation which exists for the purpose of education, assistance to the poor or disadvantaged, assistance to the sick, other public purposes of a broadly similar nature and sporting bodies where in the opinion of Council there is an overall benefit to the community. It does not include Government Departments which exist for the above purposes.

6.4 Rationale

- (1) The local government believes it necessary to require an appropriate road standard or require road contributions, as the development will generate additional traffic and such traffic will create additional demands for the maintenance and upgrading of roads within the Shire generally, and in the vicinity of the subject land, particularly.
- (2) The local government recognises that higher standards of roads require less resources for works toward maintenance and upgrading and provides a safe and efficient travel route.



6.5 Required Standard for External Roads

6.5.1 Bitumen Seal

- (1) Where the sum total of the existing traffic and the traffic generated by the proposed development is greater than 75 vehicles per day (based on a nominal figure of 6 vehicles per day for each new allotment or dwelling) the external road to the site is to be constructed to a bitumen seal standard. Where accurate AADT figures are not available then the applicant will be required to demonstrate estimated traffic numbers.

6.5.2 Gravel

- (1) Where the sum total of traffic as above is less than 75 vehicles/day then the road is to be to a gravel standard in the Rural Zone. In all other zones external roads are to be to a bitumen seal standard.

6.5.3 Widths

- (1) Widths of formation, gravel and bitumen are to be to the standard indicated in the local government's Road Design Standards or the Planning Scheme except that, where the local government feels it appropriate, the *Austroads Rural Road Design Guide*. On low trafficked roads (30 vehicles per day or less), the local government may accept a lesser formation width of 6 metres.

6.5.4 Kerb and Channel

- (1) In urban areas, kerb and channel will be required along the frontage of the subject site, and will only be required on the section of external road leading to the site if required to overcome particular problems e.g. scouring.

6.5.5 Intersections

- (1) Intersections to which the development contributes traffic are to be to the standard required in the NAASRA Publication - "*Intersections at Grade*" or any similar standard as adopted in future by the local government.

6.6 Failure to Meet Required Standards

- (1) Should the external road leading to any proposed development fail to meet the required standard, the local government may elect to refuse the development application.
- (2) Alternatively, the local government may approve the application subject to the upgrading of the external road by the applicant or alternatively, the local government may accept a contribution based on Section 6.7 of this Policy.

6.7 Allocating Responsibility

- (1) Where the size of the development is such that the development on its own would require the set standard, then the full cost of upgrading the external road is to be at the applicant's expense.
- (2) Where the development on its own does not warrant the standard required by the sum total of the existing traffic plus the traffic from the proposed development, then the applicant may choose to construct the external road to the required standard, or alternatively, the applicant may make a contribution to the local government, equal to the development's pro-rata share of the cost of the upgrading works.
- (3) Where the roads leading to and fronting the development are constructed to the required standard, the local government may require a contribution towards the reduction in design life of the road. Such contribution will not be less than \$2,500/additional lot.
- (4) Where such road frontages are not constructed to the required standard, the local government may either require the road(s) along the allotments frontage(s) to be constructed to the required standard, or require a contribution towards such construction. Such contributions will not be less than \$2,500/additional lot.
- (5) The local government will require a contribution of \$900 per additional vehicle generated by the development (based on a nominal figure of 6 vehicles per day for each new allotment or dwelling) towards the cost of maintenance of roads within the general vicinity.



- (6) Where a proposed development fronts a State Controlled Road and no local government roads are used for direct access to the site, the local government will require a contribution equal to that in Clause (5) above.

6.8 Kerb and Channel Contribution

- (1) For a minor residential subdivision and where kerb and channel does not exist adjacent to the proposed reconfiguration, the local government may require, in lieu of construction of kerb and channel, a cash contribution from the applicant for the estimated cost of bulk construction for the construction of kerb and channel in the Shire.
- (2) Contribution rate is \$30.00 per linear metre but may be varied by resolution of the local government from time to time.

6.9 Contributions

- (1) Contributions referred to in this policy are intended to be expended on the road or roads leading to and fronting the subject land.
- (2) The local government may pool contributions from the immediate locality within the Shire to provide for larger scale upgrading works within the Shire.
- (3) Contributions will be payable prior to—
 - (a) sealing of the plan of survey, in the case of a reconfiguring a lot application; or
 - (b) issue of the building permit, in the case of applications for second (subsequent) dwellings and caretaker's residences and other material change of use applications.

6.10 Concessions

- (1) Where the local government requires either external works or a contribution as set out in either Clause 6.6(2) or 6.8(1) of this policy, the value of the requirement may be reduced in the following instances:

6.10.1 Charitable Organisations

- (1) In instances where the applicant is a charitable organisation and the organisation can demonstrate to the local government satisfaction, that the requirement to bear the cost of the contribution will prevent the project proceeding, the local government may, upon receipt of the full amount of the contribution, make a donation of all, or part of, the contribution, back to the applicant, from general revenue.

6.10.2 Long Term Community Benefit

- (1) Where a project or development is likely to provide significant long-term benefit to the Kolan Shire community, the local government may reduce or waive the contributions payable, such decision being based on a quantitative assessment of the financial benefits to the Shire, and such assessment being carried out by persons competent in the field of financial analysis.
- (2) In instances where a contribution, or part thereof, is waived, the local government will transfer an equivalent amount from its general revenues into the appropriate reserve fund.

6.10.3 Upgrading Works not Listed in 5 Year Programme

- (1) In instances where a contribution is required towards upgrading works on a sub-standard road and the upgrading works is not listed on the current 5 year program of works, the local government may accept a reduced contribution, such contribution being calculated as follows—
 - (a) Anticipated time span until upgrading will occur, is determined.
 - (b) The contribution rate as calculated in Clause 6.7 is discounted to a present worth using the current real rate of return on investments (i.e. the actual amount interest rates less the current inflation rates.)



POLICY 7: **SUPPLY OF WATER** *PLANNING SCHEME POLICY*

7.1 Statement of Intent

- (1) To provide new residential dwellers on rural acreage with an acceptable water storage for domestic purposes.

7.2 Policy

- (1) Every habitable building is to be provided with a minimum of 22,500 litres rainwater tank storage to the except where—
 - (a) Such habitable building is within the benefited areas of the Gin Gin, Monduran and Wallaville Water supplies or capable of being supplied with water from one of those supplies.
 - (b) Such habitable building is provided with or capable of being provided with a domestic bore located on the allotment on which such habitable building is situated and that the supply is adequate and the quality of the water is suitable for domestic use.
- (2) Every habitable building provided with, or capable of being provided with, a bore water supply in Clause (1)(b) is to be provided with a minimum of 1,000 litres rainwater tank storage.



Kolan Shire Council

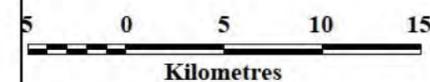


NOTES

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LEGEND

Rural Zone	Community Purposes Zone
Industry Zone	Water
Commercial Zone	Roads
Residential Zone	
Low Density Residential Precinct	
Multi-residential Precinct	
Village Precinct	
Community Infrastructure Designation - Burnett River Dam Area	



Planning Scheme Maps
Land Use Zoning Map

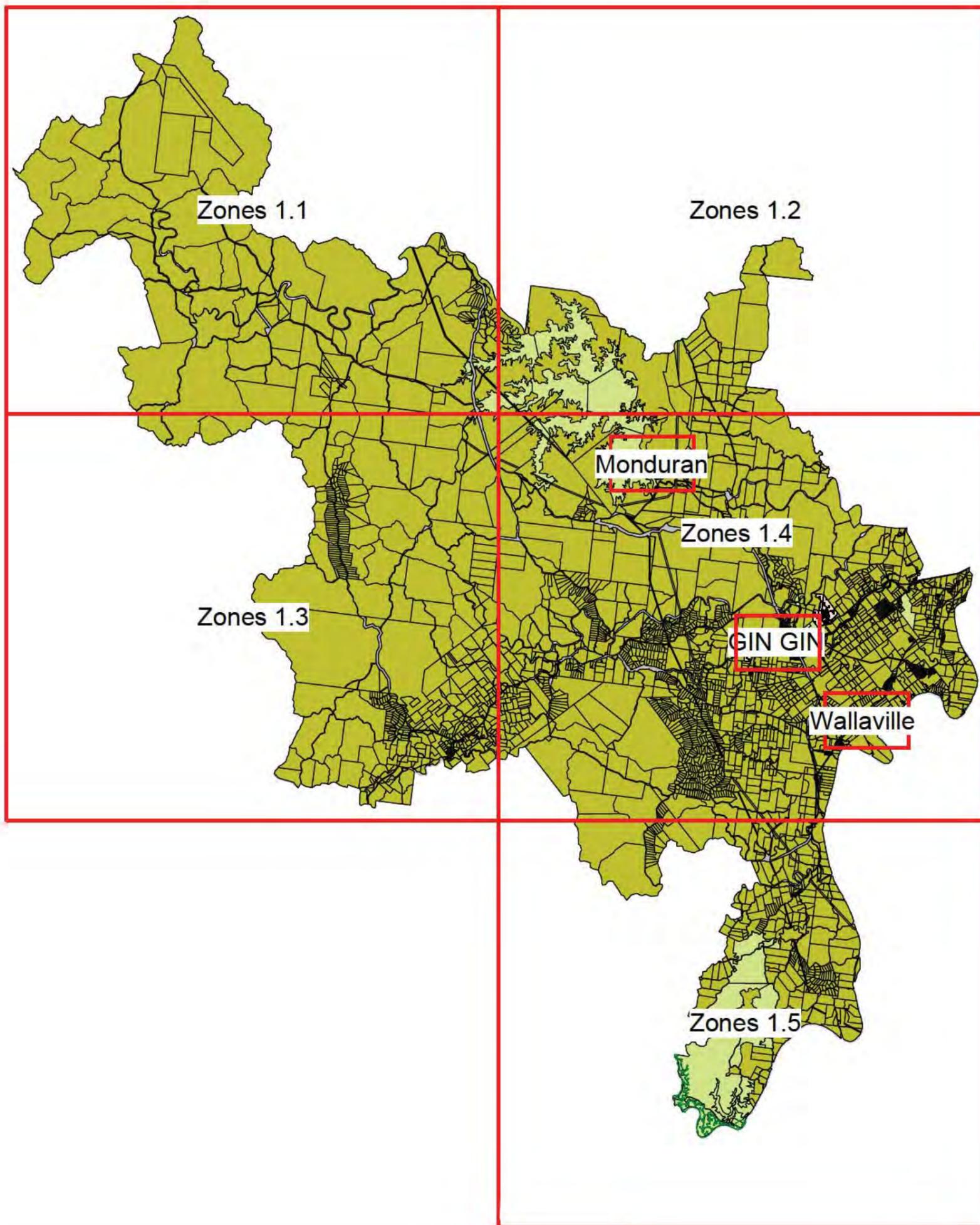
Map Ref:

Land Use Zoning - Key

Date: 19 Dec 2005

CEO

Date





Kolan Shire Council



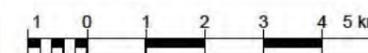
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	Zones 1.1	Zones 1.2
	Zones 1.3	Zones 1.4

LEGEND

-  Rural Zone
-  Community Purposes Zone
-  Industry Zone
-  Water
-  Commercial Zone
-  Roads
-  Residential Zone
-  Low Density Residential Precinct
-  Multi-residential Precinct
-  Village Precinct
-  Community Infrastructure Designation - Burnett River Dam Area



Planning Scheme Maps Land Use Zoning Map

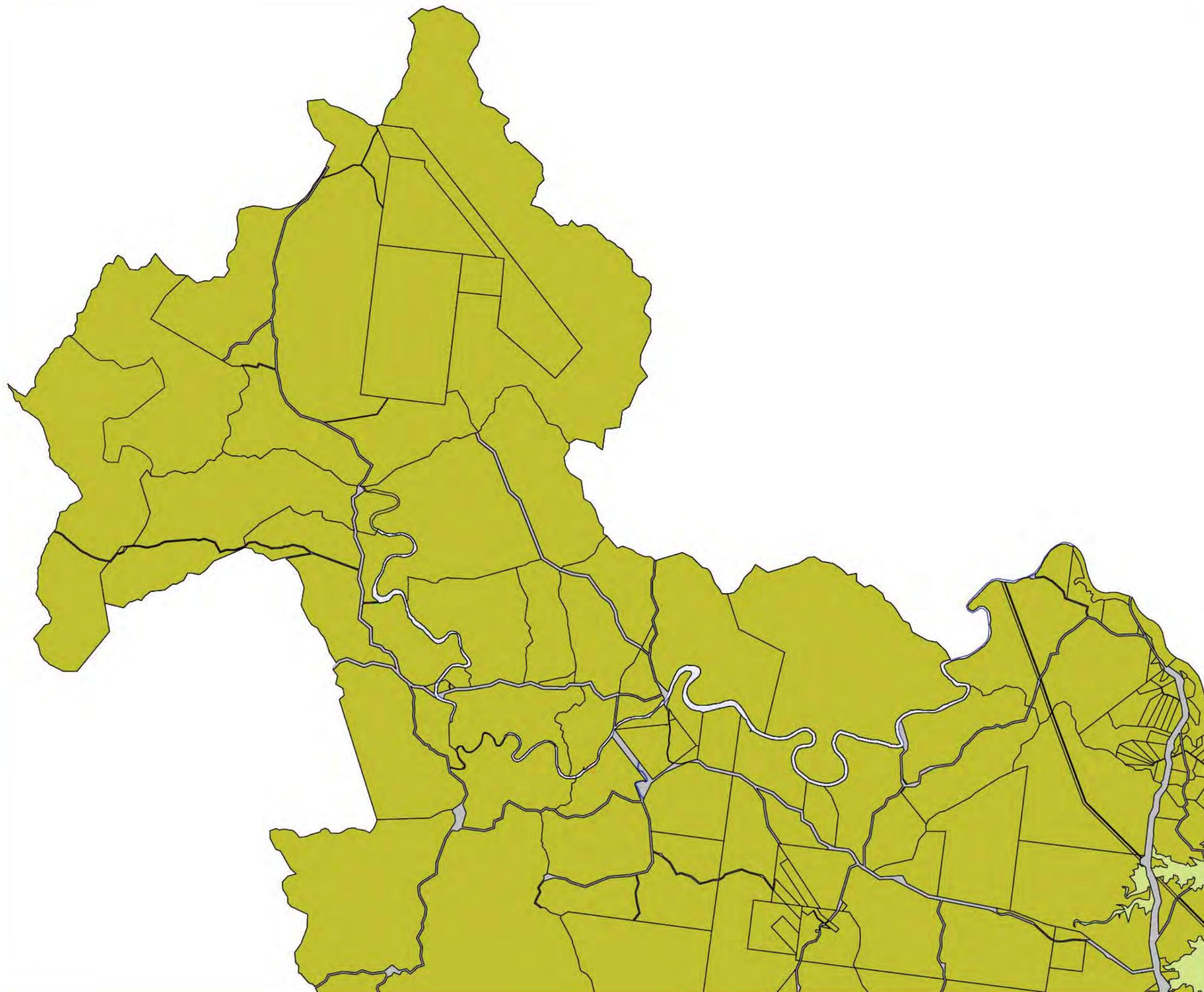
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Zones 1.1

Date: 19 Dec 2005

CEO

Date





Kolan Shire Council



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Zones 1.1	Zones 1.2	
Zones 1.3	Zones 1.4	

LEGEND

- Rural Zone
- Community Purposes Zone
- Industry Zone
- Water
- Commercial Zone
- Roads
- Residential Zone
- Low Density Residential Precinct
- Multi-residential Precinct
- Village Precinct
- Community Infrastructure Designation - Burnett River Dam Area



Planning Scheme Maps
Land Use Zoning Map

Map Ref:

Zones 1.2

Date: 19 Dec 2005

CEO

Date



Kolan Shire Council



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	Zones 1.1	Zones 1.2
	Zones 1.3	Zones 1.4
		Zones 1.5

LEGEND

- Rural Zone
- Community Purposes Zone
- Industry Zone
- Commercial Zone
- Residential Zone
- Water
- Roads
- Low Density Residential Precinct
- Multi-residential Precinct
- Village Precinct
- Community Infrastructure Designation - Burnett River Dam Area



Planning Scheme Maps
Land Use Zoning Map

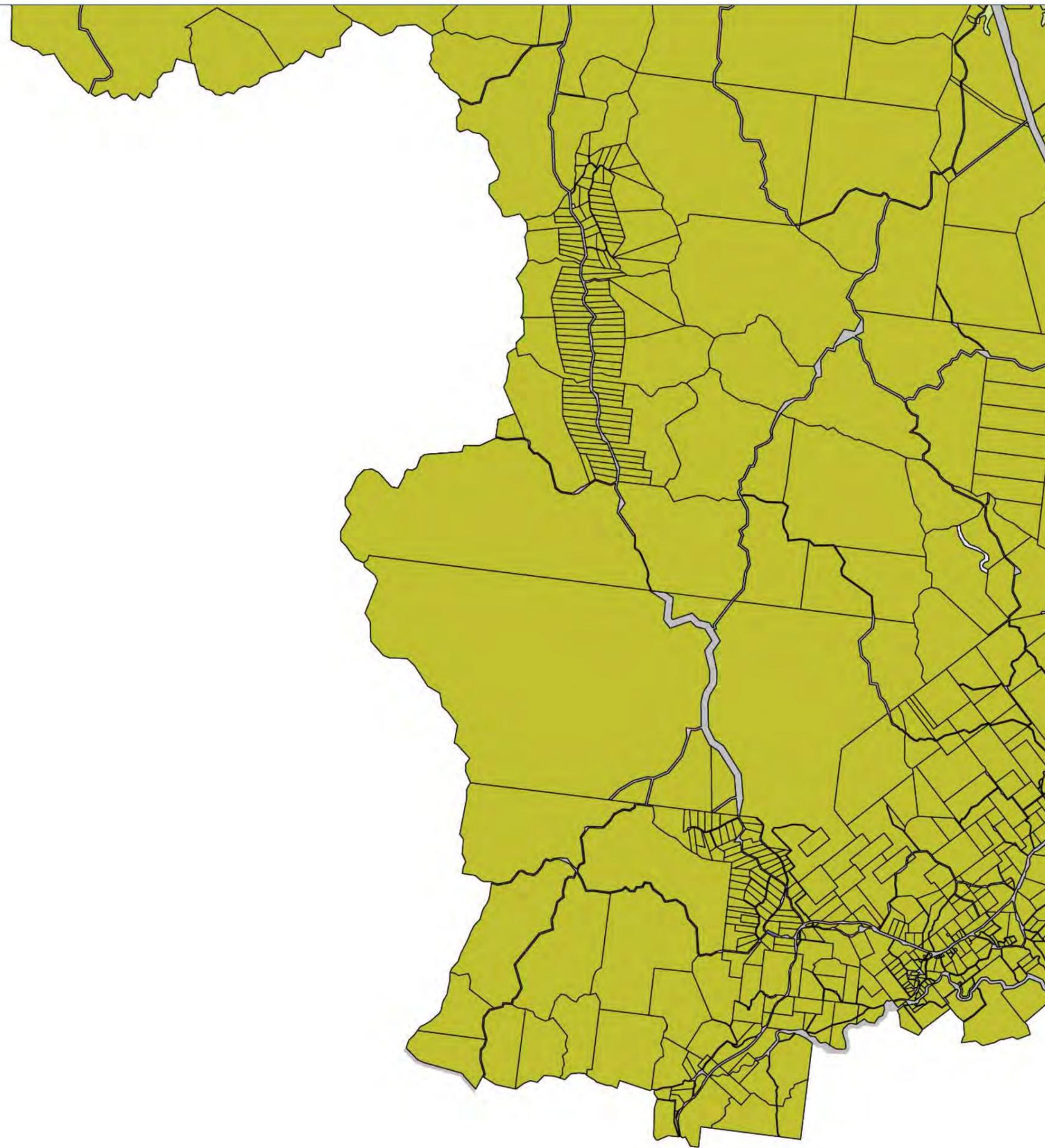
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Zones 1.3

Date: 19 Dec 2005

CEO

Date





Kolan Shire Council



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Zones 1.1	Zones 1.2	
Zones 1.3	Zones 1.4	
	Zones 1.5	

LEGEND

- Rural Zone
- Community Purposes Zone
- Industry Zone
- Water
- Commercial Zone
- Roads
- Low Density Residential Precinct
- Multi-residential Precinct
- Village Precinct
- Community Infrastructure Designation - Burnett River Dam Area



Planning Scheme Maps Land Use Zoning Map

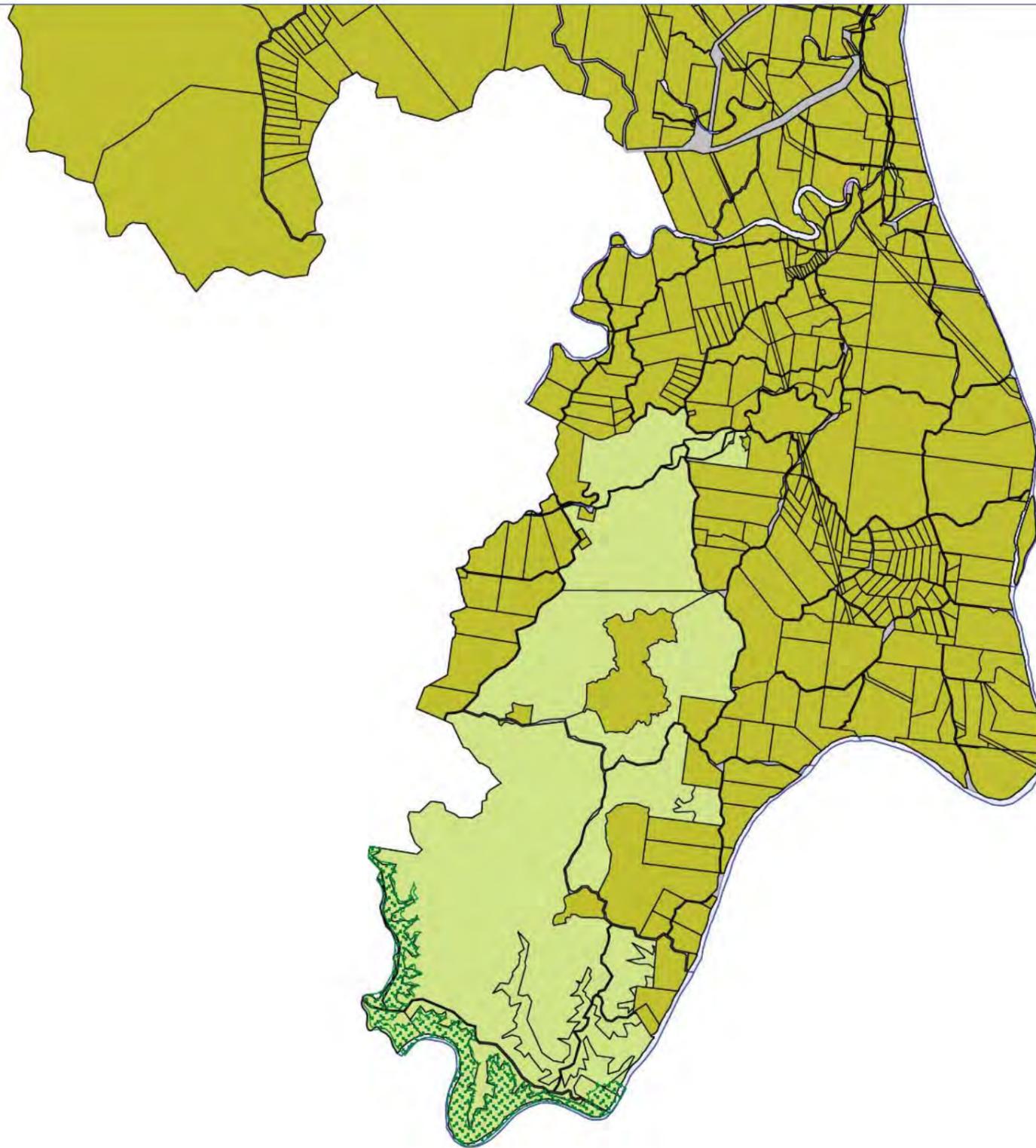
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Date: 19 Dec 2005

CEO

Date



Kolan Shire Council



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Zones 1.3	Zones 1.4	
	Zones 1.5	

LEGEND

- Rural Zone
- Community Purposes Zone
- Industry Zone
- Commercial Zone
- Residential Zone
- Water
- Roads
- Low Density Residential Precinct
- Multi-residential Precinct
- Village Precinct
- Community Infrastructure Designation - Burnett River Dam Area



Planning Scheme Maps
Land Use Zoning Map

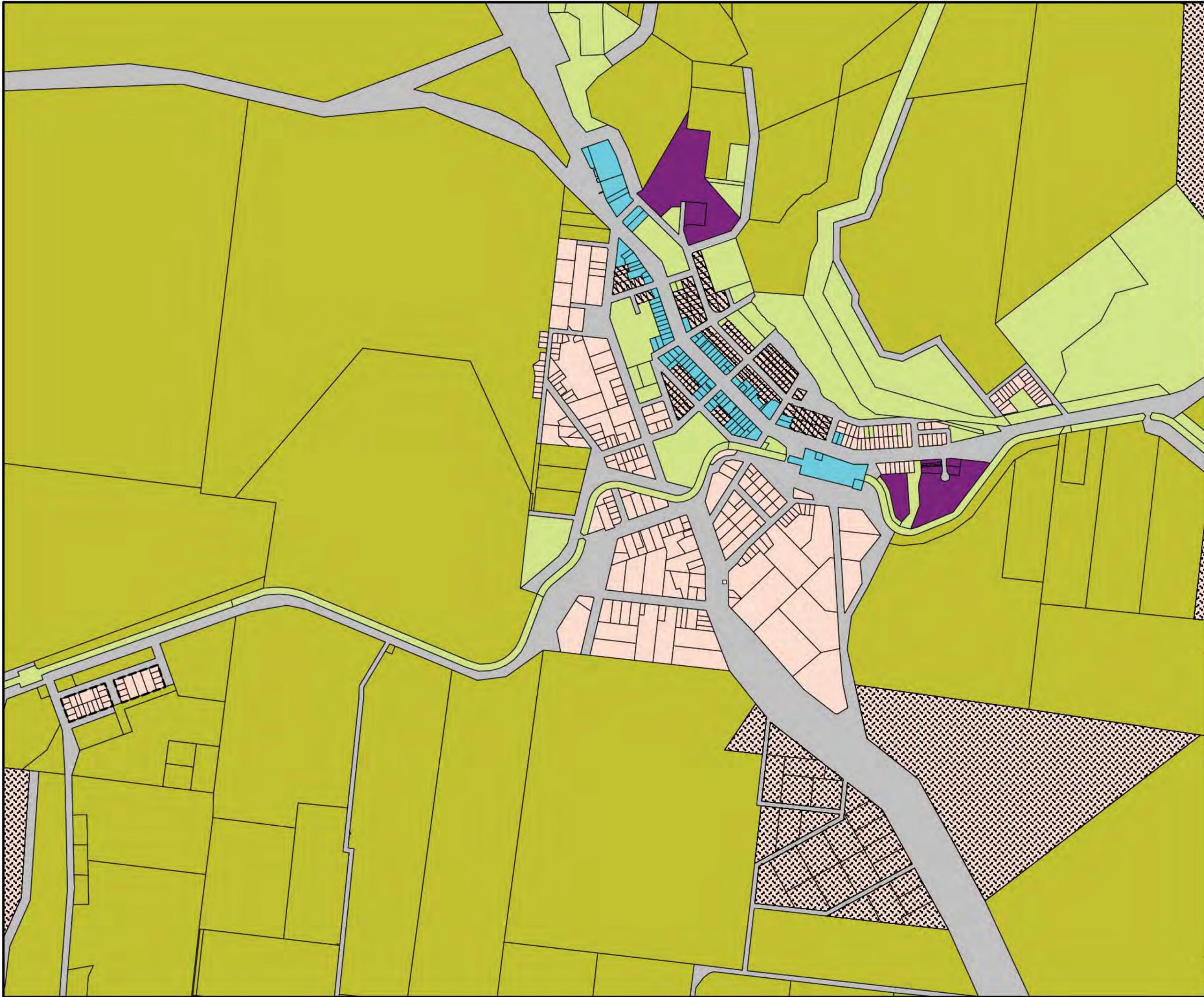
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Date: 19 Dec 2005

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Date



Kolan Shire Council

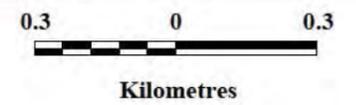


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LEGEND

- Rural Zone
- Industry Zone
- Commercial Zone
- Residential Zone
- Community Purposes Zone
- Water
- Roads
- Low Density Residential Precinct
- Multi-residential Precinct
- Village Precinct
- Community Infrastructure Designation - Burnett River Dam Area



Planning Scheme Maps
Land Use Zoning Map
Map Ref:

Land Use Zoning - GIN GIN

Date: 19 Dec 2005



Kolan Shire Council



NOTES

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LEGEND

- | | |
|---|---|
|  Rural Zone |  Community Purposes Zone |
|  Industry Zone |  Water |
|  Commercial Zone |  Roads |
|  Residential Zone | |
|  Low Density Residential Precinct | |
|  Multi-residential Precinct | |
|  Village Precinct | |
|  Community Infrastructure Designation - Burnett River Dam Area | |



0.3 0 0.3



Kilometres

Planning Scheme Maps
Land Use Zoning Map

Map Ref:

Land Use Zoning - Monduran

Date: 1 Sept 2005

CEO

Date



Kolan Shire Council

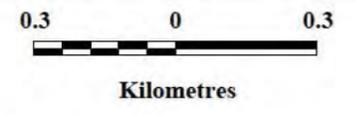


NOTES

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LEGEND

- | | |
|---|-------------------------|
| Rural Zone | Community Purposes Zone |
| Industry Zone | Water |
| Commercial Zone | Roads |
| Residential Zone | |
| Low Density Residential Precinct | |
| Multi-residential Precinct | |
| Village Precinct | |
| Community Infrastructure Designation - Burnett River Dam Area | |



Planning Scheme Maps
Land Use Zoning Map
Map Ref:

Land Use Zoning - Wallaville

Date: 12 Dec 2004



Kolan Shire Council

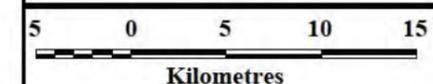


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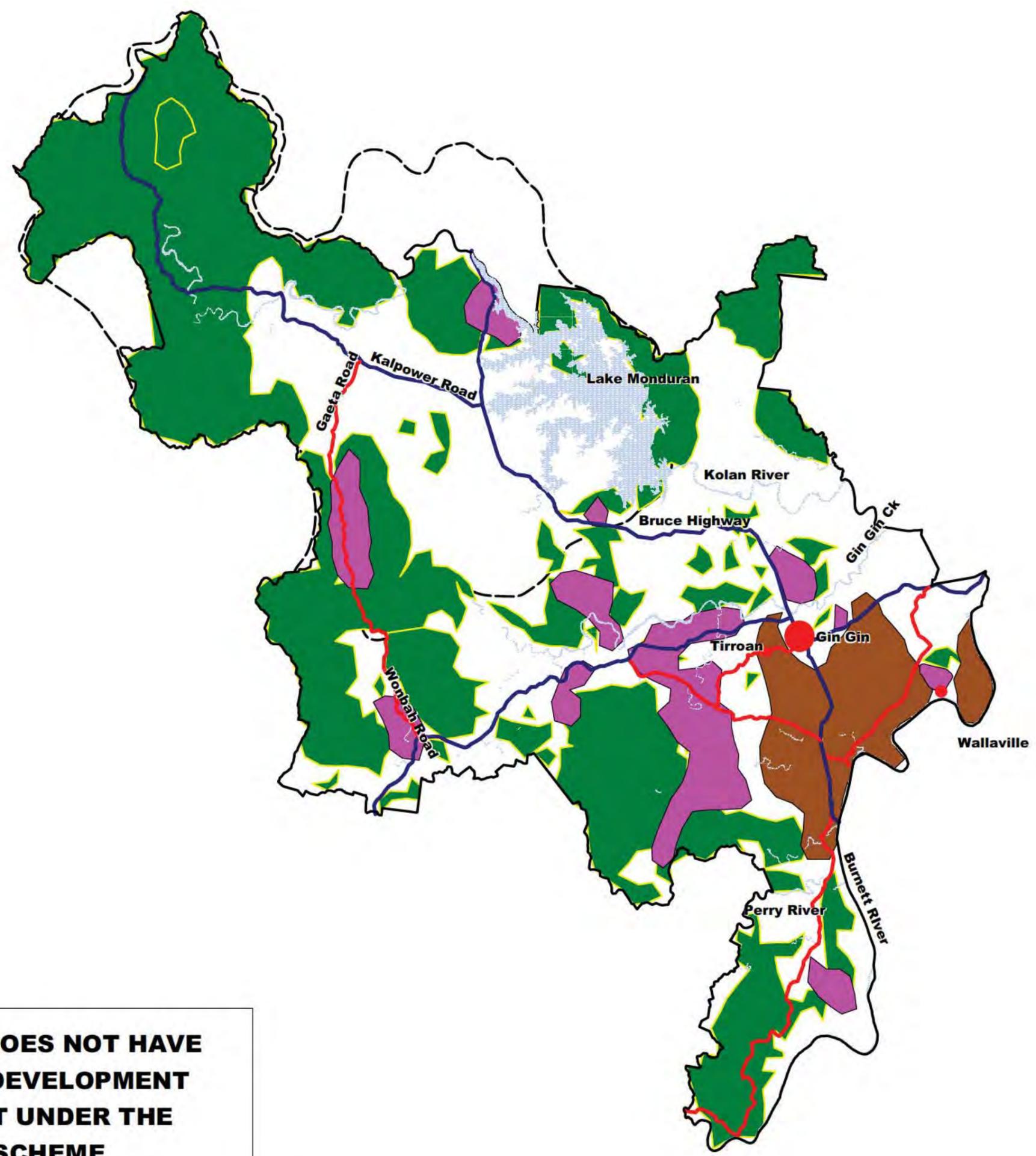
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LEGEND

-  Rural (hillslope character)
-  Rural (housing)
-  Rural (cropping)
-  Major Recreation site
-  Town - Gin Gin
-  Villages
-  Principal Shire Roads
-  State Controlled Roads
-  Lake Monduran catchment area boundary



Preferred Settlement Pattern and Constraints Map



THIS MAP DOES NOT HAVE A ROLE IN DEVELOPMENT ASSESMENT UNDER THE PLANNING SCHEME



Kolan Shire Council

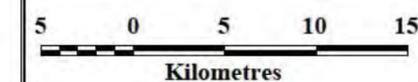


NOTES

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LEGEND

- Irrigation Area
- State Controlled Roads
- Principal Local Government Roads
- Walking and Cycling Tracks
- Powerlink Corridors
- Town Service Area
- Fred Haigh Dam Declared Catchment Area
- Water
- Property Boundaries
- Flood and Drainage Liability
- Stock Routes
- Roads



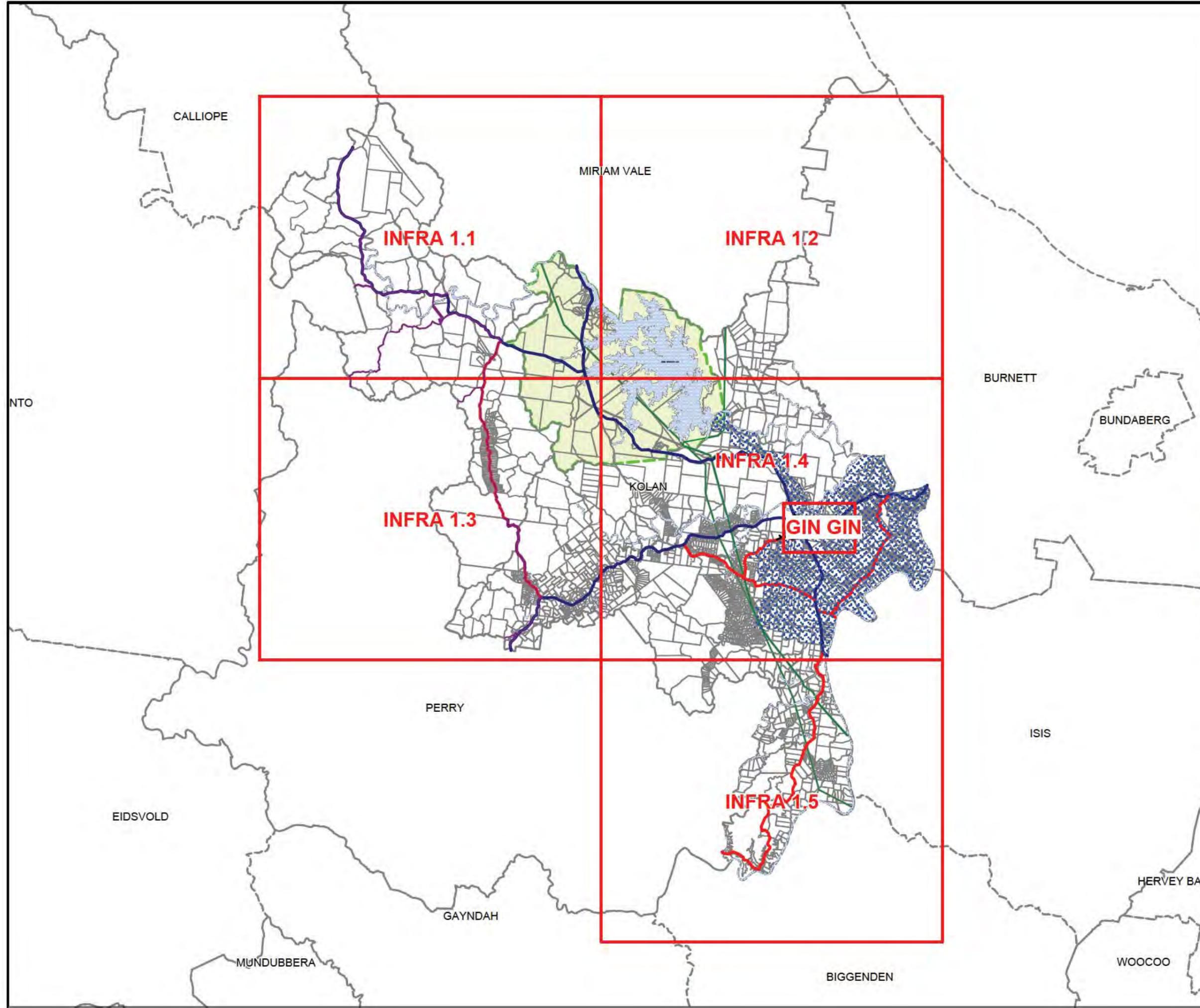
Planning Scheme Maps
Infrastructure Overlay
Map Ref:

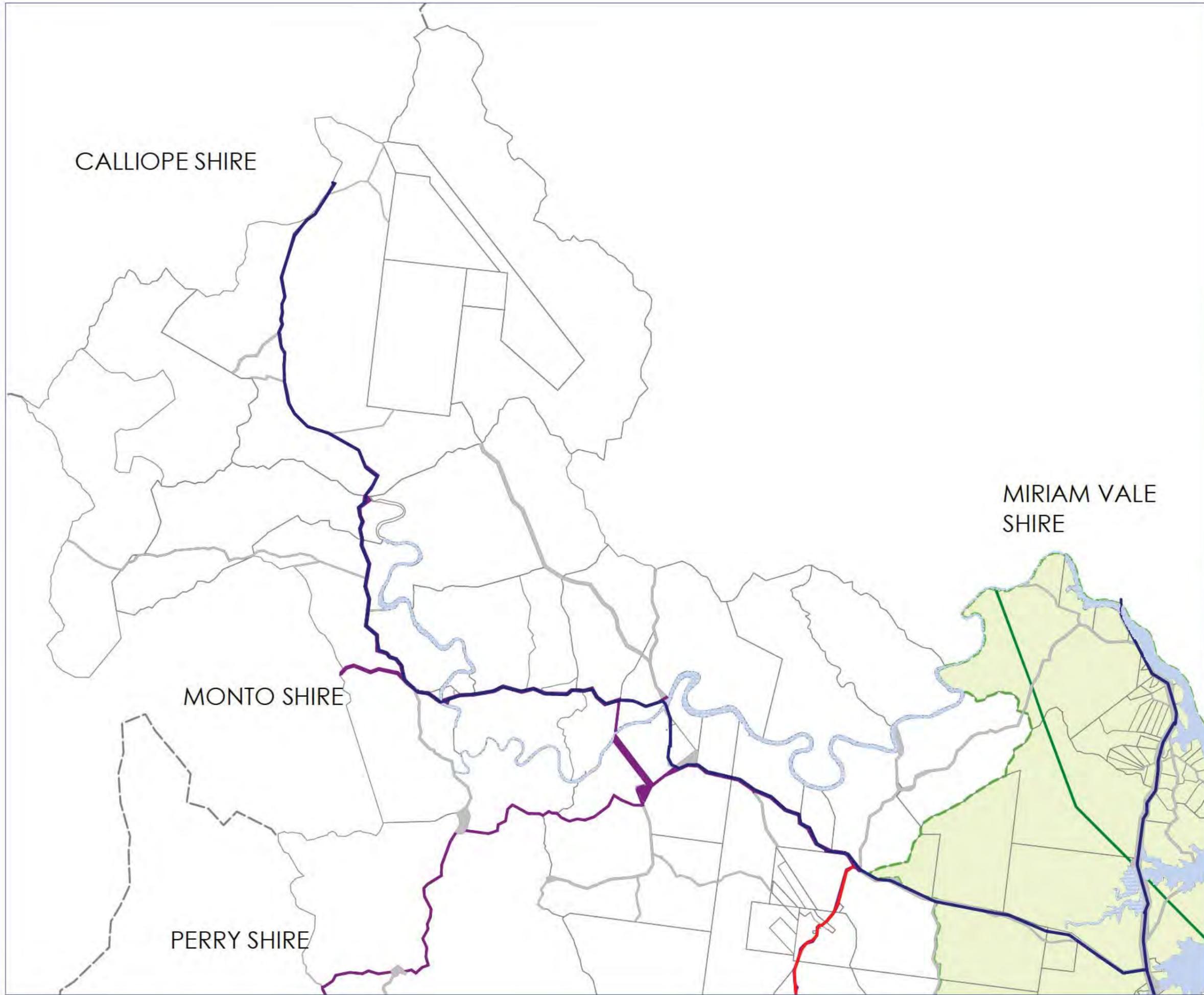
Infrastructure - KEY

Date: 1 Sept 2005

CEO

Date





Kolan Shire Council



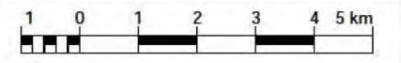
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	INFRA 1.1	INFRA 1.2
	INFRA 1.3	INFRA 1.4

LEGEND

- Irrigation Area
- State Controlled Roads
- Principal Local Government Roads
- Walking and Cycling Tracks
- Powerlink Corridors
- Town Service Area
- Fred Hagh Dam Declared Catchment Area
- Property Boundaries
- Flood and Drainage Liability
- Stock Routes
- Water
- Roads



Planning Scheme Maps
Infrastructure Overlay
Map Ref:

INFRA 1.1

Date: 1 Sept 2005



Kolan Shire Council



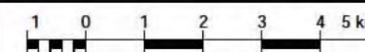
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INFRA 1.1	INFRA 1.2	
INFRA 1.3	INFRA 1.4	

LEGEND

- Irrigation Area
- State Controlled Roads
- Principal Local Government Roads
- Walking and Cycling Tracks
- Powerlink Corridors
- Town Service Area
- Fred Haigh Dam Declared Catchment Area
- Property Boundaries
- Flood and Drainage Liability
- Stock Routes
- Water
- Roads



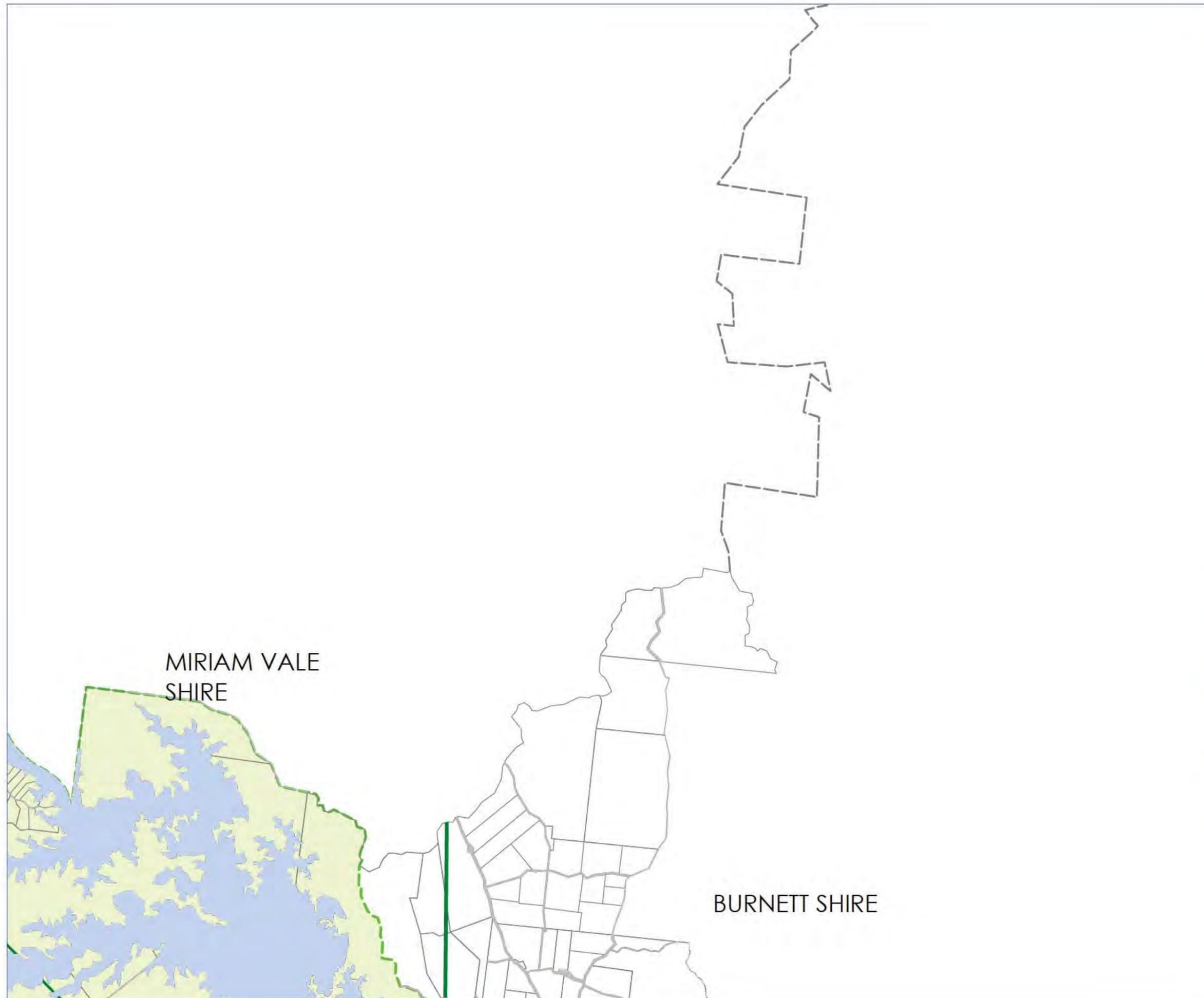
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Infrastructure Overlay
Map Ref:

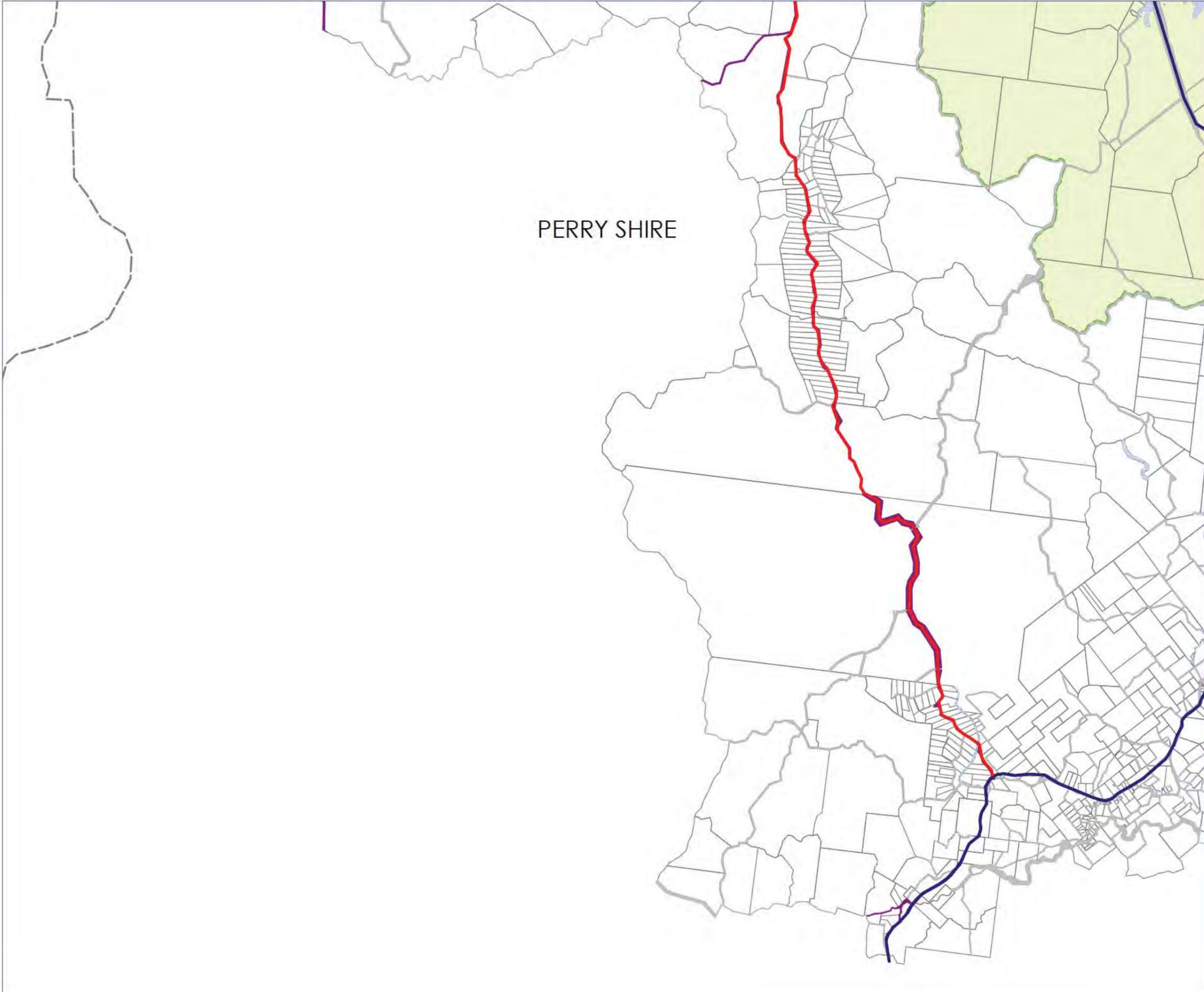
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Date: 1 Sept 2005

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Date





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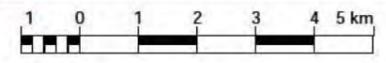
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	INFRA 1.1	INFRA 1.2
	INFRA 1.3	INFRA 1.4
		INFRA 1.5

LEGEND

- Irrigation Area
- State Controlled Roads
- Principal Local Government Roads
- Walking and Cycling Tracks
- Powerlink Corridors
- Town Service Area
- Fred Haigh Dam Declared Catchment Area
- Property Boundaries
- Flood and Drainage Liability
- Stock Routes
- Water
- Roads



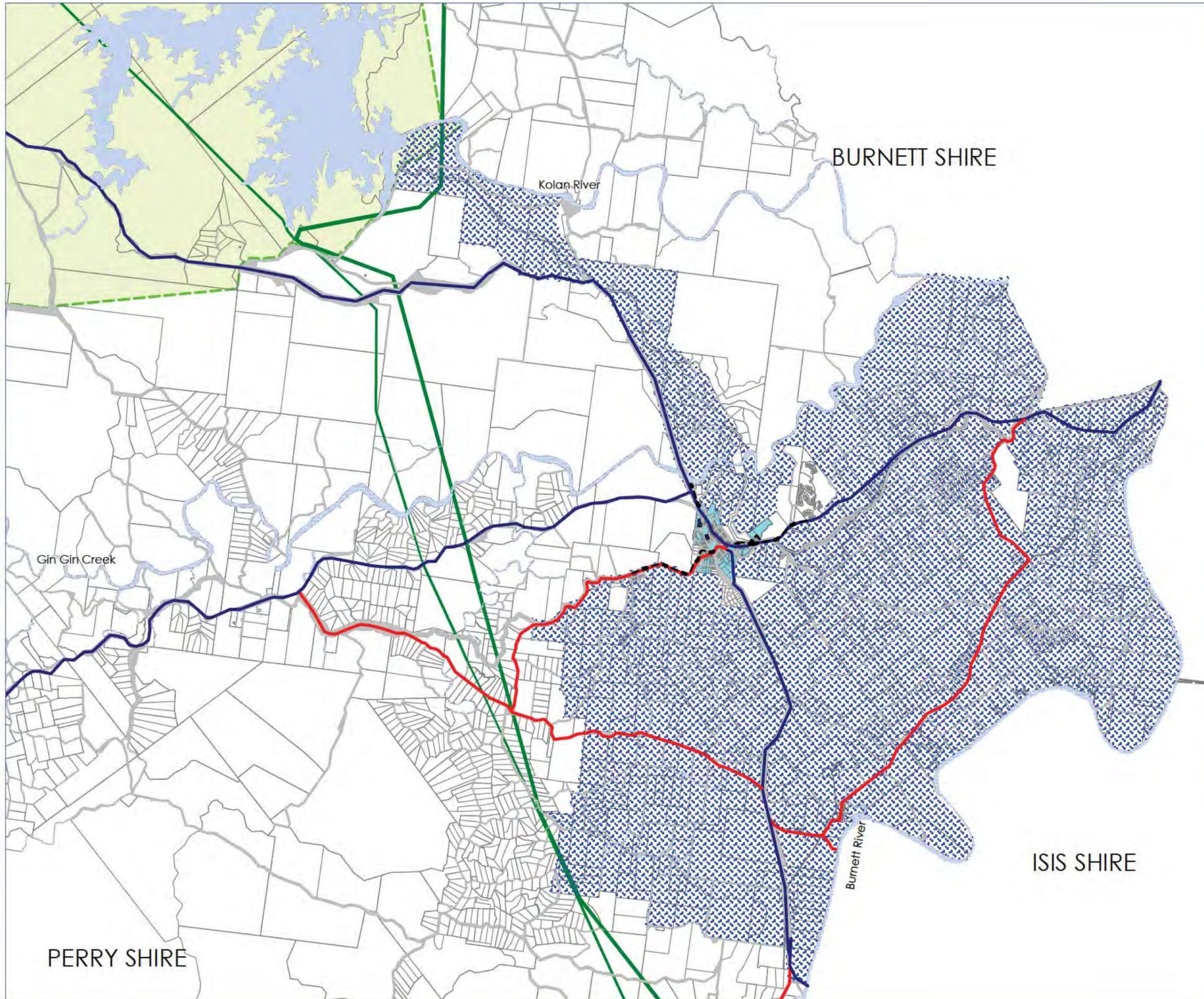
Planning Scheme Maps
Infrastructure Overlay
Map Ref:

INFRA 1.3

Date: 1 Sept 2005

CEO

Date



Kolan Shire Council



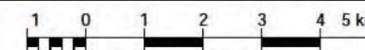
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INFRA 1.1	INFRA 1.2	
INFRA 1.3	INFRA 1.4	
	INFRA 1.5	

LEGEND

- Irrigation Area
- State Controlled Roads
- Principal Local Government Roads
- Walking and Cycling Tracks
- Powerlink Corridors
- Town Service Area
- Fred Haigh Dam Declared Catchment Area
- Property Boundaries
- Flood and Drainage Liability
- Stock Routes
- Water
- Roads



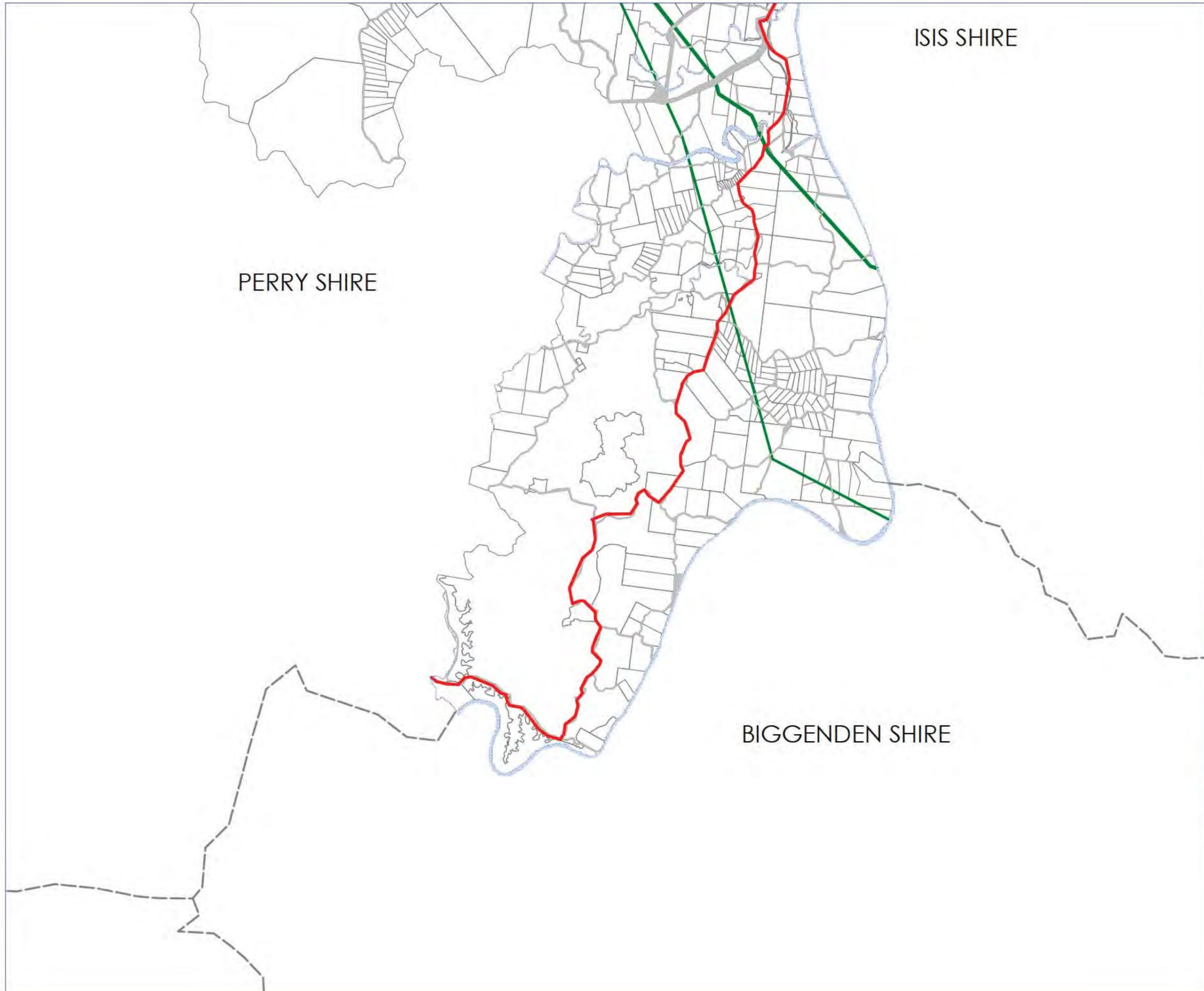
Planning Scheme Maps
Infrastructure Overlay
Map Ref:

INFRA 1.4

Date: 1 Sept 2005

CEO

Date



Kolan Shire Council



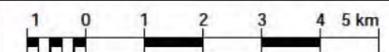
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INFRA 1.3	INFRA 1.4	
	INFRA 1.5	

LEGEND

- Irrigation Area
- State Controlled Roads
- Principal Local Government Roads
- Walking and Cycling Tracks
- Powerlink Corridors
- Town Service Area
- Fred Hagh Dam Declared Catchment Area
- Property Boundaries
- Flood and Drainage Liability
- Stock Routes
- Water
- Roads



Planning Scheme Maps
Infrastructure Overlay
Map Ref:

INFRA 1.5

Date: 1 Sept 2005



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LEGEND

-  Irrigation Area
-  State Controlled Roads
-  Principal Local Government Roads
-  Walking and Cycling Tracks
-  Powerlink Corridors
-  Town Service Area
-  Fred Haigh Dam Declared Catchment Area
-  Water
-  Property Boundaries
-  Flood and Drainage Liability
-  Stock Routes
-  Roads



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Planning Scheme Maps
Infrastructure Overlay

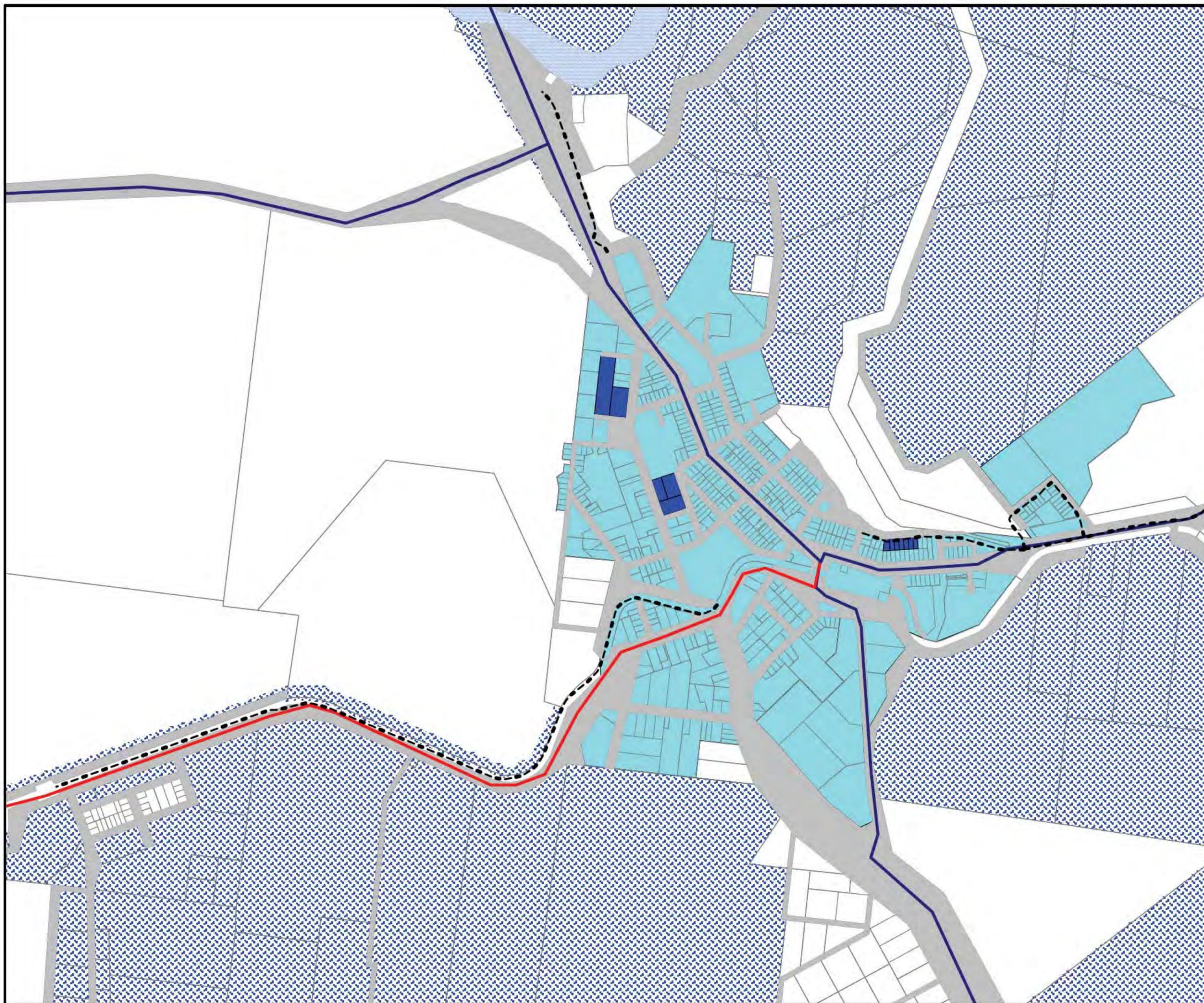
Map Ref:

Infrastructure - GIN GIN

Date: 1 Sept 2005

CEO

Date





Kolan Shire Council



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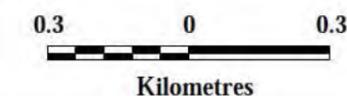
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LEGEND

- High Bushfire Risk
- Low Bushfire Risk
- Moderate Bushfire Risk
- Water
- Roads



Planning Scheme Maps
Natural Features or
Resources Overlay Map

BUSHFIRE PRONE AREAS

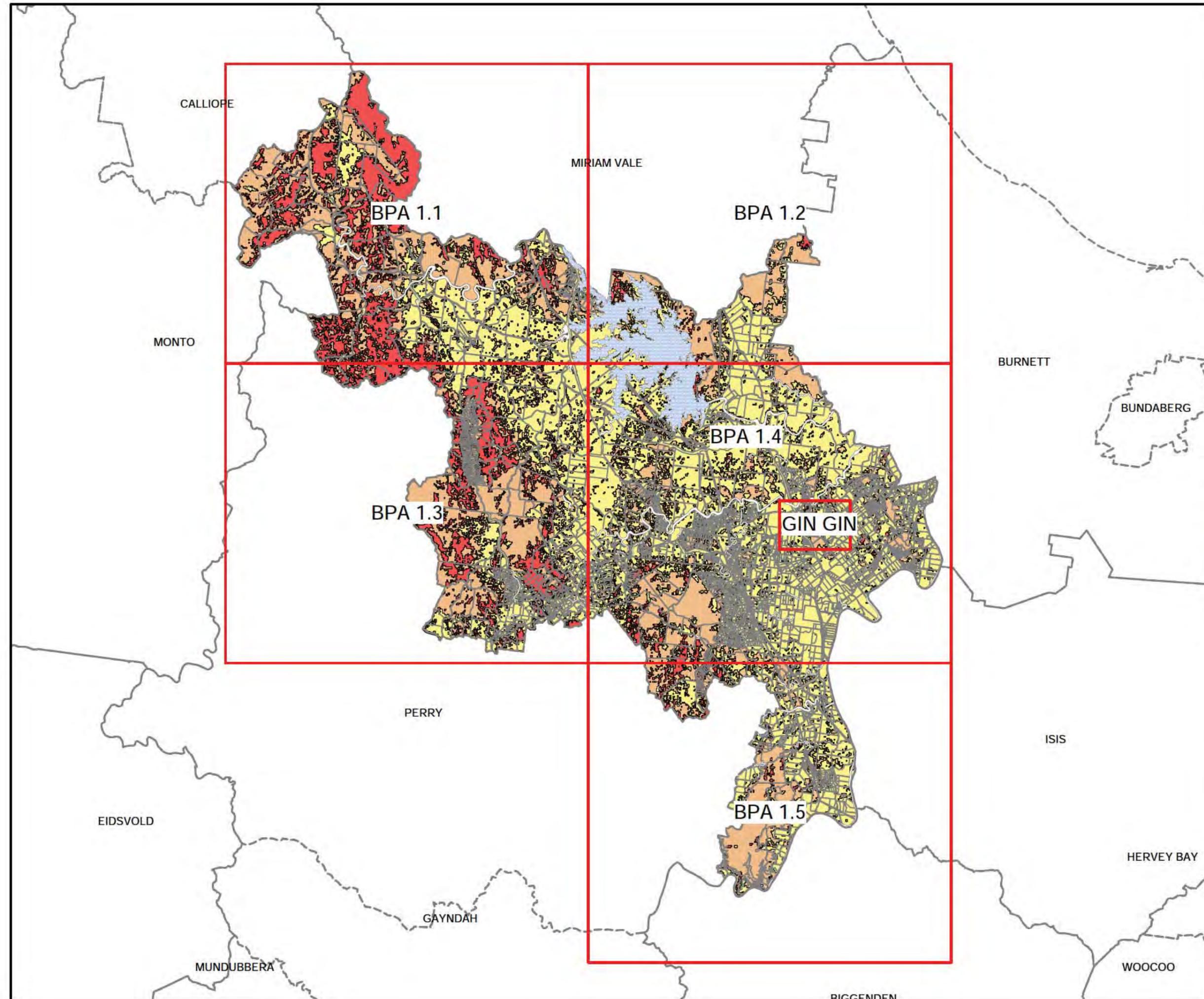
Map Ref:

BPA - KEY

Date: 1 Sept 2005

CEO

Date





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	BPA 1.1	BPA 1.2
	BPA 1.3	BPA 1.4

LEGEND

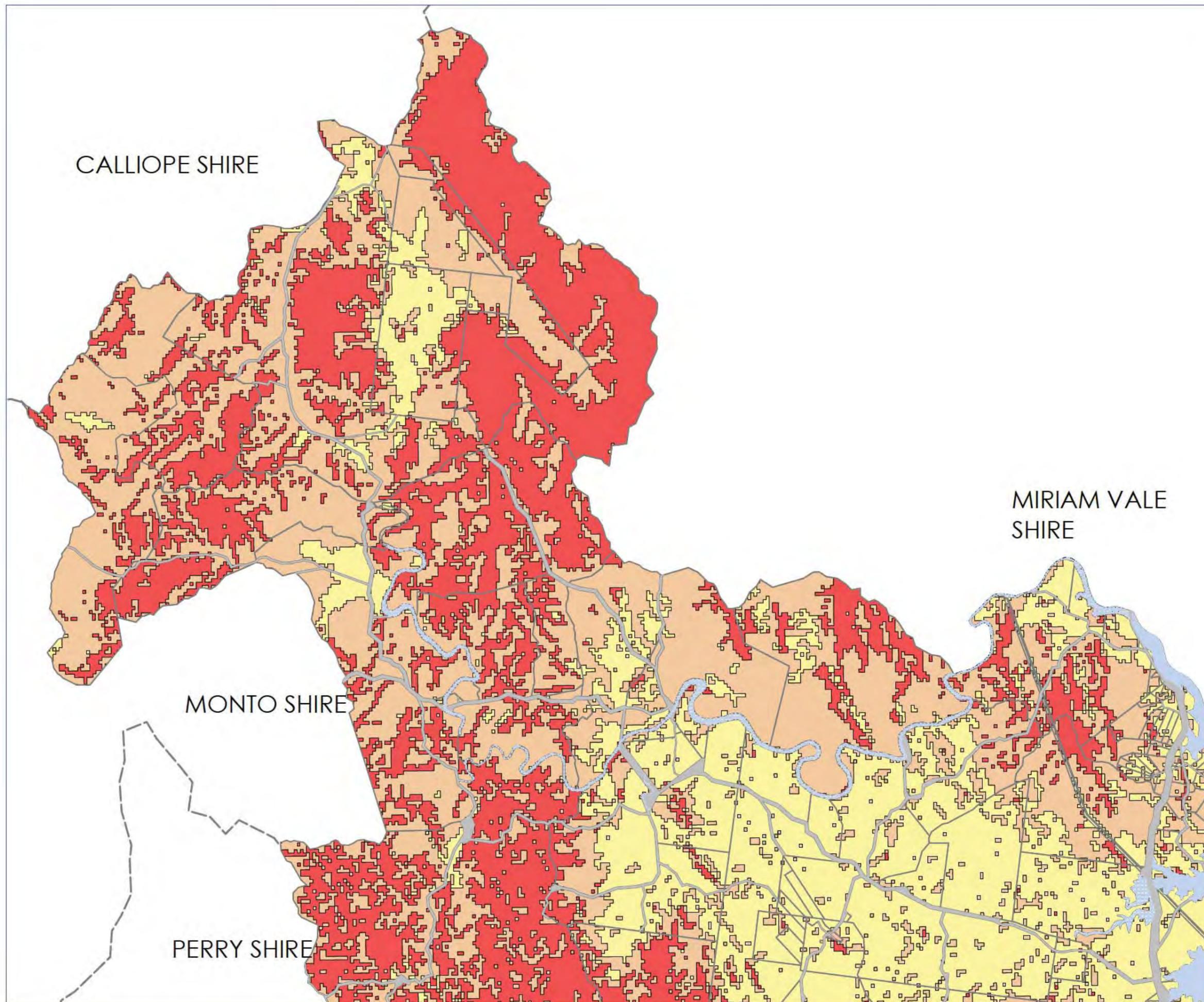
- High Bushfire Risk
- Low Bushfire Risk
- Moderate Bushfire Risk
- Water
- Roads

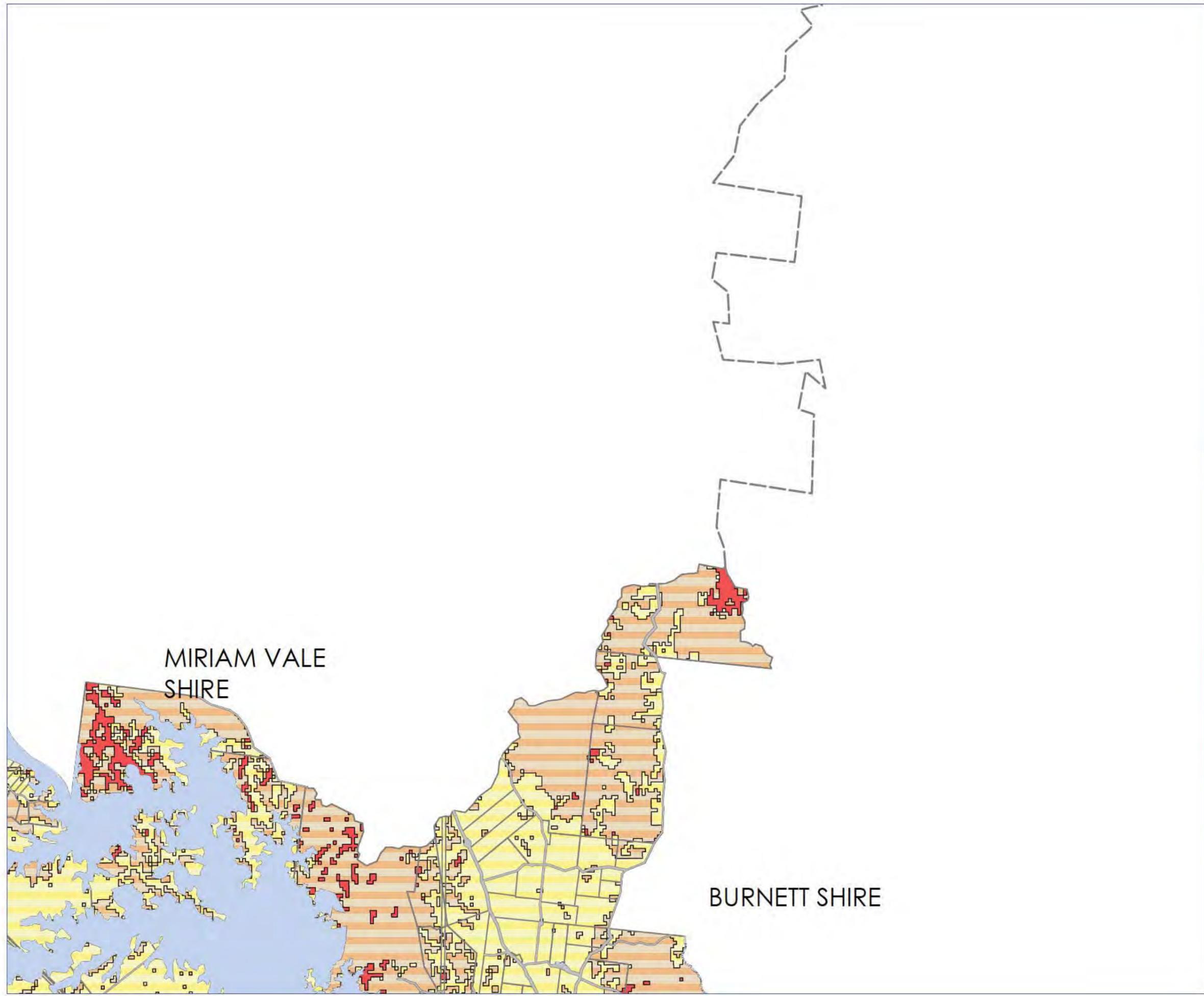


Planning Scheme Maps
 Natural Features or
 Resources Overlay Map
**BUSHFIRE PRONE
 AREAS**
 Map Ref:

BPA 1.1

Date: 1 Sept 2005





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BPA 1.1	BPA 1.2	
BPA 1.3	BPA 1.4	

LEGEND

- High Bushfire Risk
- Moderate Bushfire Risk
- Low Bushfire Risk
- Water
- Roads



Planning Scheme Maps
 Natural Features or
 Resources Overlay Map
**BUSHFIRE PRONE
 AREAS**

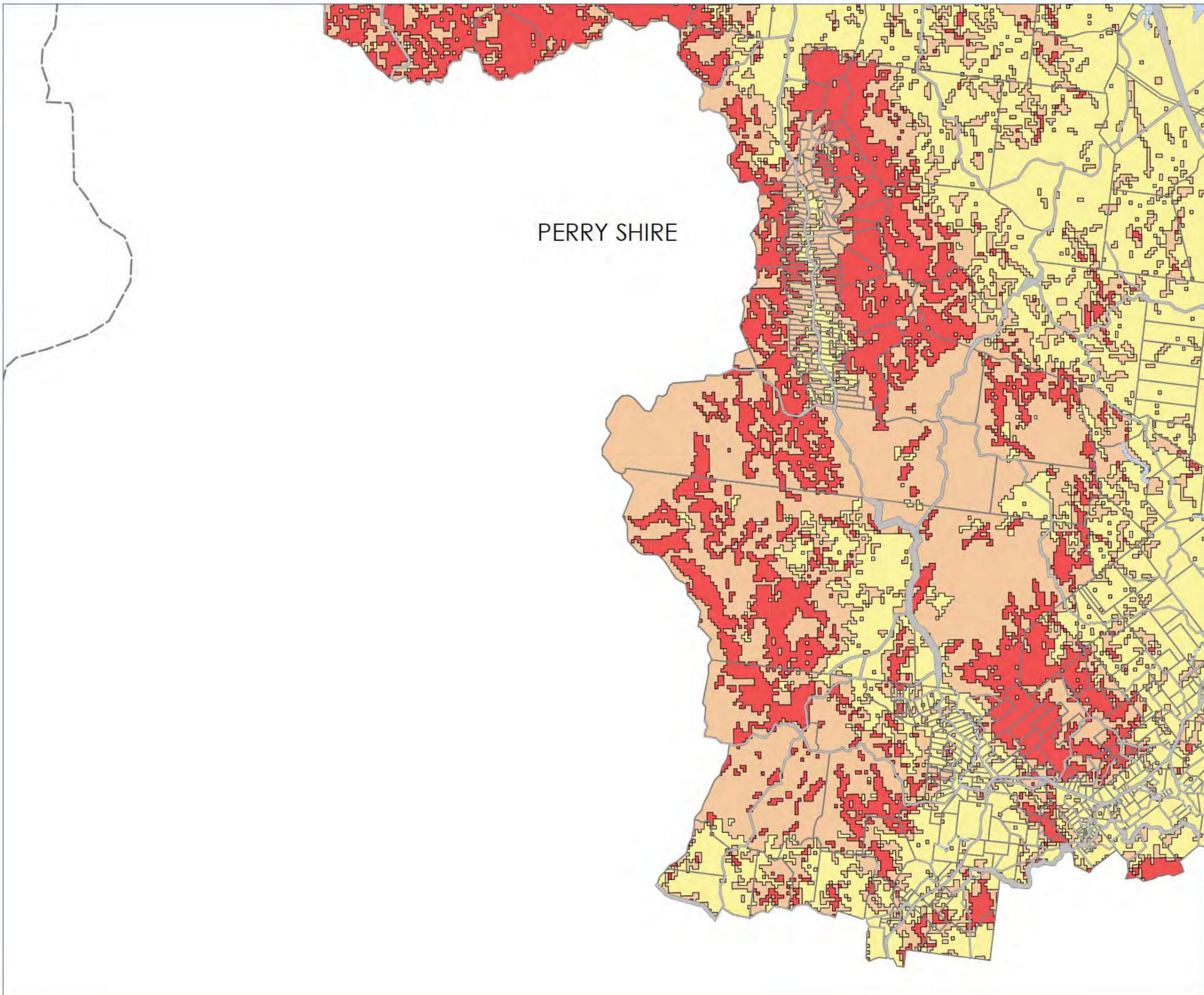
Map Ref:

BPA 1.2

Date: 1 Sept 2005

CEO

Date



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	BPA 1.1	BPA 1.2
	BPA 1.3	BPA 1.4
		BPA 1.5

LEGEND

- High Bushfire Risk
- Moderate Bushfire Risk
- Low Bushfire Risk
- Water
- Roads

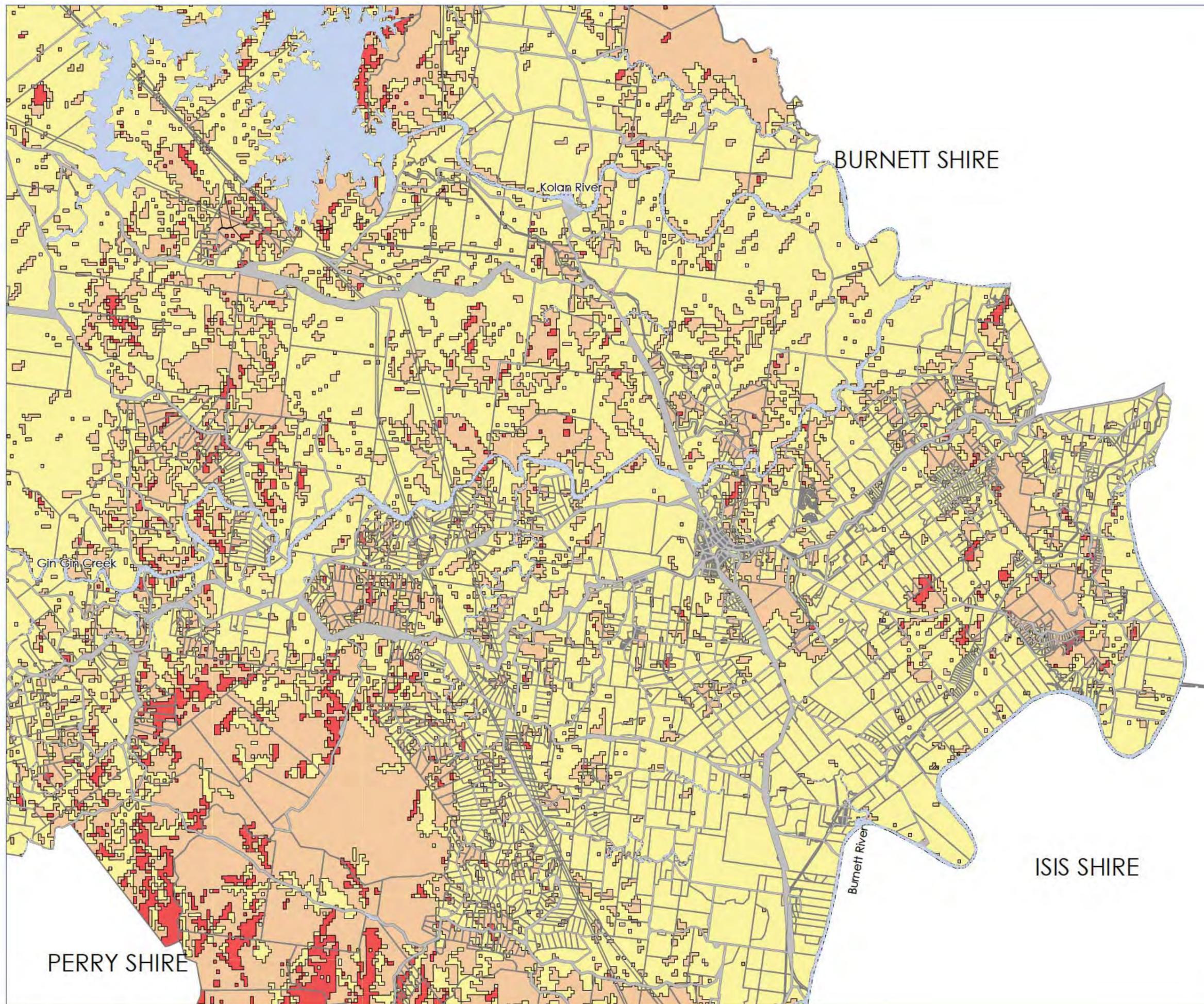


Planning Scheme Maps
 Natural Features or
 Resources Overlay Map
**BUSHFIRE PRONE
 AREAS**

Map Ref:

BPA 1.3

Date: 1 Sept 2005



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BPA 1.1	BPA 1.2	
BPA 1.3	BPA 1.4	
	BPA 1.5	

LEGEND

- High Bushfire Risk
- Moderate Bushfire Risk
- Low Bushfire Risk
- Water
- Roads

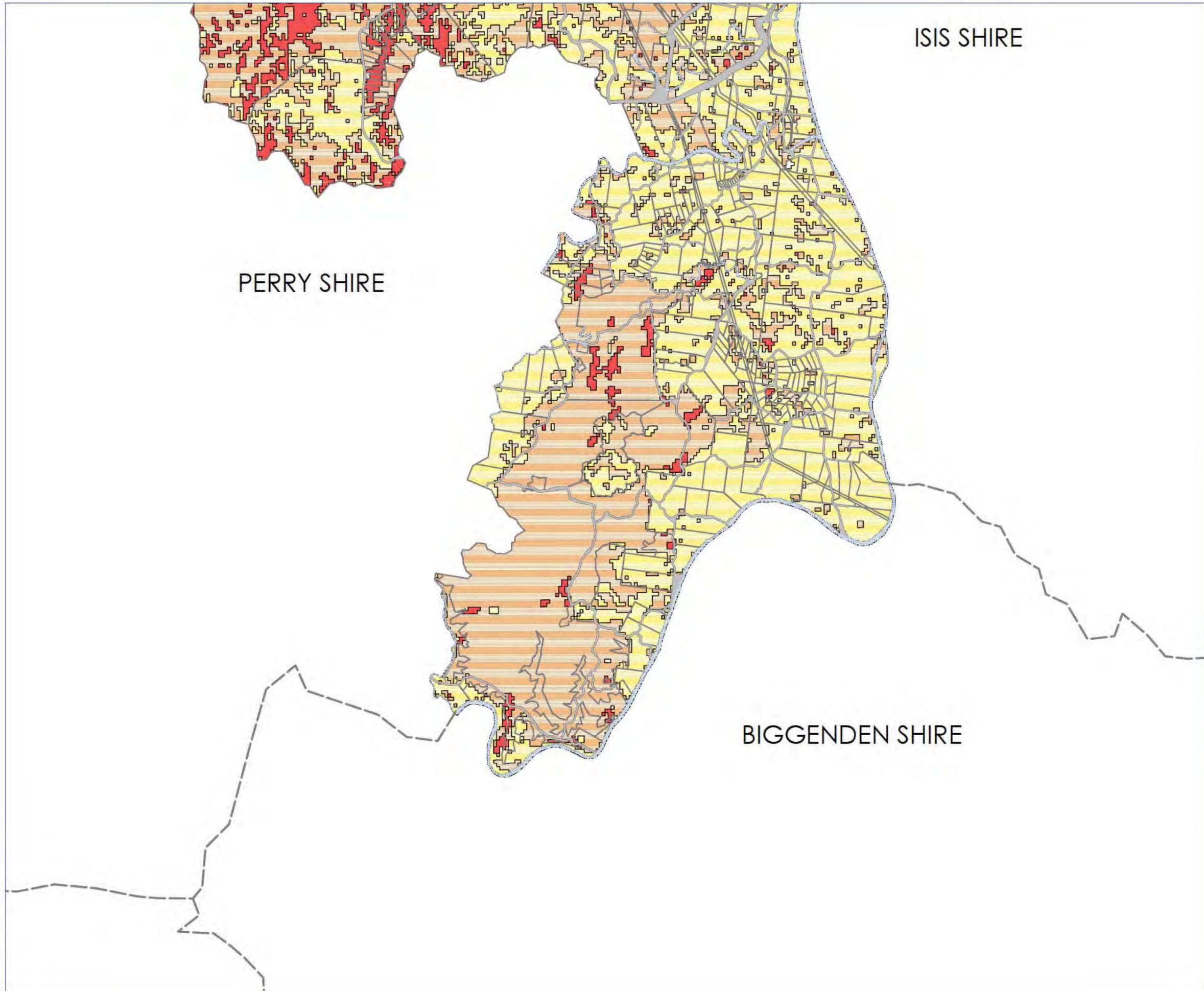


Planning Scheme Maps
 Natural Features or
 Resources Overlay Map
**BUSHFIRE PRONE
 AREAS**

Map Ref:

BPA 1.4

Date: 1 Sept 2005



Kolan Shire Council



NOTES

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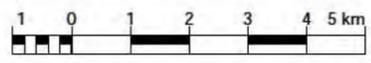
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BPA 1.3	BPA 1.4	
	BPA 1.5	

LEGEND

- High Bushfire Risk
- Moderate Bushfire Risk
- Low Bushfire Risk
- Water
- Roads



Planning Scheme Maps
 Natural Features or
 Resources Overlay Map
**BUSHFIRE PRONE
 AREAS**

Map Ref:
BPA 1.5

Date: 1 Sept 2005



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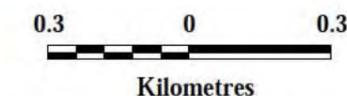
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LEGEND

- | | |
|--|---|
|  High Bushfire Risk |  Low Bushfire Risk |
|  Moderate Bushfire Risk |  Water |
|  Roads | |



Planning Scheme Maps
Natural Features or
Resources Overlay Map

BUSHFIRE PRONE AREAS

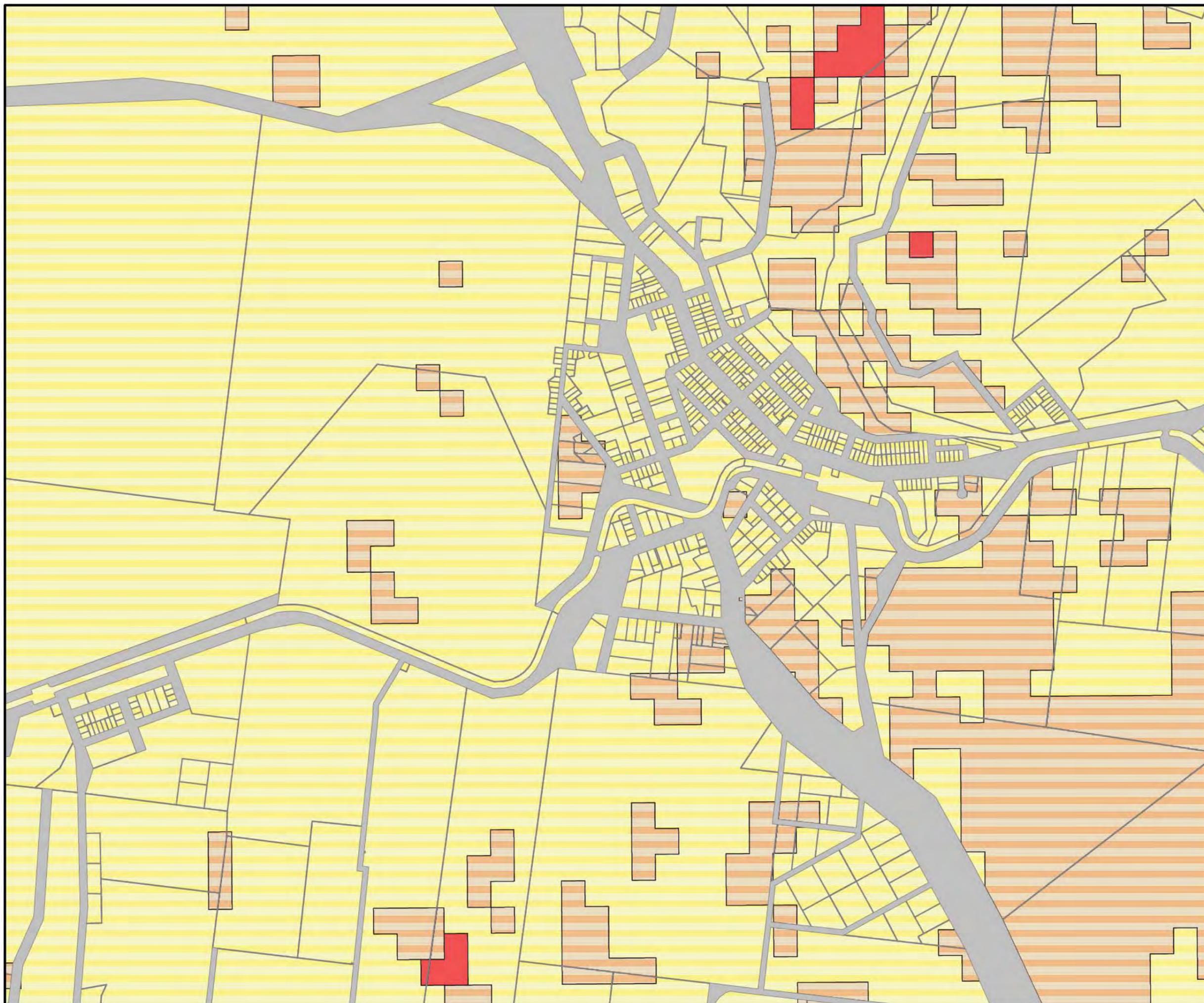
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BPA 1 - GIN GIN

Date: 1 Sept 2005

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Date



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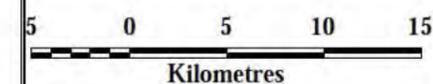


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LEGEND

- Town Heritage and Character Area
- Bicentennial National Trail
- Scenic and Rural Character Areas
- Property Boundaries
- Water
- Roads



Planning Scheme Maps
Cultural Heritage &
Features Overlay

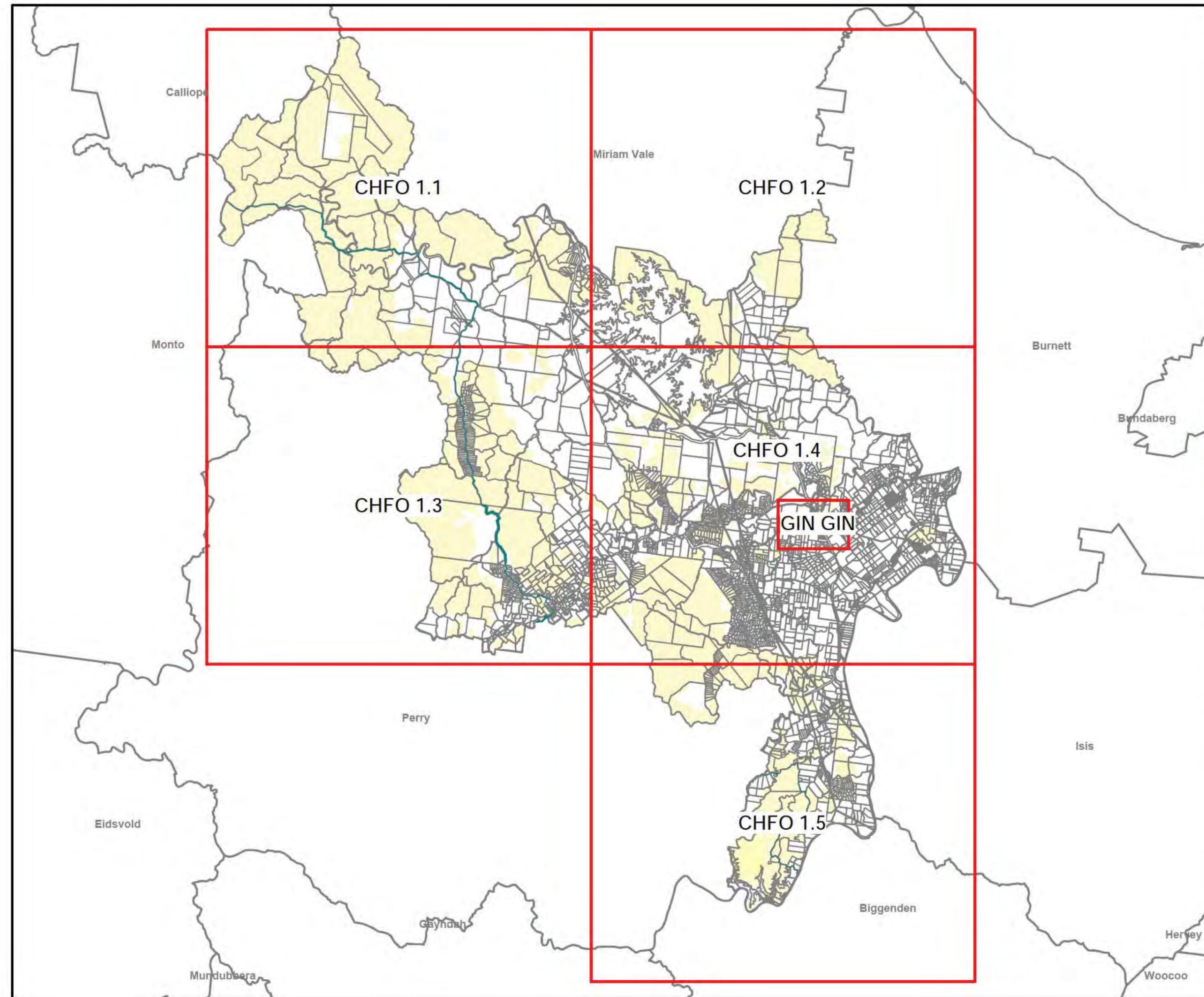
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CHFO - KEY

Date: 1 Sept 2005

CEO

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	CHFO 1.1	CHFO 1.2
	CHFO 1.3	CHFO 1.4

LEGEND

- Town Heritage and Character Area
- Bicentennial National Trail
- Scenic and Rural Character Areas
- Property Boundaries
- Water
- Roads



Planning Scheme Maps
Cultural Heritage &
Features Overlay

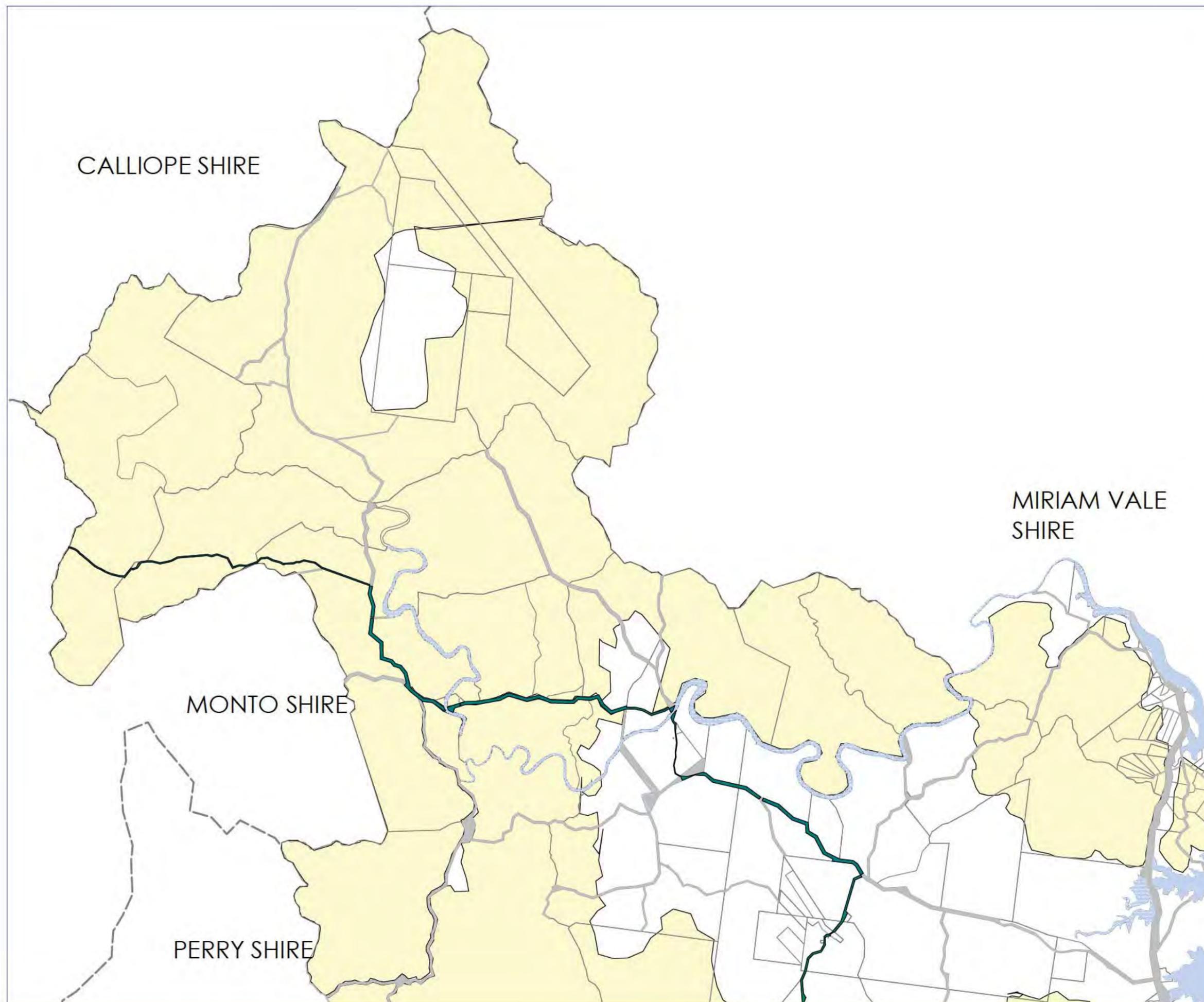
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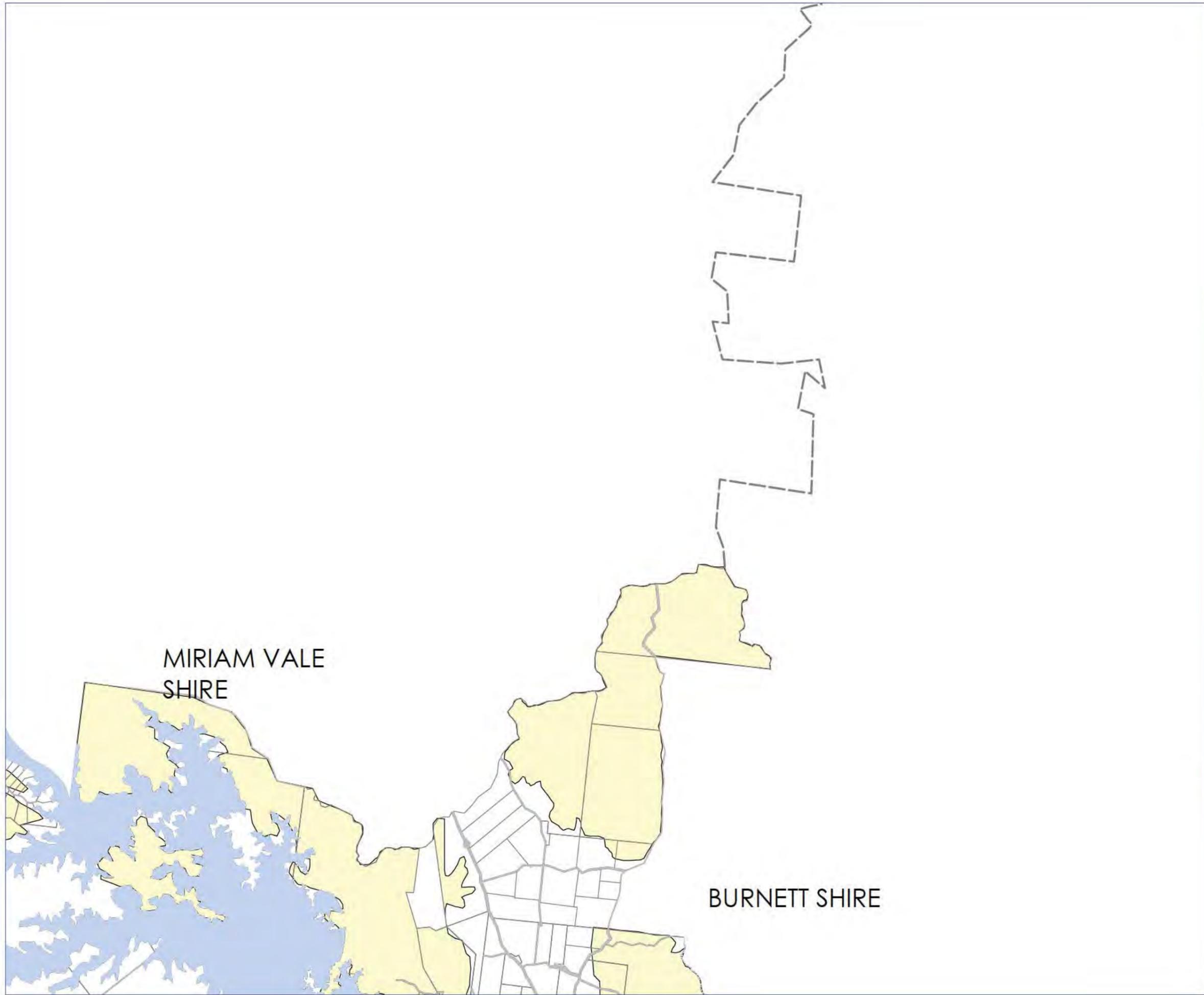
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Date: 1 Sept 2005

CEO

Date





Kolan Shire Council



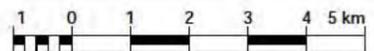
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CHFO 1.1	CHFO 1.2	
CHFO 1.3	CHFO 1.4	

LEGEND

- Town Heritage and Character Area
- Bicentennial National Trail
- Scenic and Rural Character Areas
- Property Boundaries
- Water
- Roads



Planning Scheme Maps
Cultural Heritage &
Features Overlay

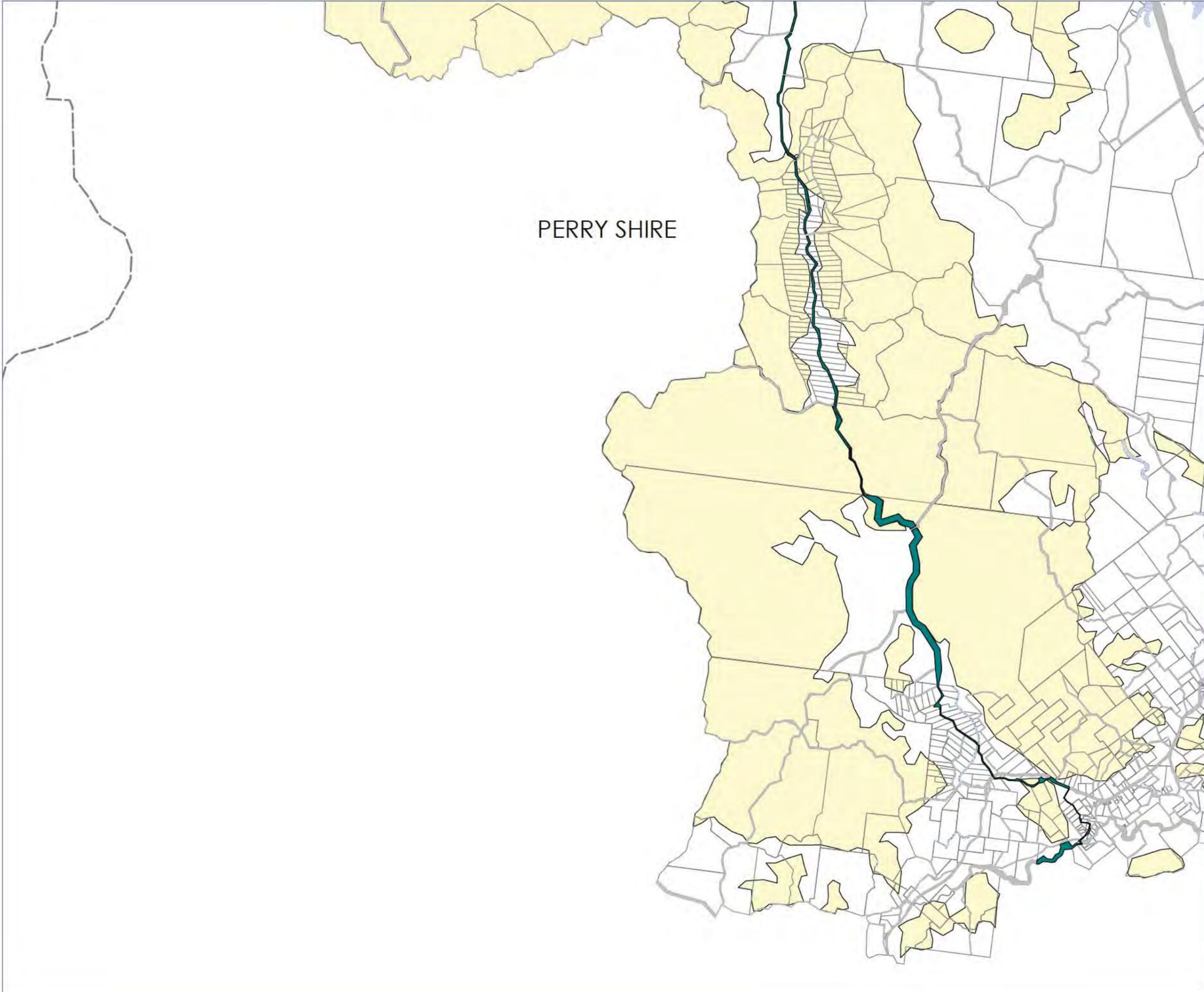
Map Ref:

CHFO 1.2

Date: 1 Sept 2005

CEO

Date



Kolan Shire Council



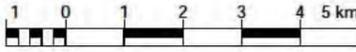
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	CHFO 1.1	CHFO 1.2
	CHFO 1.3	CHFO 1.4
		CHFO 1.5

LEGEND

- Town Heritage and Character Area
- Bicentennial National Trail
- Scenic and Rural Character Areas
- Property Boundaries
- Water
- Roads



Planning Scheme Maps
Cultural Heritage &
Features Overlay

Map Ref:

CHFO 1.3

Date: 1 Sept 2005



Kolan Shire Council



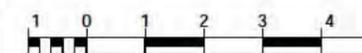
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CHFO 1.1	CHFO 1.2	
CHFO 1.3	CHFO 1.4	
	CHFO 1.5	

LEGEND

- Town Heritage and Character Area
- Bicentennial National Trail
- Scenic and Rural Character Areas
- Property Boundaries
- Water
- Roads

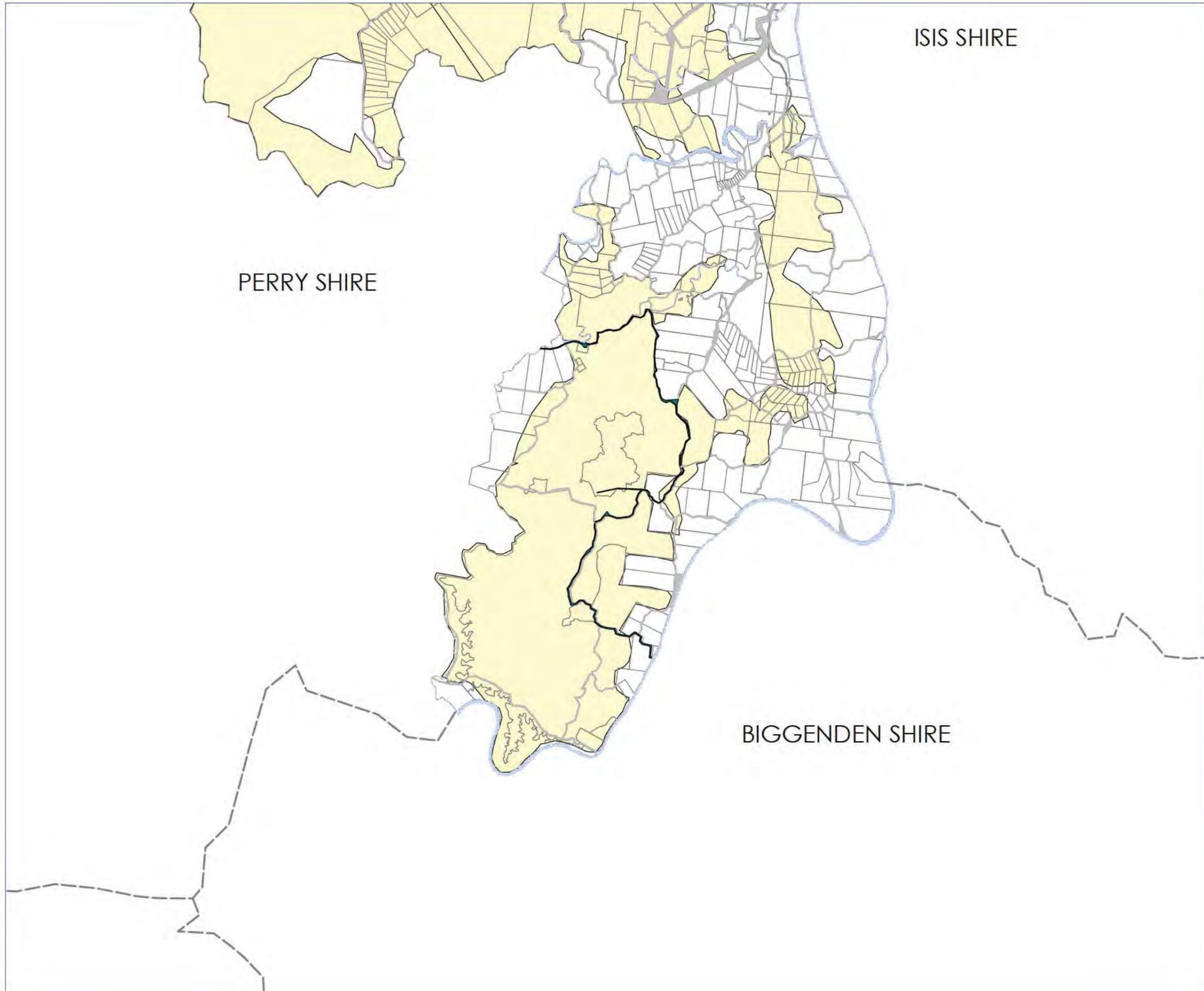


Planning Scheme Maps
Cultural Heritage &
Features Overlay

Map Ref:

CHFO 1.4

Date: 1 Sept 2005



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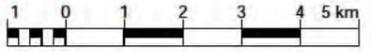
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CHFO 1.3	CHFO 1.4	
	CHFO 1.5	

LEGEND

- Town Heritage and Character Area
- Bicentennial National Trail
- Scenic and Rural Character Areas
- Property Boundaries
- Water
- Roads



Planning Scheme Maps
Cultural Heritage &
Features Overlay

Map Ref:

CHFO 1.5

Date: 1 Sept 2005

CEO

Date



Kolan Shire Council

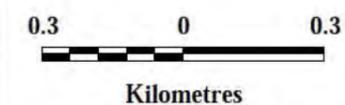


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LEGEND

- Town Heritage and Character Area
- Bicentennial National Trail
- Scenic and Rural Character Areas
- Property Boundaries
- Water
- Roads



Planning Scheme Maps
Cultural Heritage &
Features Overlay

Map Ref:

Cultural Heritage - GIN GIN

Date: 1 Sept 2005

CEO

Date



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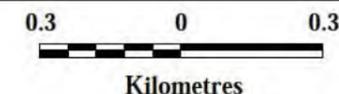


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LEGEND

- Class A - GQAL
- Class B - GQAL
- Class C - GQAL
- National Park
- State Forest
- Water
- Roads



Planning Scheme Maps
Natural Features or
Resources Overlay Map

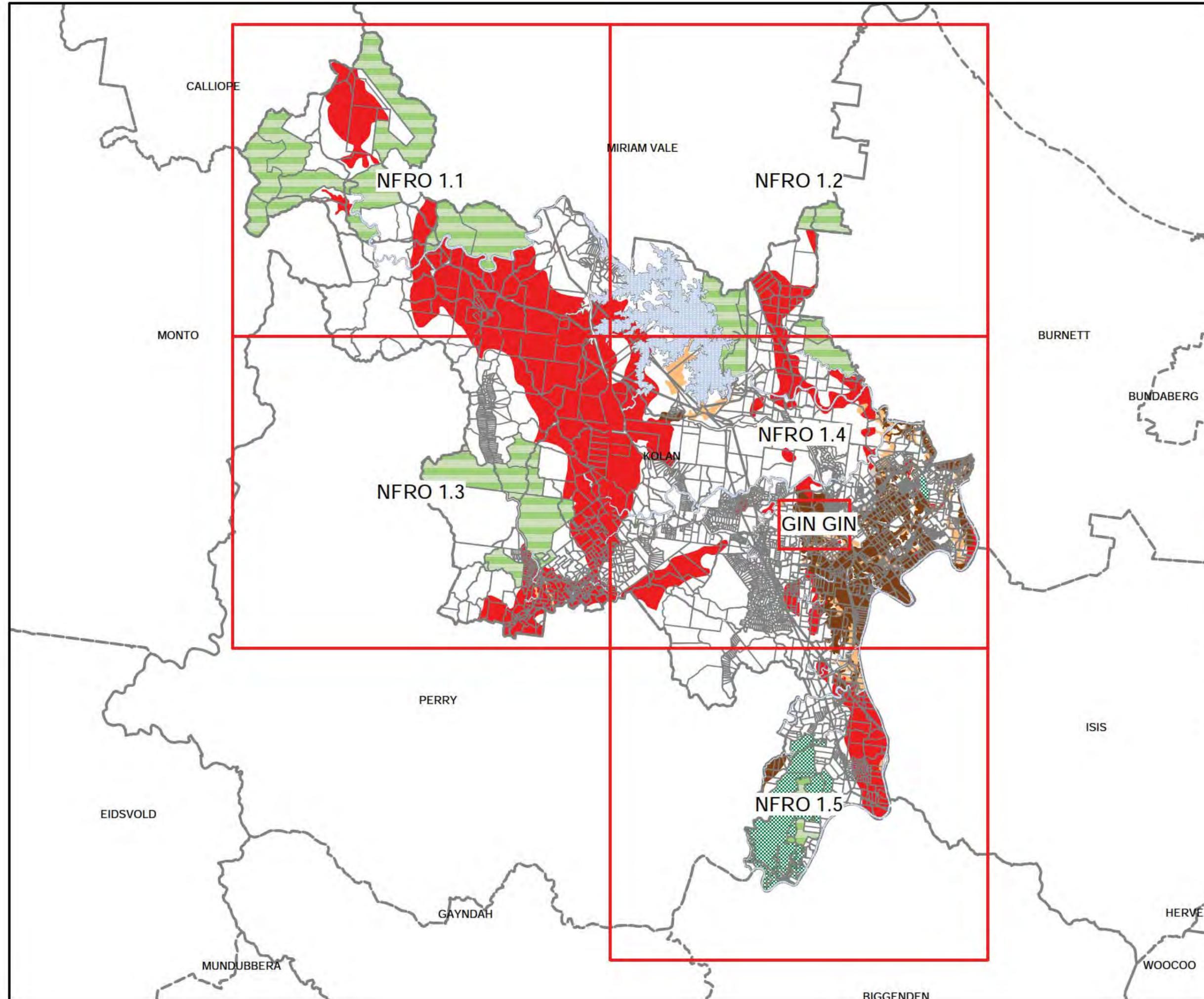
Map Ref:

NFRO 1 - Key

Date: 1 Sept 2005

CEO

Date





Kolan Shire Council



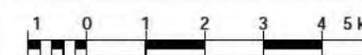
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	NFRO 1.1	NFRO 1.2
	NFRO 1.3	NFRO 1.4

LEGEND

- Class A - GOAL
- Class B - GOAL
- Class C - GOAL
- National Park
- State Forest
- Water
- Roads



Planning Scheme Maps
Natural Features or
Resources Overlay Map

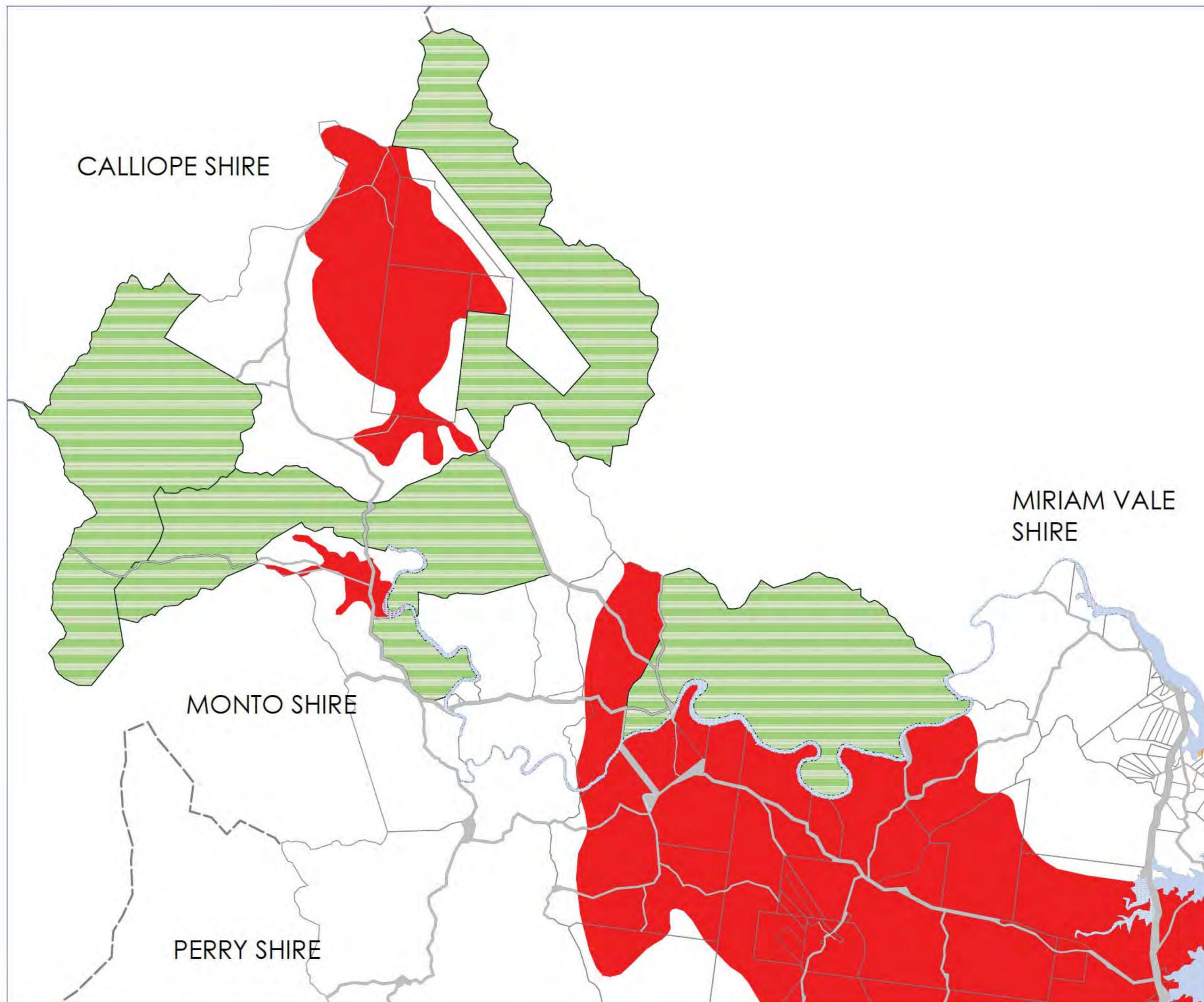
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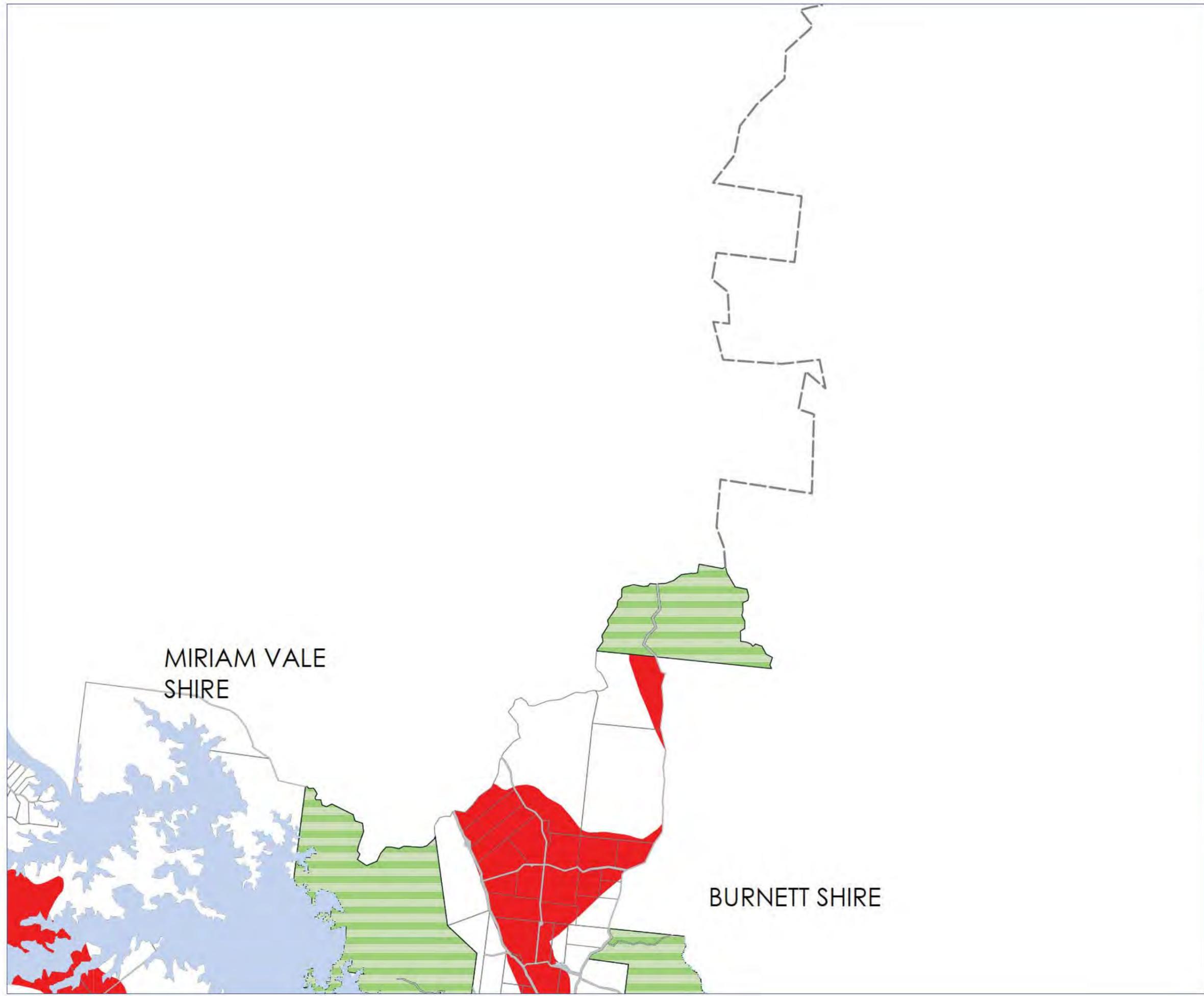
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Date: 1 Sept 2005

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Date





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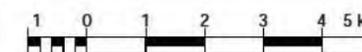
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NFRO 1.1	NFRO 1.2	
NFRO 1.3	NFRO 1.4	

LEGEND

- Class A - GQAL
- Class B - GQAL
- Class C - GQAL
- National Park
- State Forest
- Water
- Roads



Planning Scheme Maps
Natural Features or
Resources Overlay Map

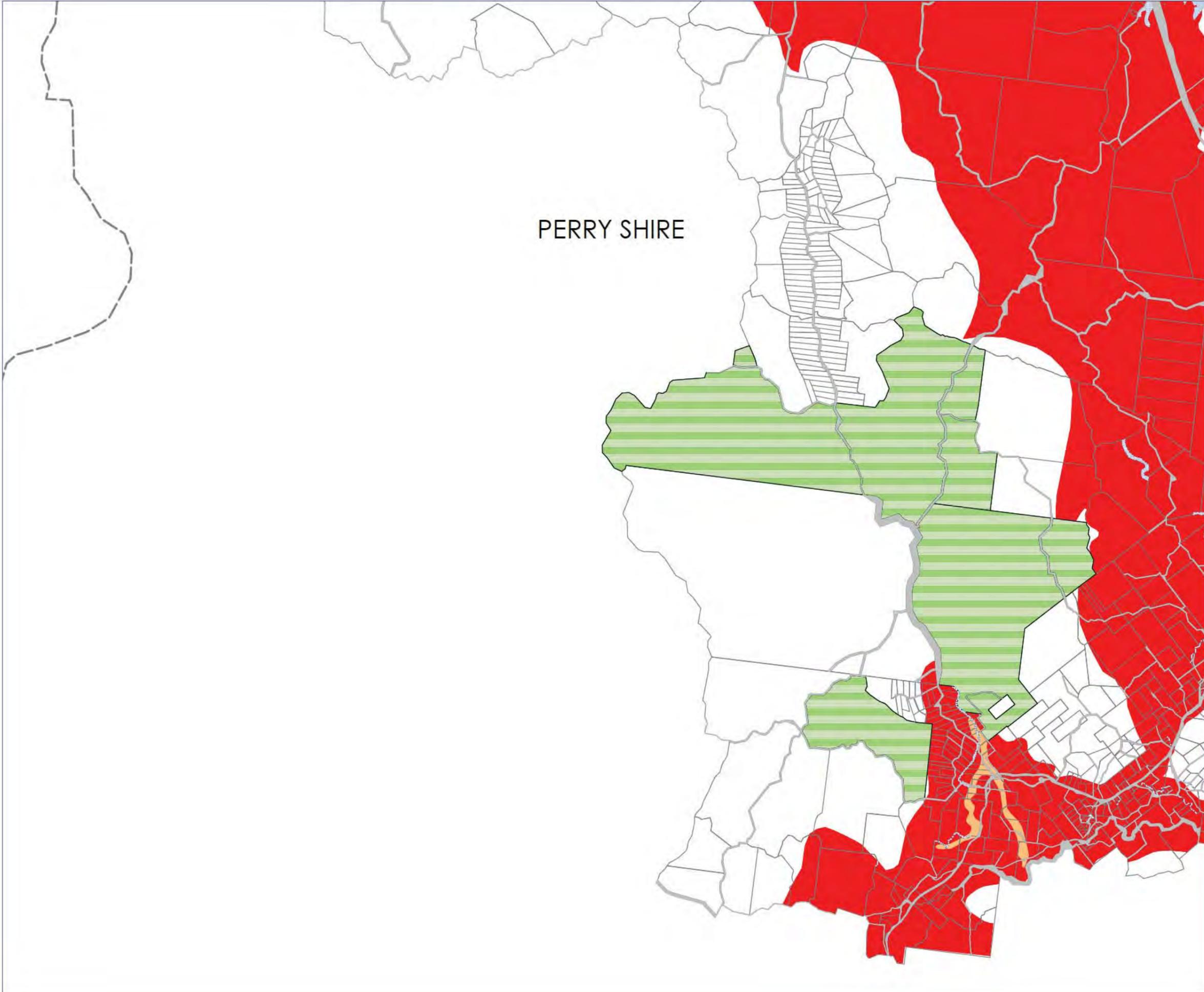
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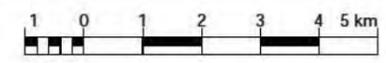
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	NFRO 1.1	NFRO 1.2
	NFRO 1.3	NFRO 1.4
		NFRO 1.5

LEGEND

- Class A - GQAL
- Class B - GQAL
- Class C - GQAL
- National Park
- State Forest
- Water
- Roads



Planning Scheme Maps
Natural Features or
Resources Overlay Map

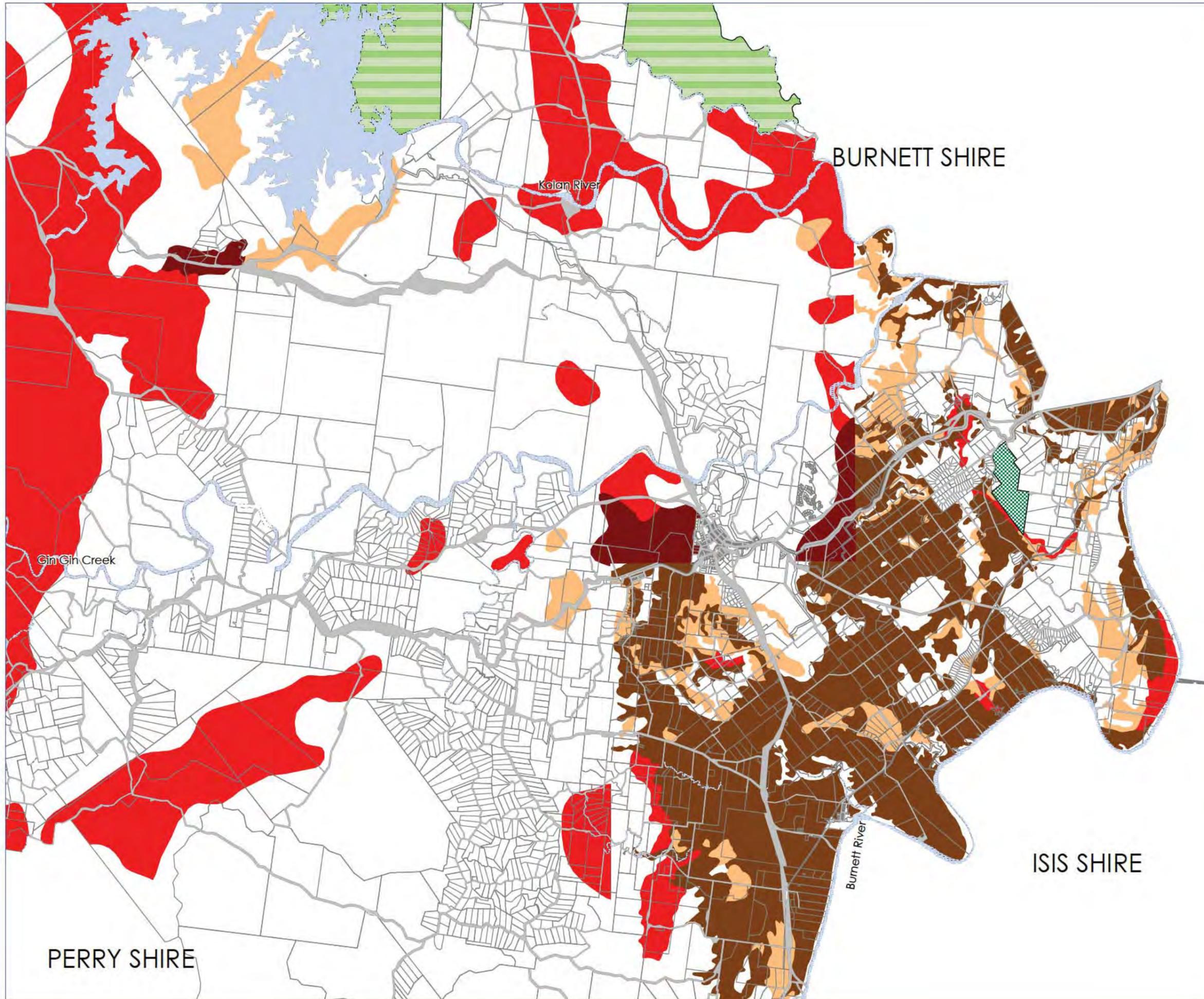
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Date: 1 Sept 2005

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Date



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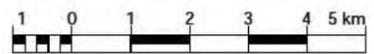
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NFRO 1.1	NFRO 1.2	
NFRO 1.3	NFRO 1.4	
	NFRO 1.5	

LEGEND

- Class A - GOAL
- Class B - GOAL
- Class C - GOAL
- National Park
- State Forest
- Water
- Roads

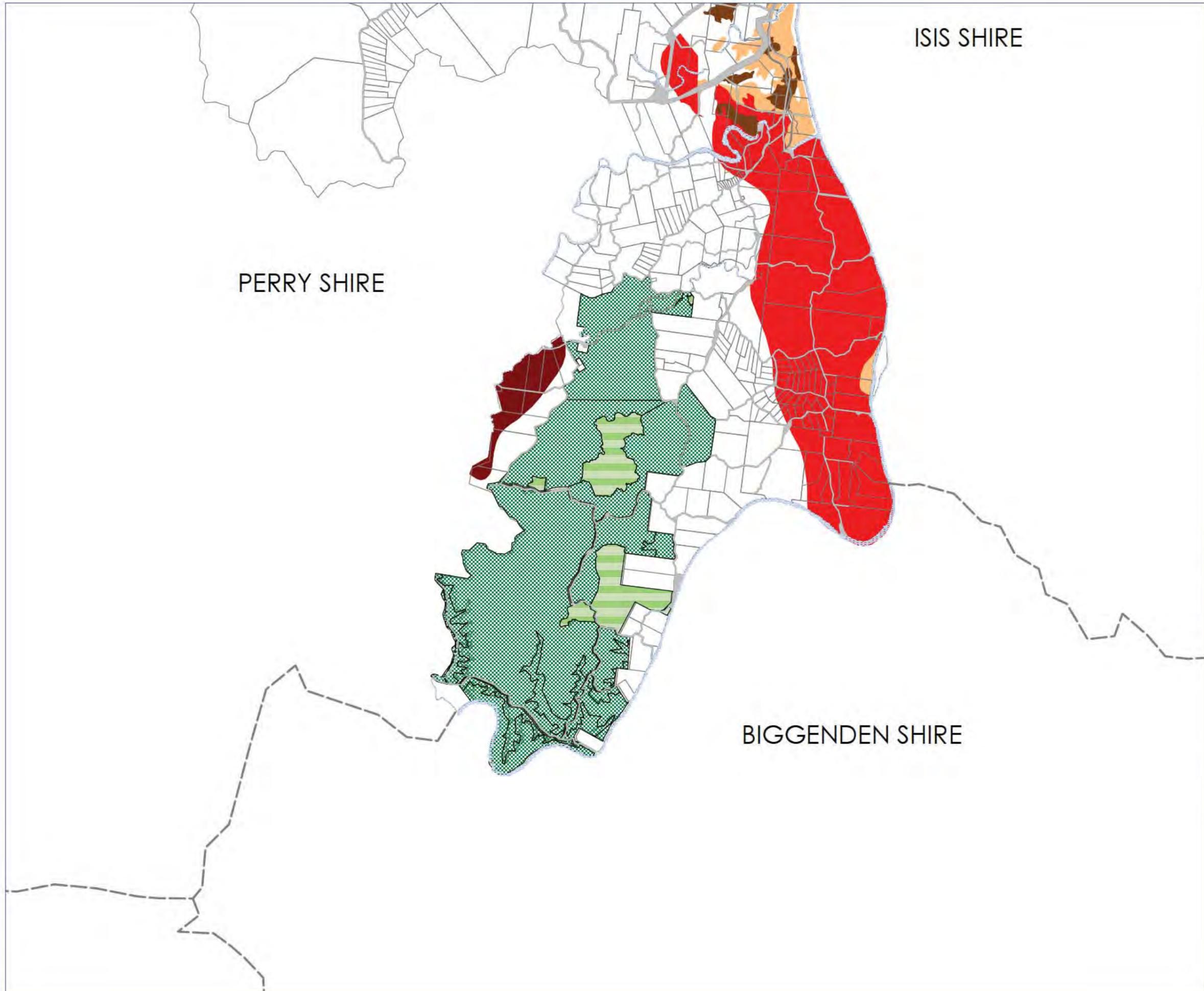


Planning Scheme Maps
Natural Features or
Resources Overlay Map

Map Ref:

NFRO 1.4

Date: 1 Sept 2005



Kolan Shire Council



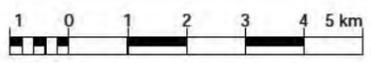
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NFRO 1.3	NFRO 1.4	
	NFRO 1.5	

LEGEND

- Class A - GQAL
- Class B - GQAL
- Class C - GQAL
- National Park
- State Forest
- Water
- Roads



Planning Scheme Maps
Natural Features or
Resources Overlay Map

Map Ref:
NFRO 1.5

Date: 1 Sept 2005



Kolan Shire Council

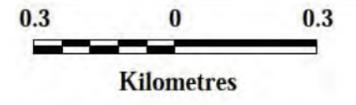


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LEGEND

- Class A - GQAL
- Class B - GQAL
- Class C - GQAL
- National Park
- State Forest
- Water
- Roads



Planning Scheme Maps
Natural Features or
Resources Overlay Map

Map Ref:

NFRO 1 - GIN GIN

Date: 1 Sept 2005

CEO

Date

Kolan Shire Council

No Window

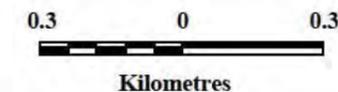
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LEGEND

-  Mineral Resources
-  Mineral Resources Buffer (1000m)
-  Sand Pit & Gravel Pit
-  Gravel Pit and Sand Pit Buffer (500m)
-  QPWS Estates
-  Watercourses
-  Roads



Planning Scheme Maps
Natural Features or
Resources Overlay Map

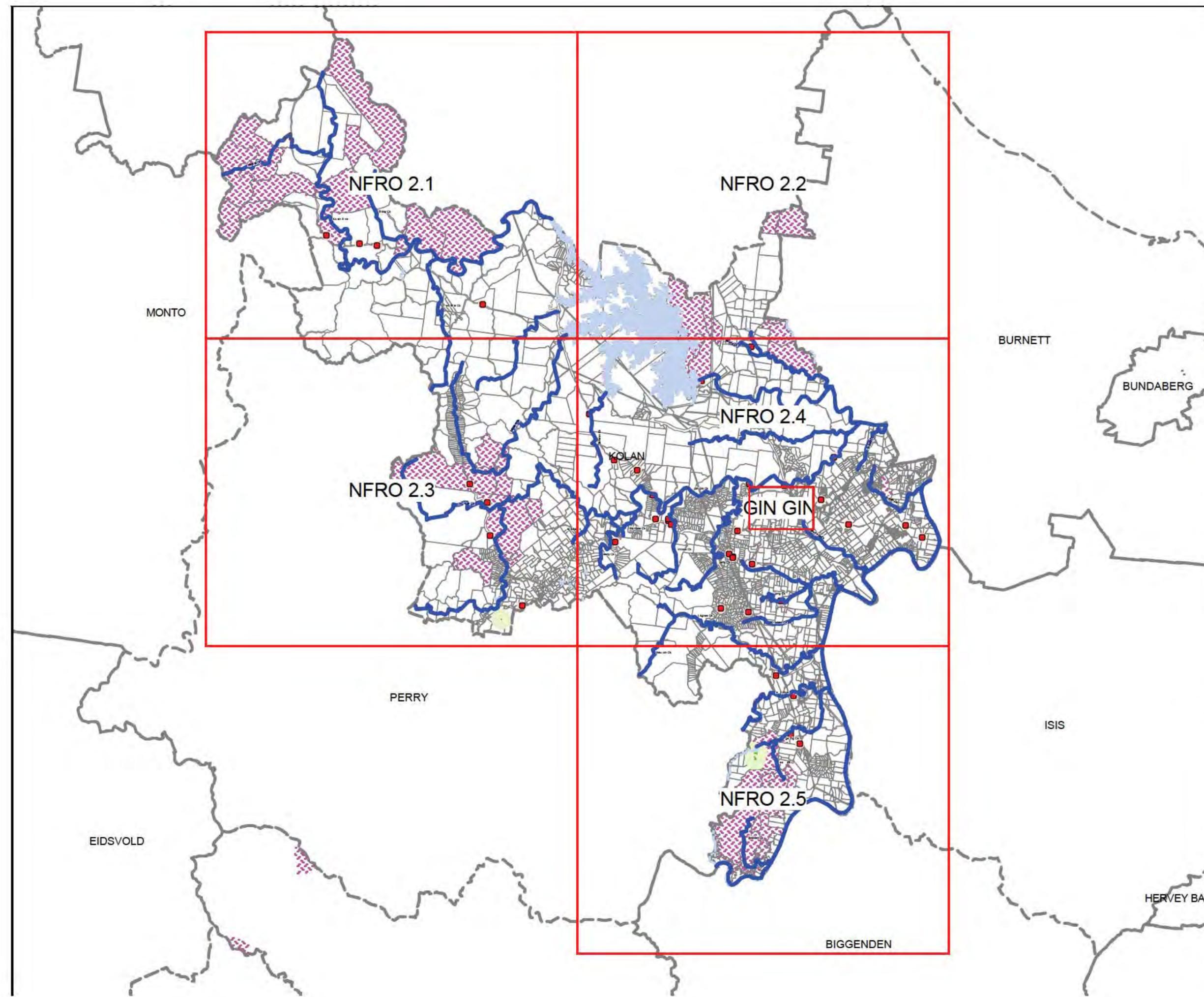
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NFRO 2 Key

Date: 1 Sept 2005

CEO

Date





Kolan Shire Council



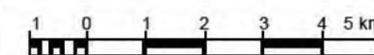
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	NFRO 2.1	NFRO 2.2
	NFRO 2.3	NFRO 2.4

LEGEND

- Mineral Resources
- Mineral Resources Buffer (1000m)
- Sand Pit & Gravel Pit
- Gravel Pit and Sand Pit Buffer (500m)
- QPWS Estates
- Watercourses
- Roads

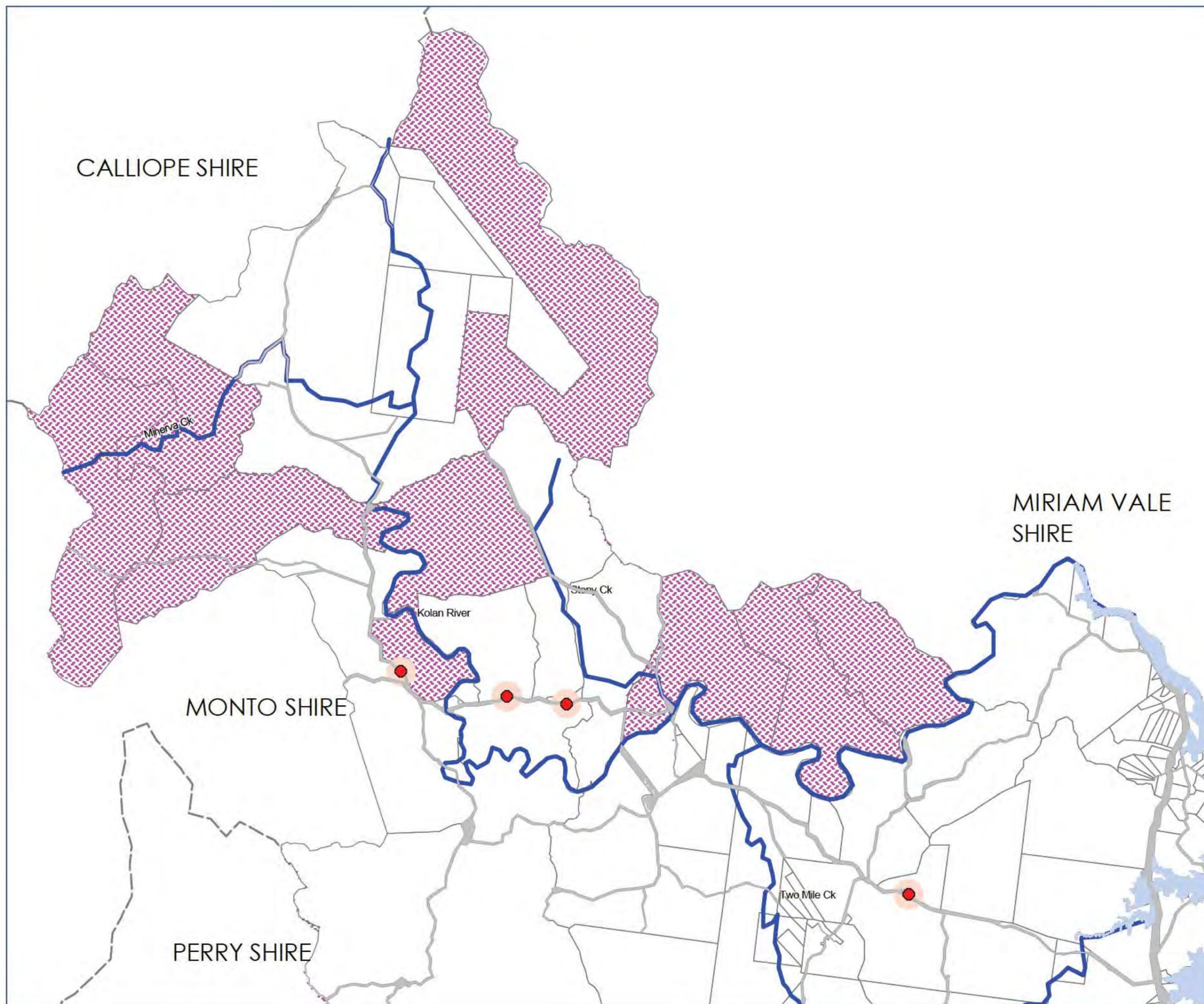


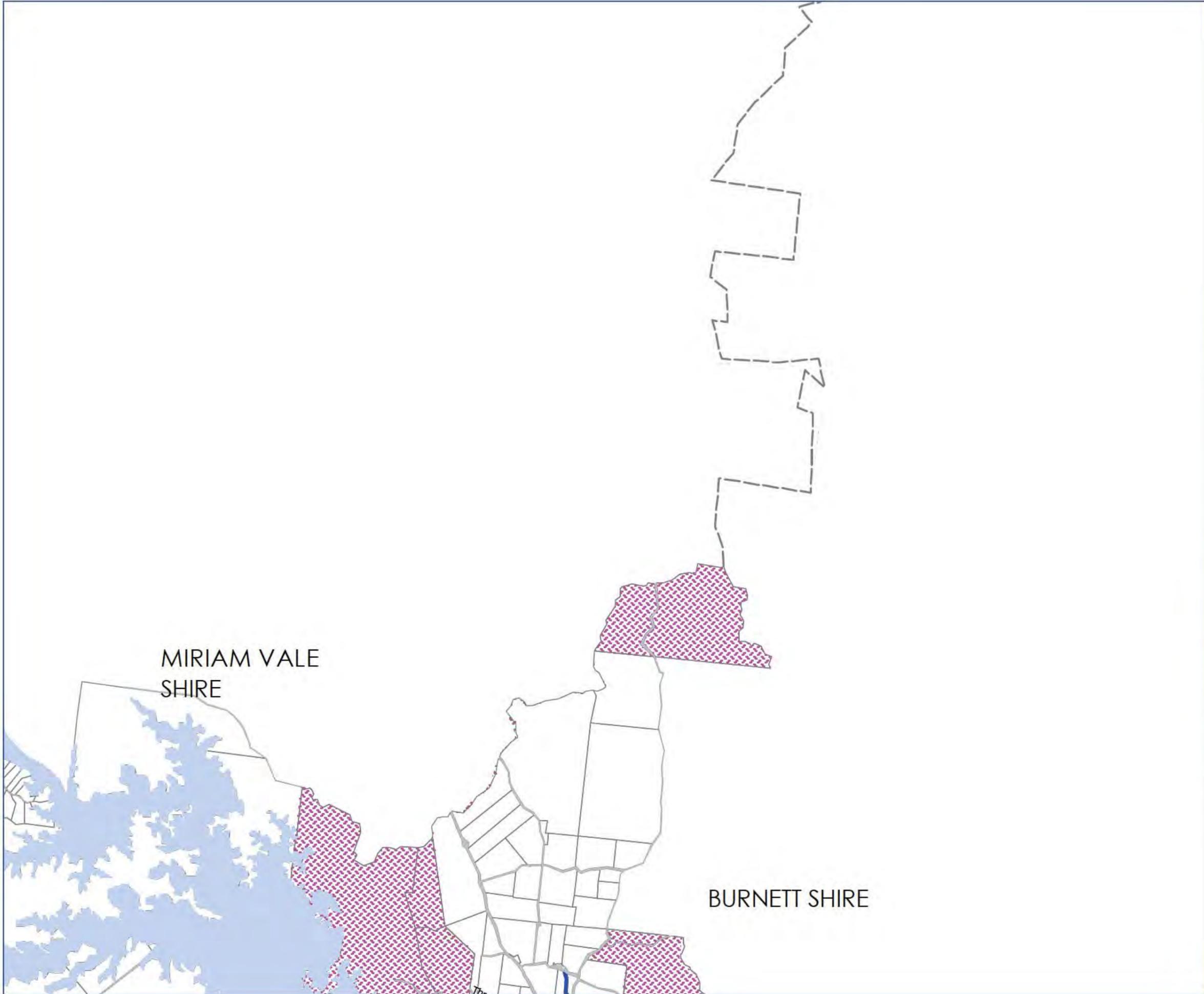
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Date: 1 Sept 2005





Kolan Shire Council



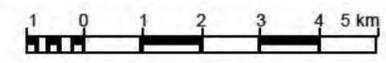
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NFRO 2.3	NFRO 2.4	

LEGEND

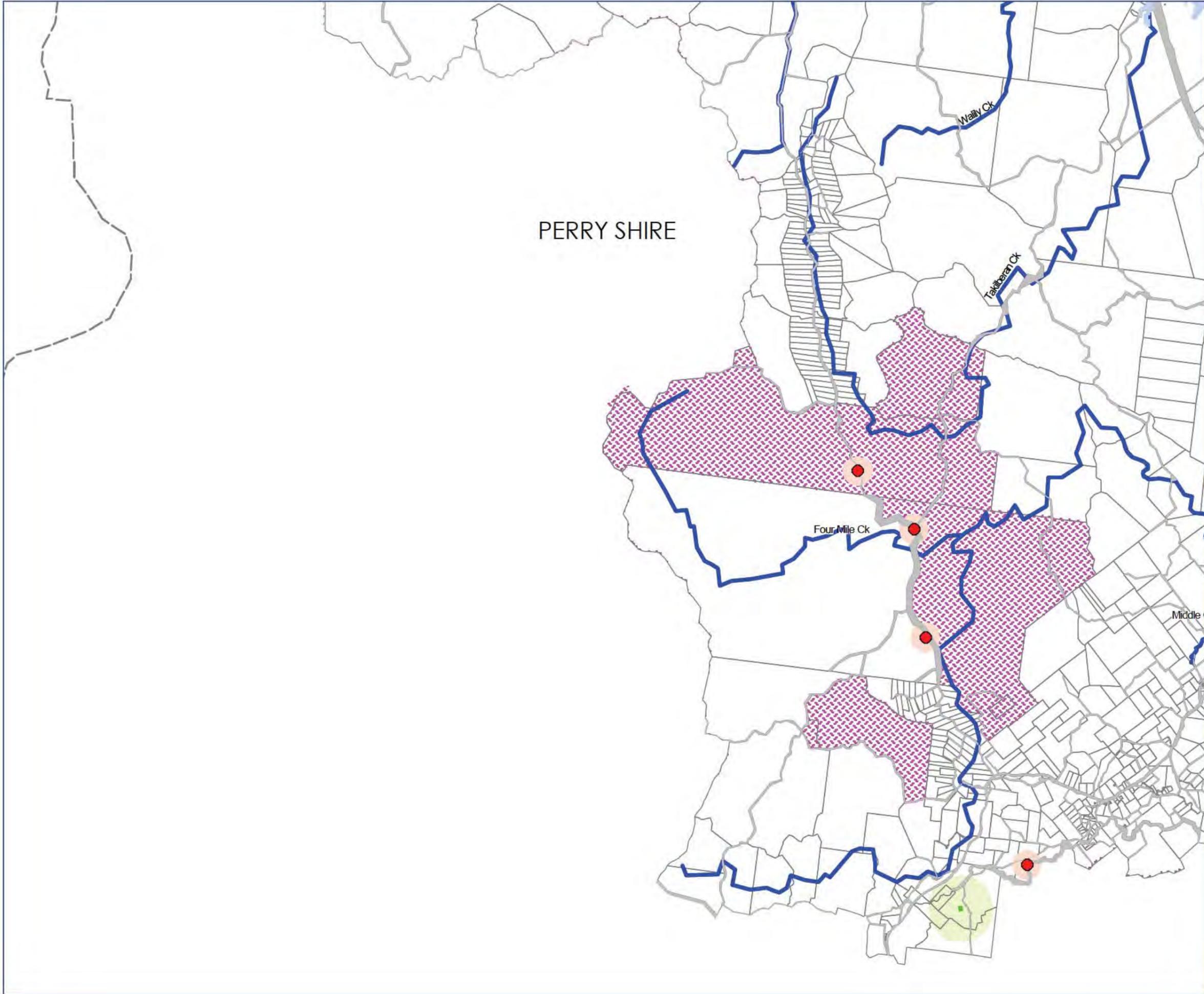
- Mineral Resources
- Mineral Resources Buffer (1000m)
- Sand Pit & Gravel Pit
- Gravel Pit and Sand Pit Buffer (500m)
- QPWS Estates
- Watercourses
- Roads



Planning Scheme Maps
Natural Features or
Resources Overlay Map

Map Ref:
NFRO 2.2

Date: 1 Sept 2005



Kolan Shire Council



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LEGEND

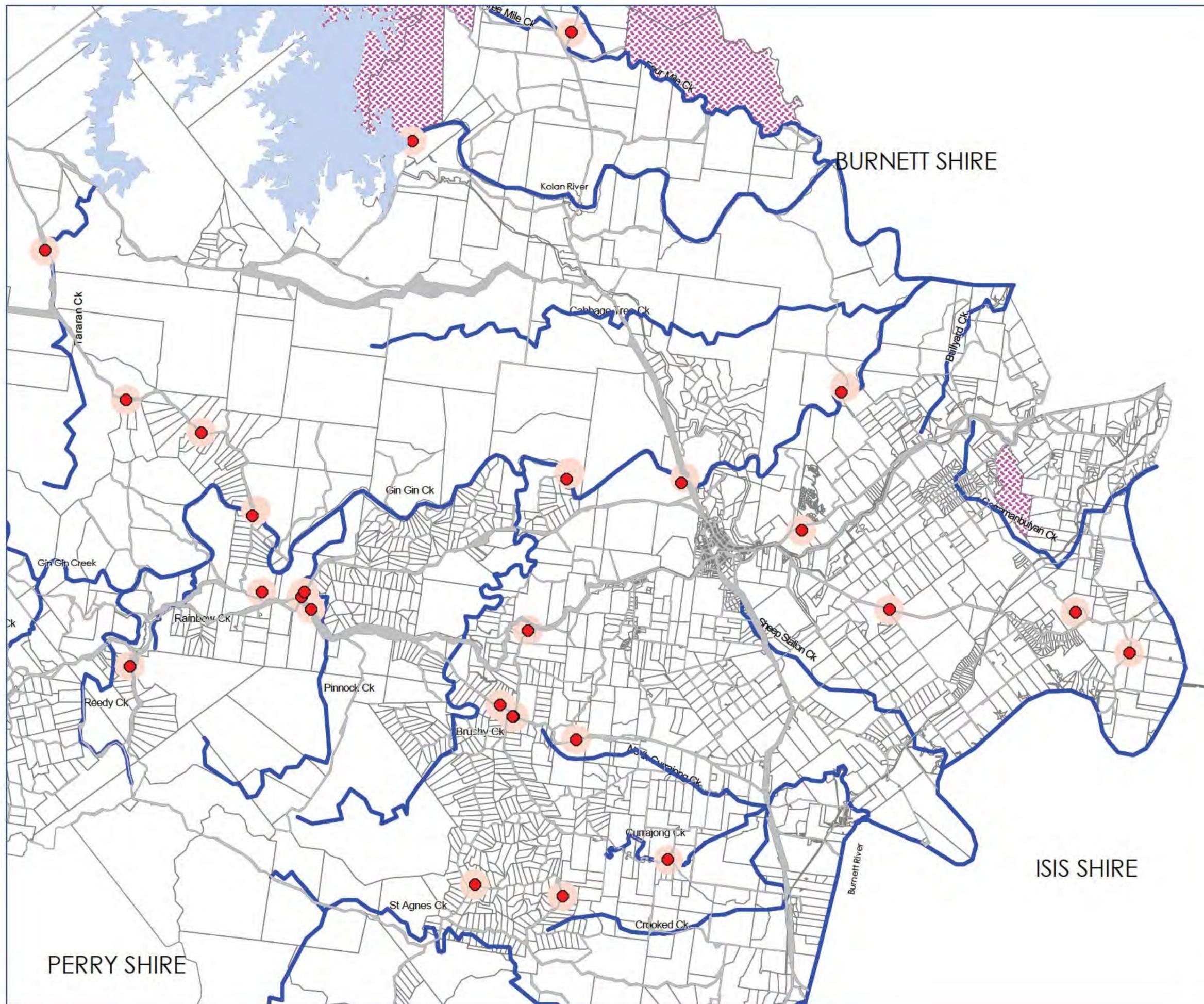
- Mineral Resources
- Mineral Resources Buffer (1000m)
- Sand Pit & Gravel Pit
- Gravel Pit and Sand Pit Buffer (500m)
- QPWS Estates
- Watercourses
- Roads



Planning Scheme Maps
Natural Features or
Resources Overlay Map

Map Ref:
NFRO 2.3

Date: 1 Sept 2005



Kolan Shire Council



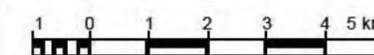
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NFRO 2.1	NFRO 2.2	
NFRO 2.3	NFRO 2.4	
	NFRO 2.5	

LEGEND

- Mineral Resources
- Mineral Resources Buffer (1000m)
- Sand Pit & Gravel Pit
- Gravel Pit and Sand Pit Buffer (500m)
- QPWS Estates
- Watercourses
- Roads

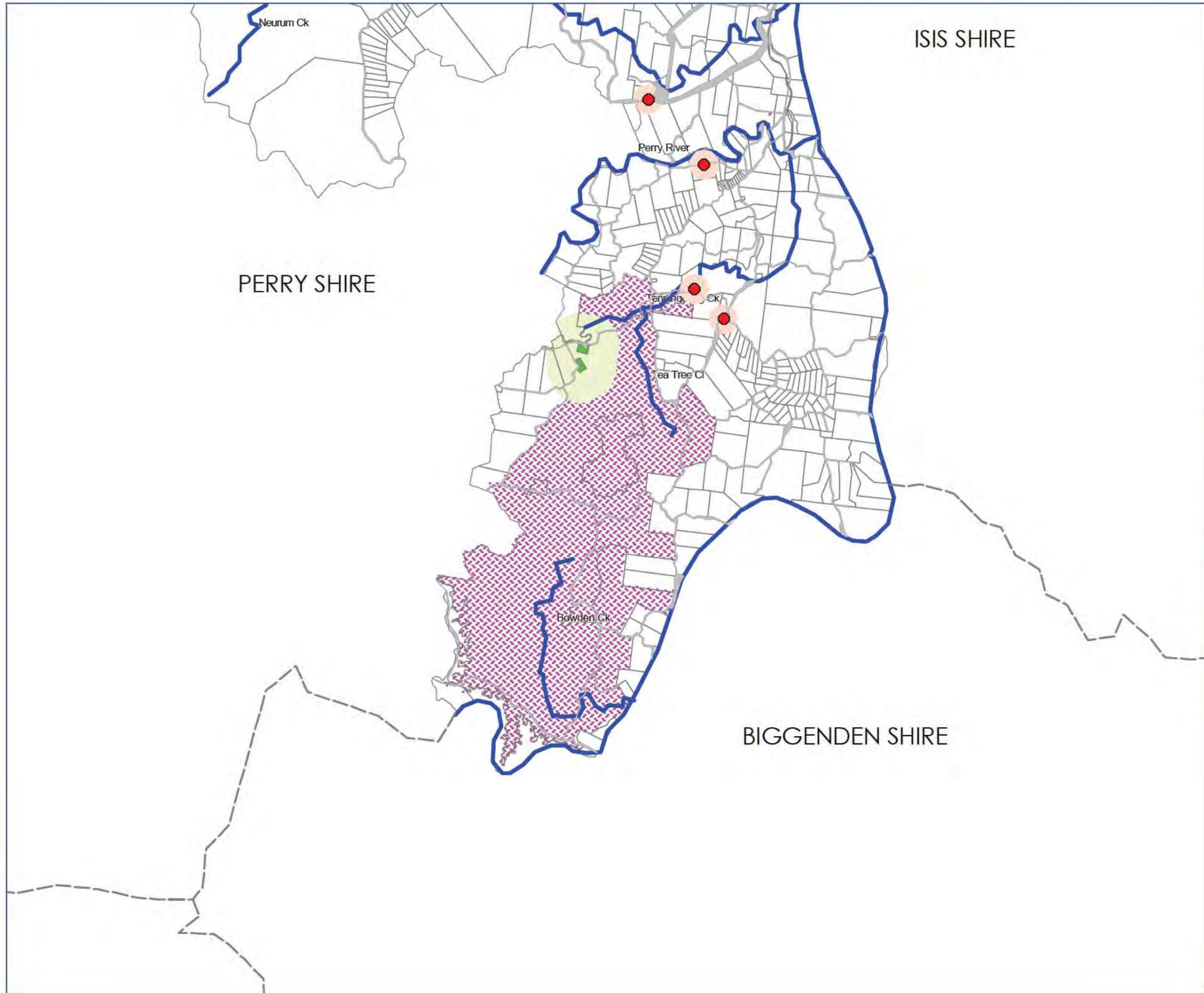


Planning Scheme Maps
Natural Features or
Resources Overlay Map

Map Ref:

NFRO 2.4

Date: 1 Sept 2005



Kolan Shire Council



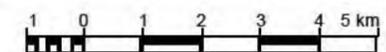
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NFRO 2.3	NFRO 2.4	
	NFRO 2.5	

LEGEND

- Mineral Resources
- Mineral Resources Buffer (1000m)
- Sand Pit & Gravel Pit
- Gravel Pit and Sand Pit Buffer (500m)
- QPWS Estates
- Watercourses
- Roads



Planning Scheme Maps
Natural Features or
Resources Overlay Map

Map Ref:

NFRO 2.5

Date: 1 Sept 2005



Kolan Shire Council

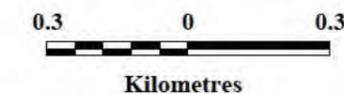


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LEGEND

- Mineral Resources
- Mineral Resources Buffer (1000m)
- Sand Pit & Gravel Pit
- QPWS Estates
- Gravel and Sand Pit Buffer (500m)
- Watercourses



Planning Scheme Maps
Natural Features or
Resources Overlay Map

Map Ref:

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Date: 20 Sept 2004

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Date

Kolan Shire Council

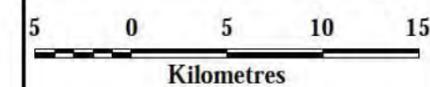


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LEGEND

- Local Biodiversity Significant Area
- Water
- Property Boundaries
- Roads



Planning Scheme Maps
Natural Features or
Resources Overlay Map

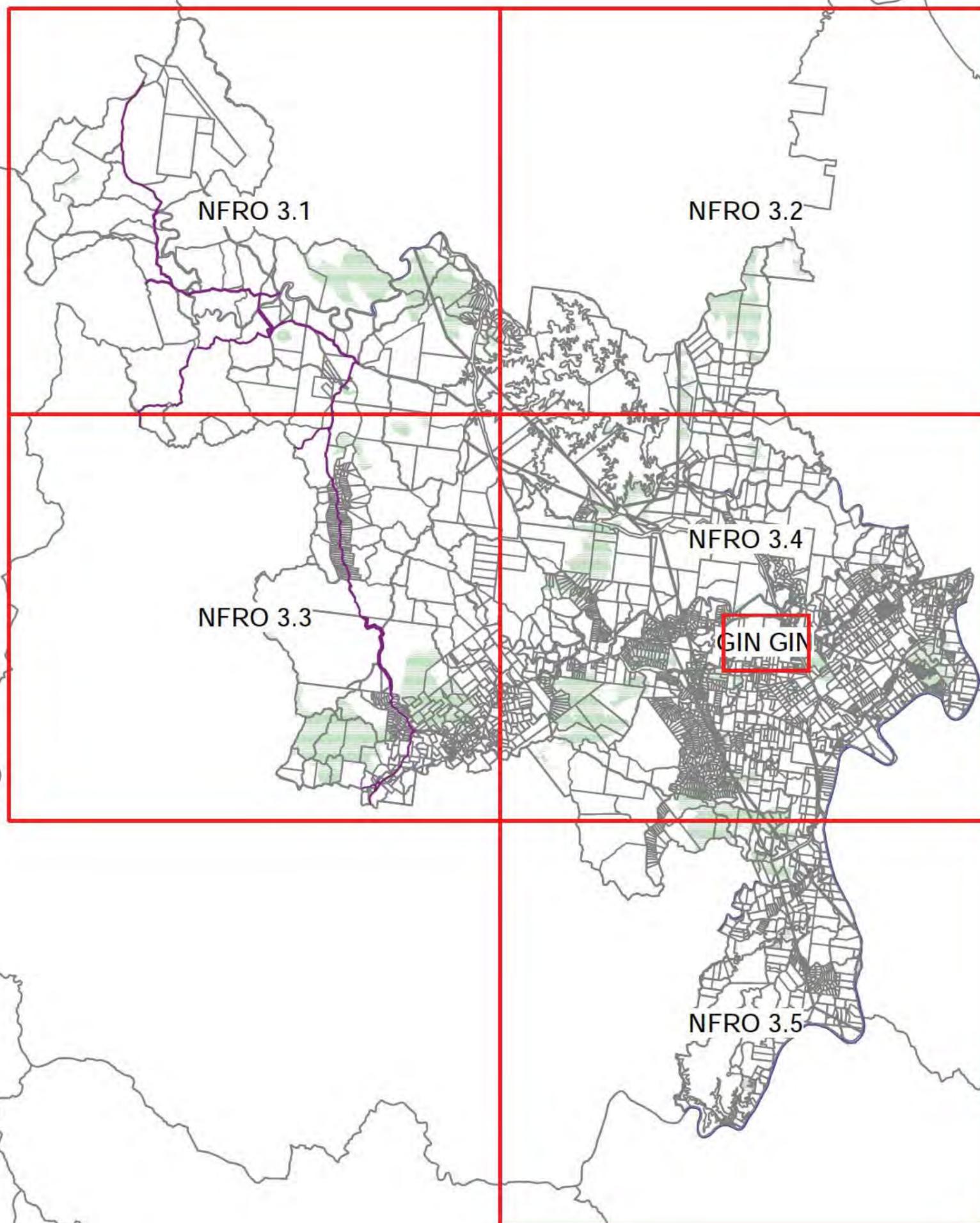
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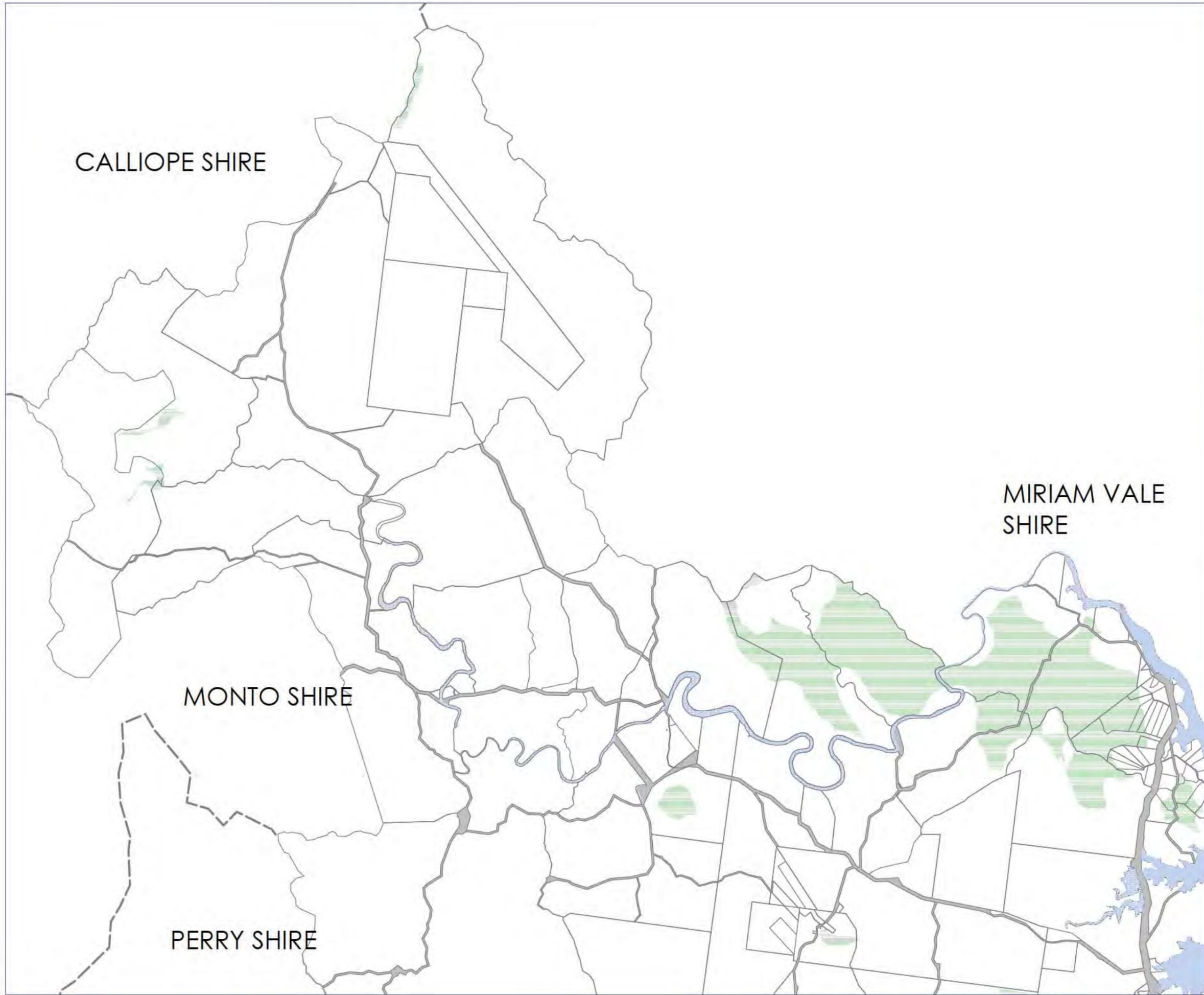
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Date: 1 Sept 2005

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Date





Kolan Shire Council



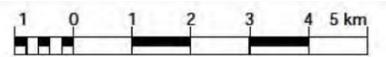
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	NFRO 3.1	NFRO 3.2
	NFRO 3.3	NFRO 3.4

LEGEND

- Local Biodiversity Significant Area
- Water
- Property Boundaries
- Roads



Planning Scheme Maps
Natural Features or
Resources Overlay Map

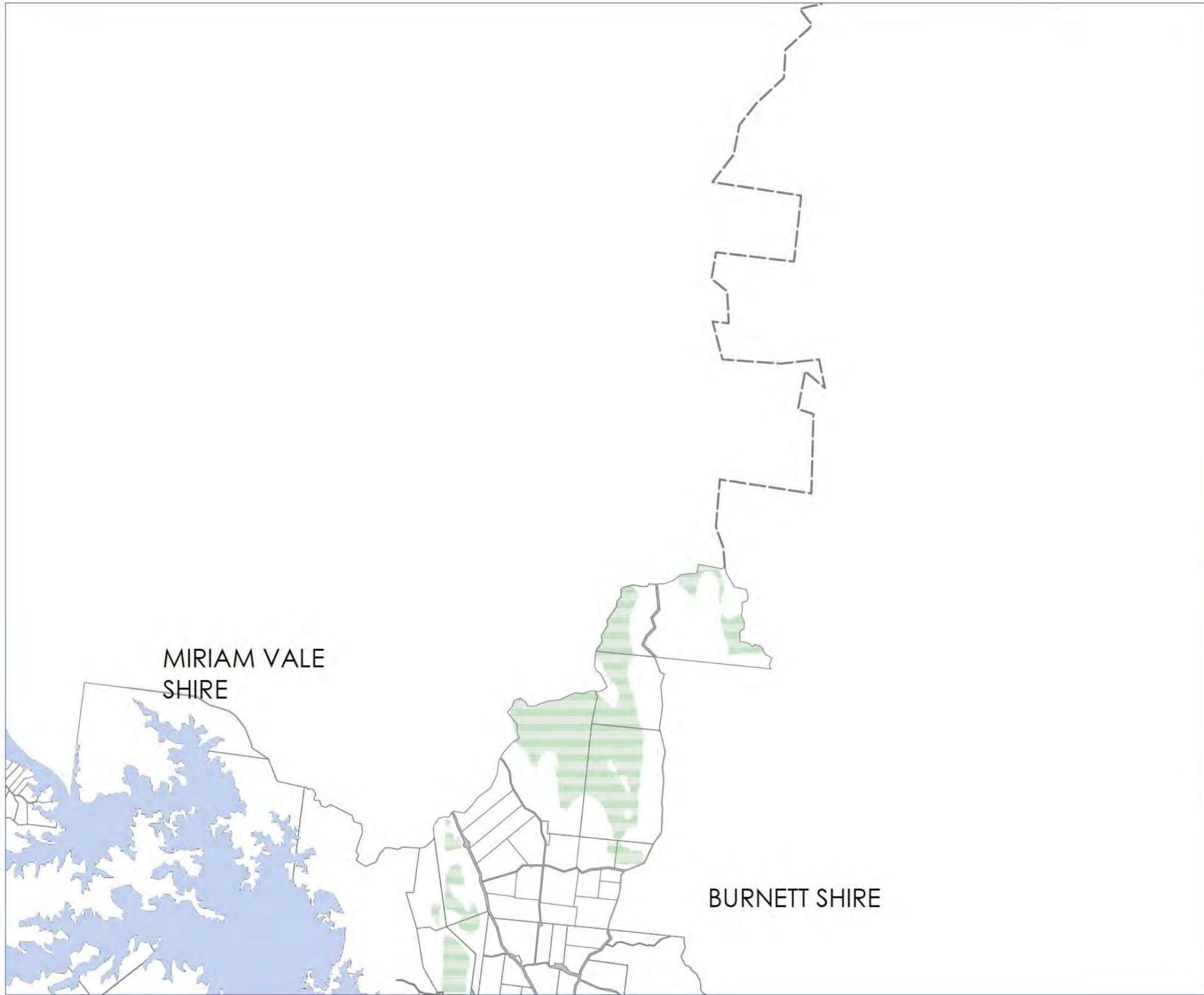
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Date: 1 Sept 2005

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Kolan Shire Council



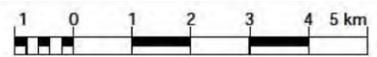
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NFRO 3.1	NFRO 3.2	
NFRO 3.3	NFRO 3.4	

LEGEND

- Local Biodiversity Significant Area
- Water
- Property Boundaries
- Roads

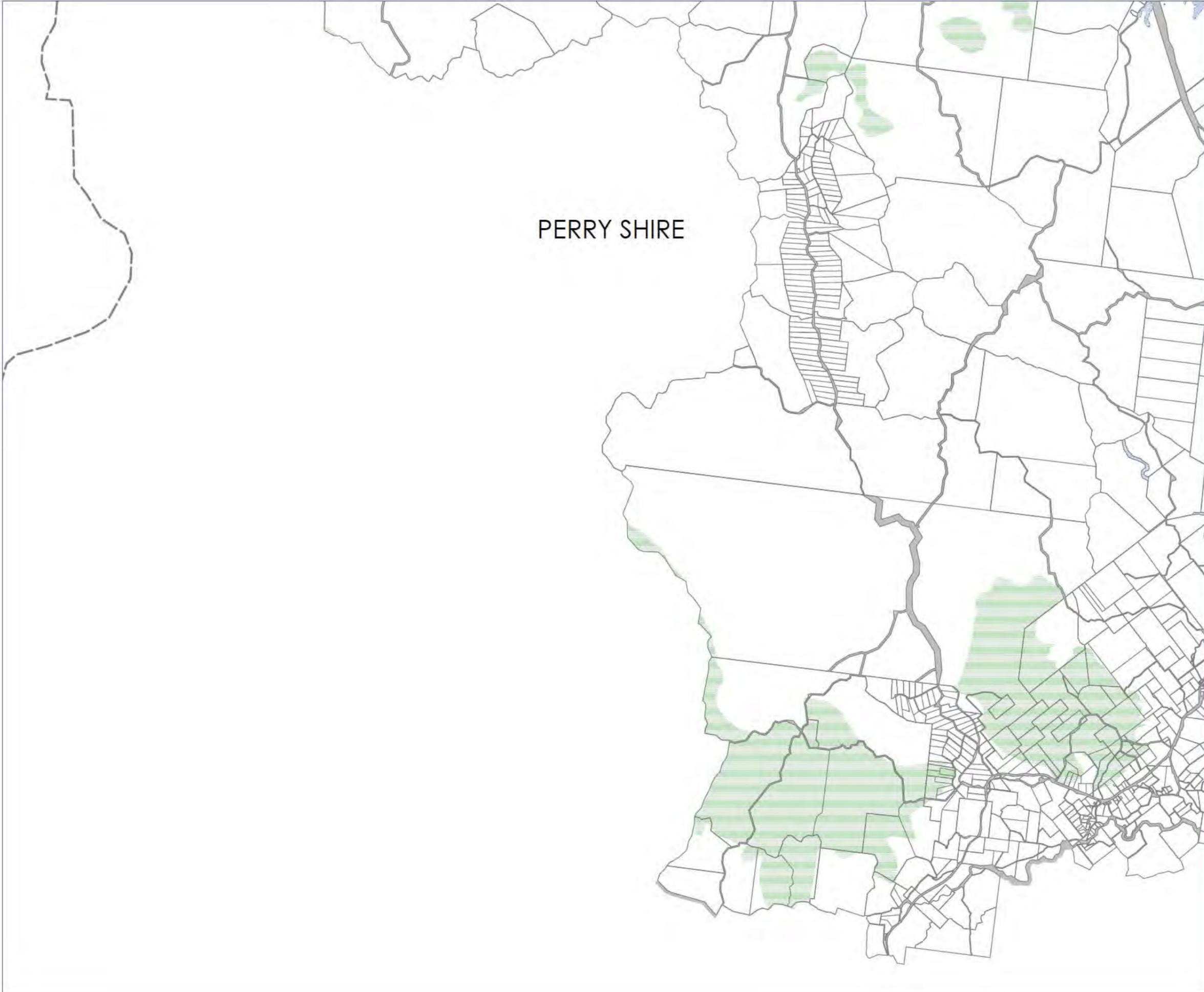


Planning Scheme Maps
Natural Features or
Resources Overlay Map

Map Ref:

NFRO 3.2

Date: 1 Sept 2005



Kolan Shire Council



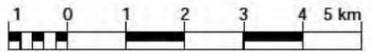
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	NFRO 3.1	NFRO 3.2
	NFRO 3.3	NFRO 3.4
		NFRO 3.5

LEGEND

- Local Biodiversity Significant Area
- Water
- Property Boundaries
- Roads



Planning Scheme Maps
Natural Features or
Resources Overlay Map

Map Ref:

NFRO 3.3

Date: 1 Sept 2005

CEO

Date



Kolan Shire Council



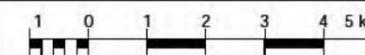
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NFRO 3.1	NFRO 3.2	
NFRO 3.3	NFRO 3.4	
	NFRO 3.5	

LEGEND

- Local Biodiversity Significant Area
- Water
- Property Boundaries
- Roads



Planning Scheme Maps
Natural Features or
Resources Overlay Map

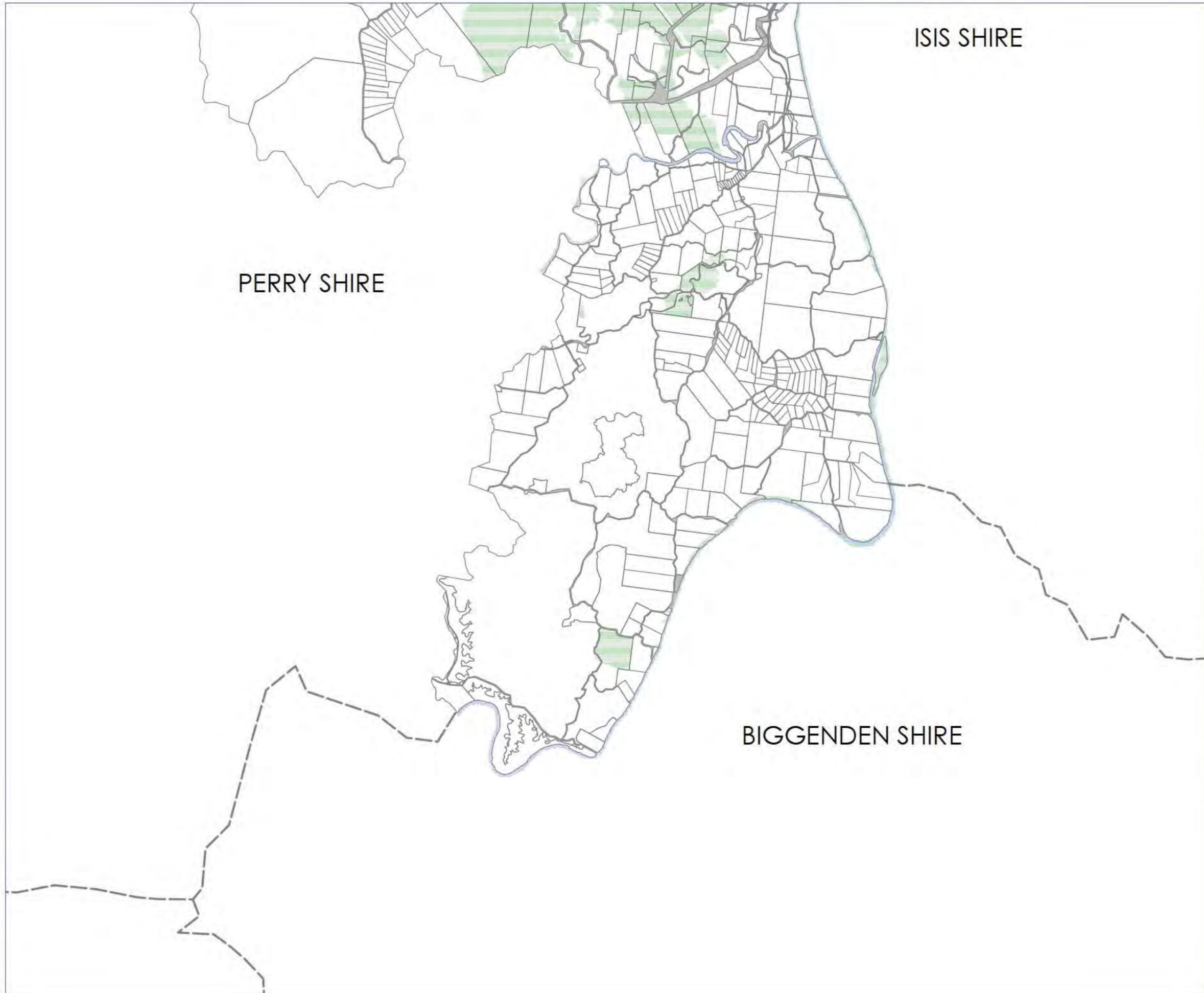
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Date: 1 Sept 2005

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Date



Kolan Shire Council



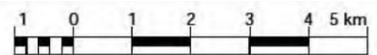
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NFRO 3.3	NFRO 3.4	
	NFRO 3.5	

LEGEND

- Local Biodiversity Significant Area
- Water
- Property Boundaries
- Roads



Planning Scheme Maps
Natural Features or
Resources Overlay Map

Map Ref:

NFRO 3.5

Date: 1 Sept 2005



Kolan Shire Council

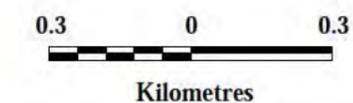


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LEGEND

- Local Biodiversity Significant Area
- Water
- Property Boundaries
- Roads



Planning Scheme Maps
Natural Features or
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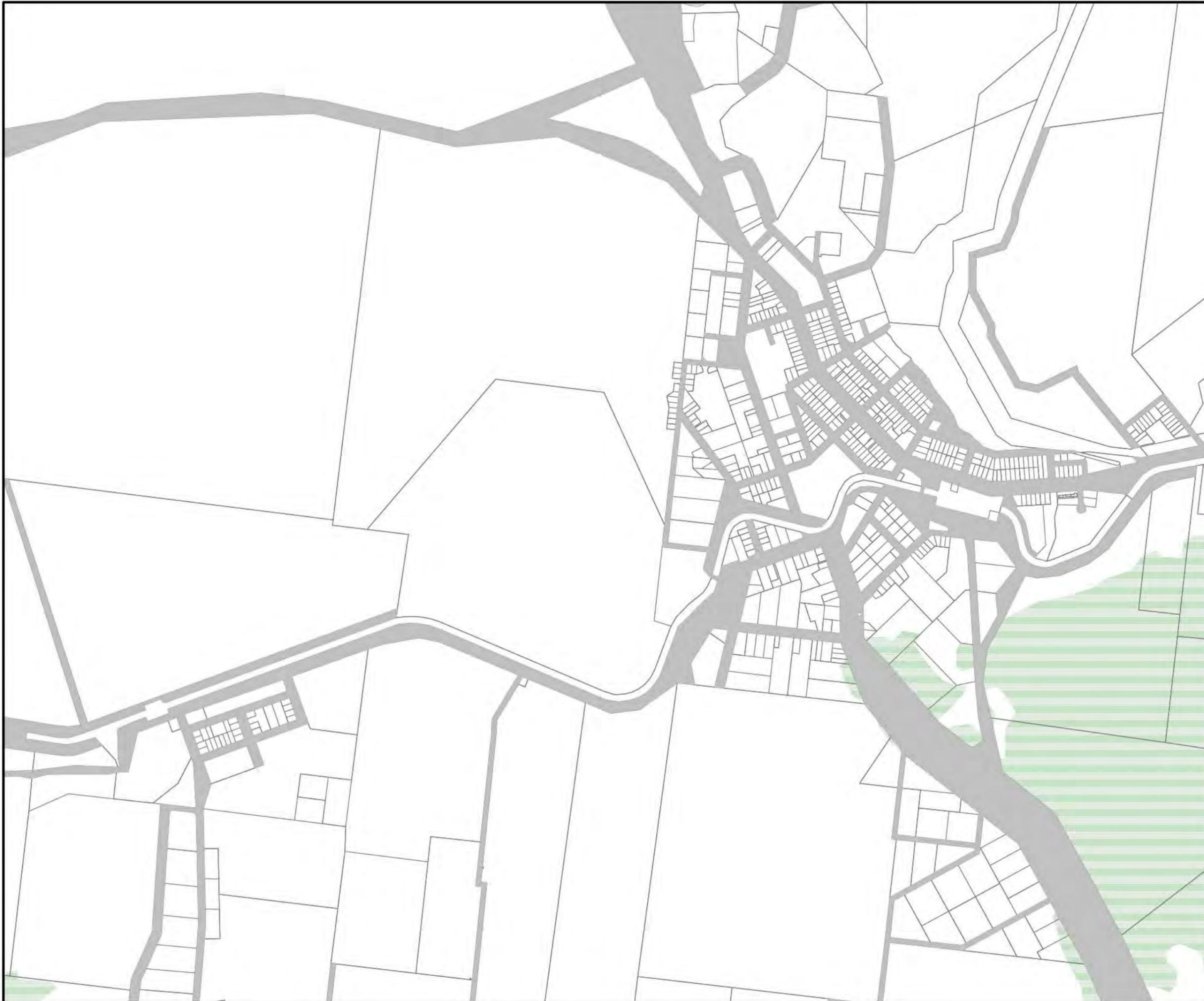
Map Ref:

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Date: 1 Sept 2005

CEO

Date





planning scheme 2006
prepared under the *Integrated Planning Act 1997*

kolan shire



PLANNING SCHEME FOR KOLAN SHIRE

Adoption

The local government for Kolan Shire adopted this planning scheme on 18 April 2006.

Commencement

This planning scheme took effect on 26 April 2006.

Amended

Version 2 of this planning scheme was adopted on 19 July 2011 and took effect on 20 July 2011.

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 Policy 1/92: Development and the Conservation of Agricultural Land;
2. State Planning Policy 1/02: Development in the vicinity of certain airports and aviation facilities; and
3. State Planning Policy 1/03: Mitigating the Adverse Impacts of Flood, Bushfire and Landslide (for Bushfire only).

Version 2

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PART 1 — INTRODUCTION

Division 1—Relationship to the Integrated Planning Act

1.1 Purpose

- (1) The local government for Kolan Shire has prepared this planning scheme under the provisions of Chapter 2 and Schedule 1 of the *Integrated Planning Act 1997* (the 'IPA').
- (2) It is intended to advance the purpose of the IPA in seeking to achieve ecological sustainability by—
 - (a) identifying assessable, self-assessable and exempt development;
 - (b) providing a basis for assessing development applications in the local government area;
 - (c) integrating State, regional and local interests; and
 - (d) enabling the community to have reasonable expectations about the nature and location of future development within the local government area.

1.2 Planning scheme functions as part of IDAS

- (1) This planning scheme functions as part of the Integrated Development Assessment System (IDAS) and must be read with the IPA.

Division 2— Strategic framework

1.3 Preliminary

- (1) This division reflects the desired environmental outcomes and summarises the approach taken by the planning scheme to achieve the desired environmental outcomes.
- (2) This division does not have a role in development assessment under the planning scheme.

1.4 Strategic framework

- (1) Table 1.1 describes the strategic framework for the local government area.

Table 1.1 The strategies in this planning scheme and their intended effects

Strategies	Intended effects of strategies
Regulate the supply of housing allotments to avoid oversupply	 <div style="border: 1px solid black; padding: 5px; margin: 5px;"> <i>a range of attractive housing that provides diversity and choice</i> </div>
Regulate form, scale and intensity of housing	
Protect the significant investment in infrastructure	 <div style="border: 1px solid black; padding: 5px; margin: 5px;"> <i>infrastructure (including roads, water supply, sewerage, cane rail, irrigation, health and education) is used efficiently</i> </div>
Protect the safe operation and capacity of major roads in Kolan Shire	
Development projects pay cost impacts on infrastructure	
Focus new housing in and around Gin Gin	 <div style="border: 1px solid black; padding: 5px; margin: 5px;"> <i>an appealing rural character</i> </div>
Minimise overall adverse visual impact of development	
Protect scenic amenity and rural character	 <div style="border: 1px solid black; padding: 5px; margin: 5px;"> <i>...productive and sustainable agriculture and animal husbandry</i> </div>
Conserve valuable natural areas	
Facilitate tourism, focussing on nature based or farm-based recreation	
Facilitate on-farm value adding activities	 <div style="border: 1px solid black; padding: 5px; margin: 5px;"> <i>...diverse employment opportunities throughout the shire, either within commercial or industrial areas, as home based businesses, or rural enterprises</i> </div>
Conserve soil and water resources	
Prevent fragmentation of GQAL and encroachment with conflicting land uses	 <div style="border: 1px solid black; padding: 5px; margin: 5px;"> <i>...shopping, commerce, cultural and government services are located in the most assessable part of the shire, creating a vital, attractive and convenient centre in Gin Gin</i> </div>
Facilitate home based businesses	
Facilitate small, locally-owned and operated industries	
Facilitate tourism, retail and businesses that retain a domestic character in the northern section of Mulgrave Street	
Facilitate the location of core retail, personal services and businesses in the main shopping area	

- (3) Map SP1 shows the preferred dominant land uses, natural features or resources, cultural heritage features, and infrastructure.



Division 3—Structure of planning scheme

1.5 Division into zones

- (1) The land in the local government area is included in one of the following zones—
 - (a) Commercial;
 - (b) Community purposes;
 - (c) Industrial;
 - (d) Residential; or
 - (e) Rural.
- (2) Zones are identified on scheme maps—
 - (a) Map Zones 1 to 5; and
 - (b) Map Land use zoning: Gin Gin; and
 - (c) Map Land use zoning: Wallaville.

1.6 Residential zone incorporates preferred use areas

- (1) The Residential Zone incorporates precincts as follows—
 - (a) Low density residential precinct;
 - (b) Multi-residential precinct; and,
 - (c) Village precinct.
- (2) The precincts are identified on Maps Zones 1 to 5 and Land use zoning Gin Gin and land use zoning Wallaville.

1.7 Planning scheme has overlay areas

- (1) The planning scheme has overlay areas that apply to natural features or resources listed in Schedule 3 and are shown on—
 - (a) Map NFRO1.1 to NFRO1.5 and NFRO1 – Gin Gin —Natural Features or Resources Overlays; and,
 - (b) Map NFRO2.1 to NFRO2.5 and NFRO2 – Gin Gin — Natural Features or Resources Overlays; and
 - (c) Map NFRO3.1 to NFRO3.5 and NFRO3 Gin Gin — Natural Features or Resources Overlays.

- (2) The planning scheme has overlay areas that apply to cultural heritage features listed in Schedule 1 and are shown on Map CHFO1.1 to 1.5 and CHFO – Gin Gin – Cultural Heritage Features Overlays.
- (3) The planning scheme has overlay areas that apply to infrastructure areas and items listed in Schedule 2 and is shown on Map INFRA1.1 to INFRA1.5 and Infrastructure – Gin Gin—Infrastructure Areas and Items Overlays: Rural.

1.8 Planning scheme identifies bushfire prone areas

- (1) This section applies only to land included in the local government area.
- (2) The planning scheme identifies bushfire prone areas as shown on Map BPA1.1 to BPA1.5 and BPA – Gin Gin – Bushfire Prone Areas, to enable the operation of the construction requirements for Class 1 buildings under the Building Code of Australia (BCA)¹.

1.9 Planning scheme identifies alternative provisions

- (1) Under the Standard Building Regulation 1993 a local government may make a planning scheme that identifies or states alternative provisions.
- (2) Any alternative provisions in this planning scheme are identified through the following phrase following the provision “*SBR alternative provision*”.
- (3) Any non-compliance with an alternative provision is assessed under section 20 of the Standard Building Regulation 1993.

1.10 Planning scheme identifies *Town Services Area*

- (1) The planning scheme identifies a *Town Services Area* as land that—

¹ A Class 1 building constructed in a bushfire prone area is subject to Performance Requirement P2.3.4 of the BCA.

- (a) has a reticulated town water supply and is sewered; and
 - (b) additional urban land where the Local Government is prepared to provide water supply and sewerage services on the basis that it is a cost-effective expansion of the urban area.
- (2) The Town Services Area for the local government area is identified on Map INFRA1.1 to INFRA1.5 and Infrastructure—Gin Gin.

1.11 Roads, watercourses and reclaimed land

- (1) For the purposes of this section, the term 'zone' includes 'overlay area'.
- (2) If a road, watercourse or reclaimed land in the local government area is not shown as being covered by a zone on the planning scheme maps, the following applies—
- (a) if the road, watercourse or reclaimed land is adjoined on both sides by land in the same zone—the road, watercourse or reclaimed land has the same zoning as the adjoining land;
 - (b) if the road or water course is adjoined on one side by land in a zone and adjoined on the other side by land in another zone—the road, watercourse or reclaimed land has the same zoning as the adjoining land and the centre of the road, watercourse or reclaimed land is the boundary between the two zones; or
 - (c) if the road, watercourse or reclaimed land is adjoined on one side only by land in a zone—the entire road, watercourse or reclaimed land has the same zoning as the adjoining zoned land.
- (3) If a road, watercourse or reclaimed land is not shown as being covered by either the Low density residential precinct or the Multi-residential precinct on the zoning maps, subsection (1) applies as if the precinct were a zone.
- (4) To remove any doubt, it is declared that subsections (1) and (3) also apply to a closed road if the road is closed after the commencement of the planning scheme.

- (5) Upon the opening of a road in the local government area after the commencement of the planning scheme, such road is not depicted in a zone under this planning scheme and subsections (1) and (3) become effective.
- (6) To remove any doubt, the changing of a planning scheme map to show the opening or closure of a road is not an amendment of this planning scheme.

1.12 Assessable and self-assessable development

- (1) Assessment tables for the zones and overlay areas identify development that is assessable, self-assessable or exempt under the planning scheme as follows—
 - (a) Table 4.1 and Table 4.2 —Commercial Zone
 - (b) Table 4.3 and Table 4.4—Community Purposes Zone;
 - (c) Table 4.5 and Table 4.6—Industrial Zone;
 - (d) Table 4.7 and Table 4.8—Residential Zone; and
 - (e) Table 4.9 and Table 4.10—Rural Zone.
- (2) The assessment tables also identify whether assessable development under the planning scheme requires either code assessment or impact assessment.
- (3) If 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 prevails over exempt;
 - (b) code assessable prevails over self-assessable and exempt; or
 - (c) impact assessable prevails over code assessable, self-assessable, and exempt.

1.13 Codes

- (1) This planning scheme contains codes for—
 - (a) each zone and type of overlay; and
 - (b) development for a stated purpose or development of a stated type.
- (2) The codes are the following—

Zone codes—

- (a) Commercial Zone Code;
- (b) Community Purposes Zone Code;
- (c) Industrial Zone Code;
- (d) Residential Zone Code; and
- (e) Rural Zone Code;

Overlay codes—

- (f) Natural Features or Resources Overlays Code;
- (g) Cultural Heritage Features Overlays Code;
- (h) Infrastructure Areas and Items Overlays Code;

For a stated purpose or type—

- (i) Advertising Devices Code;
- (j) Dwelling House and Domestic Storage Code;
- (k) Filling and Excavation Code;
- (l) Gates and Grids Code;
- (m) Home Business Code;
- (n) Infrastructure Works Code;
- (o) Intensive Animal Husbandry Code;
- (p) Landscaping Code;
- (q) Multi-residential Code;
- (r) Planning Scheme Building Matters Code;
- (s) Reconfiguring a Lot Code; and,
- (t) Vehicle Parking and Access Code.

1.14 Codes applicable to ongoing use

- (1) A code that is applicable to a material change of use is also applicable to the ongoing use that results from that change².

² IPA, section 2.1.23(3) (Local planning instruments have force of law) relates with respect to regulating the use of premises, and also IPA, section 4.3.4 (Compliance with identified code for use of premises) with respect to an offence under the Act.

1.15 Planning Scheme seeks to achieve outcomes

- (1) This planning scheme seeks to achieve four levels of outcomes—
 - (a) desired environmental outcomes;
 - (b) overall outcomes—for zones, overlays and codes;
 - (c) specific outcomes—for zones, overlays and codes; and
 - (d) probable solutions—for a specific outcome; or acceptable solutions for complying with a self-assessable code.

1.16 Probable solutions for code assessment

- (1) 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 IPA³ to impose conditions on a development approval.

³ IPA, Chapter 3 (Integrated Development Assessment System (IDAS)), Part 5 (Decision stage), Division 6 (Conditions)

PART 2—INTERPRETATION

2.1 Definitions

- (1) The dictionary in Schedule 5 defines terms used in this planning scheme as follows—
- (a) defined uses;
 - (b) advertising devices; and
 - (c) other terms.

2.2 Terms defined in the IPA

- (1) All terms that are defined in the IPA have the same meaning as in the IPA.

2.3 Explanatory notes

- (1) The Kolan Shire Planning Scheme Explanatory Notes (Strategic Directions paper) are declared to be extrinsic material under the Statutory Instruments Act 1992, and aid the interpretation of this planning scheme.

2.4 Electronic form of scheme maps

- (1) Copies of the planning scheme maps for the Kolan Shire Planning Scheme held in electronic form are declared to be extrinsic material under the *Statutory Instruments Act 1992* and aid the interpretation of this planning scheme⁴.

⁴ The electronic copies enable a user to 'zoom in' on parts of the local government area.

2.5 Footnotes not part of the planning scheme

- (1) The footnotes to this document are not part of this planning scheme.



PART 3 — DESIRED
ENVIRONMENTAL
OUTCOMES

Division 1—Preliminary

3.1 Explanation and application of desired environmental outcomes

- (1) The desired environmental outcomes in this planning scheme are based on ecological sustainability⁵ and express broad outcomes that advance its achievement in the local government area.
- (2) The planning scheme seeks to achieve each desired environmental outcome to the full extent practicable having regard to all the desired environmental outcomes.
- (3) The planning scheme seeks to achieve each desired environmental outcome through the planning scheme measures in Parts 4 – 6 of this scheme.

3.2 Desired environmental outcomes

3.2.1 Desired Environmental Outcome 1

The settlement pattern in the local government area is focussed on Gin Gin, particularly Mulgrave Street as its activity centre. Local communities elsewhere in the local government area have access to basic services in villages such as Tirroan and Wallaville.

⁵ defined in section 1.3.3 of the IPA

3.2.2 Desired Environmental Outcome 2

Rural lands, particularly good quality agricultural land in the south-eastern sector of the local government area, are protected from incompatible development and support a vibrant and sustainable rural economy.

3.2.3 Desired Environmental Outcome 3

A broad range of services that contribute to community wellbeing are delivered to the community efficiently and equitably. Parks and open space are provided that meet the needs of the community.

3.2.4 Desired Environmental Outcome 4

New housing is located and designed prudently to compliment and extend from Gin Gin and existing villages in an orderly and efficient manner.

3.2.5 Desired Environmental Outcome 5

A safe, efficient and convenient transport network provides safe and equitable access for its people, servicing the local government area and the region.

3.2.6 Desired Environmental Outcome 6

Residents enjoy an excellent lifestyle based on the local government area's rural character, cultural heritage, natural features and resources.

3.2.7 Desired Environmental Outcome 7

The biodiversity, ecological and amenity values of natural areas, including the Goodnight Scrub National Park, Bullyard Conservation Park and various State forests, are maintained.

3.2.8 Desired Environmental Outcome 8

The natural environment experiences minimal adverse effects such as loss of biological diversity, reduction in the capacity of ecosystems, air and water pollution, and soil degradation.

3.2.9 Desired Environmental Outcome 9

Natural economic resources are protected for on-going and future profit.

3.2.10 Desired Environmental Outcome 10

Community safety and well being are protected through the avoidance or management of natural hazards including flood, bushfire and landslide.

PART 4 — ASSESSMENT
CATEGORIES FOR
DEVELOPMENT

Division 1—Preliminary

4.1 Assessment of development

- (1) Part 4 contains assessment tables for each of the five zones in the planning scheme.
- (2) Assessment tables identify for development stated in Columns 1 and 2 of the tables—
 - (a) the applicable assessment category⁶ in Column 3;
 - (b) if self-assessable or code assessable development—the relevant assessment criteria in Column 4; and,
 - (c) for assessment tables Table 4.1, Table 4.3, Table 4.5, Table 4.7 and Table 4.9—the relevant assessment criteria may be identified by the ✓ symbol in Column 4 underneath the titles of codes.
- (3) The assessment tables are as follows—
 - (a) for the Commercial Zone—
 - (i) Table 4.1—making a material change of use;
or

⁶ The Assessment tables are to be read in conjunction with Schedule 8 of the IPA and any regulation to it identifying the assessment status of particular aspects of development.

- (ii) Table 4.2—other than making a material change of use.
- (b) for the Community Purposes Zone—
 - (i) Table 4.3—making a material change of use; or
 - (ii) Table 4.4—other than making a material change of use;
- (c) for the Industrial Zone—
 - (i) Table 4.5—making a material change of use; or
 - (ii) Table 4.6—other than making a material change of use;
- (d) for the Residential Zone—
 - (i) Table 4.7—making a material change of use; or
 - (ii) Table 4.8—other than making a material change of use;
- (e) for the Rural Zone—
 - (i) Table 4.9—making a material change of use; or
 - (ii) Table 4.10—other than making a material change of use.
- (f) assessment of development in an area identified in the Natural Features or Resources Overlays Maps—
 - (i) Table 4.11—making a material change of use; or
 - (ii) Table 4.12—other than making a material change of use.
- (g) assessment of development in an area identified in the Cultural Heritage Features Overlays Maps—
 - (i) Table 4.13—making material change of use; or
 - (ii) Table 4.14—other than making a material change of use.
- (h) assessment of development in an area identified in the Infrastructure Areas and Items Overlays Maps—



- (i) Table 4.15—making material change of use; or
 - (ii) Table 4.16—other than making a material change of use.
- (4) For development identified in Column 4 of each assessment table as self-assessable or code assessable the relevant assessment criteria are applicable codes, comprising—
- (a) only the acceptable solutions if the development is self-assessable; or
 - (b) the whole of the applicable code if the development is code assessable.

4.2 Inconsistent uses

- (1) In accordance with the following sections identified for the respective zones, a defined use that is an inconsistent use in the relevant zone is noted in Column 1 of the assessment table for making a material change of use—
- (a) for the Commercial Zone—5.2.3;
 - (b) for the Community Purposes Zone—5.3.3;
 - (c) for the Industrial Zone—5.4.3;
 - (d) for the Residential Zone—5.5.3; and
 - (e) for the Rural Zone—5.6.3.

4.3 Use of land for road

- (1) Despite other provisions in Part 4, the following development for material change of use is declared to be exempt development under this planning scheme—
- (a) the use of land for road after that land has been dedicated to public use as a road; or
 - (b) utility installation on land that has been dedicated to public use as a road; or
 - (c) the incidental use of a footpath adjacent to land used for Commercial premises, Food or entertainment premises, or Shop, if that land is included in the Commercial Zone.

Division 2—Assessment categories

4.4 Assessment Categories—Commercial Zone

Table 4.1 Assessment table for making a material change of use—Commercial Zone

<i>Commercial Zone – material change of use</i>						
Column 1 Type of development	Column 2 Qualifications (if any)	Column 3 Assessment category ^o	Column 4: Relevant assessment criteria [*]			
			Commercial Zone Code	Infrastructure Works Code	Landscaping Code	Vehicle parking & access Code
Aquaculture [#]		Impact				
Cattery or kennel		Impact				
Commercial premises	If using an existing building and involving no building work other than <i>minor building work</i>	Exempt				
	if the criteria for being exempt do not apply	Code	✓	✓	✓	✓
			Advertising Devices Code			
Community services	If using an existing building and involving no building work other than <i>minor building work</i>	Exempt				
	if the criteria for being exempt do not apply	Code	✓	✓	✓	✓
Community space		Exempt				
Display yard		Impact				
Domestic Storage		Code	✓	✓	✓	✓
				Dwelling House and Domestic Storage Code		
Dwelling house [#]		Impact				
Education or health premises		Code	✓	✓	✓	✓
Extractive industry [#]		Impact				
Farm [#]		Impact				
Food or entertainment venue	If using an existing building and involving no building work other than <i>minor building work</i>	Exempt				
	if the criteria for being exempt do not apply	Code	✓	✓	✓	✓
General industry [#]		Impact				



<i>Commercial Zone – material change of use</i>						
Column 1 Type of development	Column 2 Qualifications (if any)	Column 3 Assessment category ^o	Column 4: Relevant assessment criteria [*]			
			Commercial Zone Code	Infrastructure Works Code	Landscaping Code	Vehicle parking & access Code
Home business	If using an existing building and involving no building work other than <i>minor building work</i>	Self	Home Business Code			
	if the criteria for being exempt do not apply	Code	✓	✓	✓	✓
			Home Business Code			
Intensive animal husbandry [#]		Impact				
Low-impact industry		Code	✓	✓	✓	✓
Multi-residential		Code	✓	✓	✓	✓
Public Utility		Code	✓	✓	✓	✓
Rural industry [#]		Impact				
Service Station		Impact				
Shop	If using an existing building and involving no building work other than <i>minor building work</i>	Exempt				
	if the criteria for being exempt do not apply	Code	✓	✓	✓	✓
Special industry [#]		Impact				
Tourist accommodation		Code	✓	✓	✓	✓
Uses identified in section 4.3		Exempt				
All other uses (excepting road)		Impact				

^o Assessment categories may be affected by overlays. See overlay maps to determine if the land is affected.

^{*} The ✓ symbol indicates that the code is an applicable code. See section 4.1(2)(c).

[#] The Commercial Zone Code identifies this use as an 'inconsistent use'. See section 5.2.3.

Table 4.2 Assessment table for development other than making a material change of use—Commercial Zone

<i>Commercial Zone – other than making a material change of use</i>			
Column 1 Type of development	Column 2 Qualifications (if any)	Column 3 Assessment category ^o	Column 4 Relevant assessment criteria
Building work not associated with a material change of use	If the work involves a dwelling house, shed on the same lot as a dwelling house or domestic storage	Self	Dwelling house and domestic storage code (acceptable solutions only)
	if the work involves a dwelling house, shed on the same lot as a dwelling house or domestic storage and if not complying with the applicable code for self-assessable development	Code	Dwelling house and domestic storage code
	work undertaken in or on an existing building that is minor building work other than a dwelling house, shed on the same lot as a dwelling house or domestic storage	Self	Planning Scheme Building Matters Code
	work undertaken in or on an existing building that is minor building work other than a dwelling house, shed on the same lot as a dwelling house or domestic storage and if not complying with the applicable code for self-assessable development; or the work is not minor building work	Code	Commercial Zone Code
Carrying out operational grid work for a gate or grid		Code	Gates and Grids Code
Carrying out operational work for reconfiguring a lot		Code	Infrastructure Works Code
Carrying out operational work involving filling or excavation not associated with reconfiguring a lot	If involving less than 50m ³ of material	Exempt	
	if involving 50 m ³ or more of material	Code	Filling and Excavation Code
Carrying out operational work involving the clearing of vegetation		Exempt	
Placing an advertising device on premises	if a blind sign, business plate, cabinet sign, flag sign, property name sign, or window sign	Exempt	



<i>Commercial Zone – other than making a material change of use</i>			
Column 1 Type of development	Column 2 Qualifications (if any)	Column 3 Assessment category ^o	Column 4 Relevant assessment criteria
	if an above awning sign, awning fascia sign, banner sign or bunting, below awning sign, building fascia sign, canopy sign, frontage sign, ground base sign, projecting wall sign, roof sign, wall sign	Self	Advertising Devices Code (compliance with 'Solutions for acceptable devices' for the applicable type of device only)
	if the qualifications for being exempt or self-assessable do not apply or if not complying with the applicable code for self-assessable development	Code	Advertising Devices Code
Reconfiguring a lot		Code	Reconfiguring a Lot Code and Infrastructure Works Code
Otherwise		Exempt	

^o Development may be subject to a changed assessment category and applicable codes via an overlay. See section 1.7 Planning scheme has overlay areas.

4.5 Assessment categories—Community Purposes Zone

Table 4.3 Assessment table for making a material change of use—Community Purposes Zone

<i>Community Purposes Zone – material change of use</i>						
Column 1 Type of development	Column 2 Qualifications (if any)	Column 3 Assessment category ^o	Column 4: Relevant assessment criteria*			
			Community Purposes Zone Code	Infrastructure Works Code	Landscaping Code	Vehicle parking & access Code
Aquaculture [#]		Impact				
Cattery or kennel [#]		Impact				
Commercial premises [#]		Impact				
Community services		Code	✓	✓	✓	✓
Community space		Exempt				
Display yard [#]		Impact				

<i>Community Purposes Zone – material change of use</i>						
Column 1 Type of development	Column 2 Qualifications (if any)	Column 3 Assessment category ^o	Column 4: Relevant assessment criteria [*]			
			Community Purposes Zone Code	Infrastructure Works Code	Landscaping Code	Vehicle parking & access Code
Domestic storage		Code	✓	✓	✓	✓
			Dwelling House and Domestic Storage Code			
Dwelling house		Code	✓	✓		
			Dwelling House and Domestic Storage Code			
Education or health premises		Impact				
Extractive industry [#]		Impact				
Farm		Code	✓		✓	✓
Food or entertainment venue		Impact				
General industry [#]		Impact				
Home business [#]		Impact				
Intensive animal husbandry [#]		Impact				
Low impact industry [#]		Impact				
Multi-residential [#]		Impact				
Public Utility		Code	✓	✓	✓	✓
Rural industry [#]		Impact				
Service station [#]		Impact				
Shop [#]		Impact				
Special industry [#]		Impact				
Tourist accommodation		Impact				
Uses identified in section 4.3		Exempt				
All other uses (excepting road)		Impact				

^o Assessment categories may be affected by overlays. See overlay maps to determine if the land is affected.

^{*} The ✓ symbol indicates that the code is an applicable code. See section 4.1(2)(c).

[#] The Community Purposes Zone Code identifies this use as an 'inconsistent use'. See section 5.3.3.



Table 4.4 Assessment table for development other than making a material change of use—Community Purposes Zone*

<i>Community Purposes Zone – other than making a material change of use</i>			
Column 1 Type of development	Column 2 Qualifications (if any)	Column 3 Assessment category	Column 4 Relevant assessment criteria
Building work not associated with a material change of use	If the work involves a dwelling house, shed on the same lot as a dwelling house or domestic storage	Self	Dwelling house and domestic storage code (acceptable solutions only)
	if the work involves a dwelling house, shed on the same lot as a dwelling house or domestic storage and if not complying with the applicable code for self-assessable development	Code	Dwelling house and domestic storage code
	work undertaken in or on an existing building that is minor building work other than a dwelling house, shed on the same lot as a dwelling house or domestic storage	Self	Planning Scheme Building Matters Code
	work undertaken in or on an existing building that is minor building work other than a dwelling house, shed on the same lot as a dwelling house or domestic storage and if not complying with the applicable code for self-assessable development; or the work is not minor building work.	Code	Community Purposes Zone Code
Building work not associated with a material change of use	work undertaken in or on an existing building	Self	Planning Scheme Building Matters Code
	if the criteria for being self-assessable do not apply or if not complying with the applicable code for self-assessable development	Code	Community Purposes Zone Code
Carrying out operational work for a gate or grid		Code	Gates and Grids Code
Carrying out operational work for reconfiguring a lot		Code	Infrastructure Works Code
Carrying out operational work involving filling or excavation not associated with reconfiguring a lot	if involving less than 50m ³ of material	Exempt	
	if involving 50 m ³ or more of material	Code	Filling and Excavation Code

<i>Community Purposes Zone – other than making a material change of use</i>			
Column 1 Type of development	Column 2 Qualifications (if any)	Column 3 Assessment category	Column 4 Relevant assessment criteria
Carrying out operational work involving the clearing of vegetation		Exempt	
Placing an advertising device on premises	if a blind sign, business plate, cabinet sign, flag sign, property name sign, or window sign	Exempt	
	if a building facia sign, frontage sign, ground base sign, projecting wall sign, roof sign, wall sign	Self	Advertising Devices Code (compliance with 'Solutions for acceptable devices' for the applicable type of device only)
	if the qualifications for being exempt or self-assessable do not apply or if not complying with the applicable code for self-assessable development	Code	Advertising Devices Code
Reconfiguring a lot		Code	Reconfiguring a Lot Code and Infrastructure Works Code
Otherwise		Exempt	

* Development may be subject to a changed assessment category and applicable codes via an overlay. See section 1.7 Planning scheme has overlay areas.

4.6 Assessment categories—Industrial Zone

Table 4.5 Assessment table for making a material change of use—Industrial Zone

<i>Industrial Zone – material change of use</i>						
Column 1 Type of development	Column 2 Qualifications (if any)	Column 3 Assessment category ^o	Column 4: Relevant assessment criteria ^a			
			Industrial Zone Code	Infrastructure Works Code	Landscaping Code	Vehicle parking & access Code
Aquaculture		Code	✓	✓	✓	✓
Cattery or kennel		Code	✓	✓	✓	✓
Commercial premises		Code	✓	✓	✓	✓
Community services		Code	✓	✓	✓	✓
Community space		Exempt				
Display yard		Code	✓	✓	✓	✓



<i>Industrial Zone – material change of use</i>						
Column 1 Type of development	Column 2 Qualifications (if any)	Column 3 Assessment category ^o	Column 4: Relevant assessment criteria [*]			
			Industrial Zone Code	Infrastructure Works Code	Landscaping Code	Vehicle parking & access Code
Domestic storage		Code	✓	✓	✓	✓
			Dwelling House and Domestic Storage Code			
Dwelling house [#]	if not a caretaker's residence	Impact				
Dwelling house	If a caretaker's residence	Code	✓	✓	✓	✓
Education or health premises		Code	✓	✓	✓	✓
Extractive industry [#]		Impact				
Farm		Code	✓	✓		
Food or entertainment venue		Code	✓	✓	✓	✓
General industry		Code	✓	✓	✓	✓
Home business		Code	✓	✓	✓	✓
			Home Business Code			
Intensive animal husbandry [#]		Impact				
Low-impact industry	If using an existing building and involving no building work other than <i>minor building work</i>	Exempt				
	if the criteria for being exempt do not apply	Code	✓	✓	✓	✓
Multi-residential [#]		Impact				
Public Utility		Code	✓	✓	✓	✓
Rural industry		Code	✓	✓	✓	✓
Service station		Code	✓	✓	✓	✓
Shop		Code	✓	✓	✓	✓
Special industry		Impact				
Tourist accommodation [#]		Impact				
Uses identified in section 4.3		Exempt				
All other uses (excepting road)		Impact				

^o Assessment categories may be affected by overlays. See overlay maps to determine if the land is affected.

^{*} The ✓ symbol indicates that the code is an applicable code. See section 4.1(2)(c).

[#] The Industrial Zone Code identifies this use as an 'inconsistent use'. See section (1)(c).

Table 4.6 Assessment table for development other than making a material change of use—Industrial Zone

<i>Industrial Zone – other than making a material change of use</i>			
Column 1 Type of development	Column 2 Qualifications (if any)	Column 3 Assessment category	Column 4 Relevant assessment criteria
Building work not associated with a material change of use	If the work involves a dwelling house, shed on the same lot as a dwelling house or domestic storage	Self	Dwelling house and domestic storage code (acceptable solutions only)
	if the work involves a dwelling house, shed on the same lot as a dwelling house or domestic storage and if not complying with the applicable code for self-assessable development	Code	Dwelling house and domestic storage code
	work undertaken in or on an existing building that is minor building work other than a dwelling house, shed on the same lot as a dwelling house or domestic storage	Self	Planning Scheme Building Matters Code
	work undertaken in or on an existing building that is minor building work other than a dwelling house, shed on the same lot as a dwelling house or domestic storage and if not complying with the applicable code for self-assessable development; or the work is not minor building work.	Code	Industrial Zone Code
Carrying out operational work for a gate or grid		Code	Gates and Grids Code
Carrying out operational work for reconfiguring a lot		Code	Infrastructure Works Code
Carrying out operational work involving filling or excavation not associated with reconfiguring a lot	If involving less than 50 m ³ of material	Exempt	
	if involving 50 m ³ or more of material	Code	Filling and Excavation Code
Carrying out operational work involving the clearing of vegetation		Exempt	
Placing an advertising device on premises	if a blind sign, business plate, cabinet sign, flag sign, property name sign, or window sign	Exempt	



<i>Industrial Zone – other than making a material change of use</i>			
Column 1 Type of development	Column 2 Qualifications (if any)	Column 3 Assessment category	Column 4 Relevant assessment criteria
Placing an advertising device on premises (cont)	if an above awning sign, awning fascia sign, banner sign or bunting, below awning sign, building fascia sign, canopy sign, frontage sign, ground base sign, projecting wall sign, roof sign, wall sign	Self	Advertising Devices Code (compliance with 'Solutions for acceptable devices' for the applicable type of device only)
	if the qualifications for being exempt or self-assessable do not apply or if not complying with the applicable code for self-assessable development	Code	Advertising Devices Code
Reconfiguring a lot		Code	Reconfiguring a Lot Code and Infrastructure Works Code
Otherwise		Exempt	

* Development may be subject to a changed assessment category and applicable codes via an overlay. See section 1.7 Planning scheme has overlay areas.

4.7 Assessment categories—Residential Zone

Table 4.7 Assessment table for making a material change of use—Residential Zone

<i>Residential Zone – material change of use</i>						
Column 1 Type of development	Column 2 Qualifications (if any)	Column 3 Assessment category ^o	Column 4: Relevant assessment criteria [*]			
			Residential Zone Code	Infrastructure Works Code	Landscaping Code	Vehicle parking & access Code
Aquaculture [#]		Impact				
Cattery or Kennel	If in the Village precinct	Impact				
Cattery or kennel [#]	if not in the Village precinct	Impact				
Commercial Premises	If in the Village Precinct or with a GFA of not more than 50 square metres in any other location	Impact				
Commercial premises [#]	if not in the Village Precinct and with a GFA of more than 50 square metres;	Impact				
Community services	If not involving external building work and the use is conducted within an existing building	Code	✓	✓	✓	✓

<i>Residential Zone – material change of use</i>						
Column 1 Type of development	Column 2 Qualifications (if any)	Column 3 Assessment category ^o	Column 4: Relevant assessment criteria ^a			
			Residential Zone Code	Infrastructure Works Code	Landscaping Code	Vehicle parking & access Code
Community Services	If involving external building work	Impact				
Community space		Exempt				
Display yard [#]		Impact				
Domestic storage		Self	Dwelling House and Domestic Storage Code (acceptable solutions only)			
	If the acceptable solutions of the dwelling house and domestic storage code, other than an SBR alternative provision, is not complied with	Code	Dwelling House and Domestic Storage Code			
Dwelling house		Self	Dwelling House and Domestic Storage Code (acceptable solutions only)			
	If the dwelling house and domestic storage code, other than an SBR alternative provision, is not complied with	Code	Dwelling House and Domestic Storage Code			
Education or health premises		Impact				
Extractive Industry [#]		Impact				
Farm		Code	✓	✓	✓	✓
Food or entertainment venue		Impact				
General industry [#]		Impact				
Home business		Self	Home Business Code (acceptable solutions only)			
	If the development does not comply with the applicable code for self-assessable development	Code	Home Business Code			
Intensive animal husbandry [#]		Impact				
Low impact industry	If in the Village Precinct	Impact				
Low impact industry [#]	if not in the Village Precinct	Impact				



<i>Residential Zone – material change of use</i>						
Column 1 Type of development	Column 2 Qualifications (if any)	Column 3 Assessment category ^o	Column 4: Relevant assessment criteria [*]			
			Residential Zone Code	Infrastructure Works Code	Landscaping Code	Vehicle parking & access Code
Multi-residential	If comprising only two dwelling units and if not in the Low Density Residential Precinct	Self	Multi-residential Code (acceptable solutions only)			
	if— comprising only two dwelling units; and, not in the Low Density Residential Precinct; and not complying with the Multi-residential Code (acceptable solutions only); or— if comprising more than two units located in the Multi-residential Precinct	Code		✓	✓	✓
Multi-residential [#]	if in the Low Density Residential Precinct	Impact				
Multi-residential	If not in the Low density Residential Precinct or the Multi-residential Precinct	Impact				
Public utility		Code	✓	✓	✓	✓
Rural industry [#]		Impact				
Service Station		Impact				
Shop		Impact				
Special industry [#]		Impact				
Tourist accommodation	If in the Village Precinct as shown on Map—Land Use Zoning Monduran	Code	✓	✓	✓	✓
Tourist accommodation	If not in the Village Precinct as shown on Map—Land Use Zoning Monduran	Impact				
Uses identified in section 4.3		Exempt				
All other uses (excepting road)		Impact				

^o Assessment categories may be affected by overlays. See overlay maps to determine if the land is affected.

^{*} The ✓ symbol indicates that the code is an applicable code. See section 4.1(2)(c).

[#] The Residential Zone Code identifies this use as an 'inconsistent use'. See section 5.5.3.

Table 4.8 Assessment table for development other than making a material change of use—Residential Zone*

<i>Residential Zone – other than making a material change of use</i>			
Column 1 Type of development	Column 2 Qualifications (if any)	Column 3 Assessment category	Column 4 Relevant assessment criteria
Building work not associated with a material change of use	If the work involves a dwelling house, shed on the same lot as a dwelling house or domestic storage	Self	Dwelling house and domestic storage code (acceptable solutions only)
	if the work involves a dwelling house, shed on the same lot as a dwelling house or domestic storage and if not complying with the applicable code for self-assessable development	Code	Dwelling house and domestic storage code
	work undertaken in or on an existing building that is minor building work other than a dwelling house, shed on the same lot as a dwelling house or domestic storage	Self	Planning Scheme Building Matters Code
	work undertaken in or on an existing building that is minor building work other than a dwelling house, shed on the same lot as a dwelling house or domestic storage and if not complying with the applicable code for self-assessable development; or the work is not minor building work.	Code	Residential Zone Code
Carrying out operational work for a gate or grid		Code	Gates and Grids Code
Carrying out operational work for reconfiguring a lot		Code	Infrastructure Works Code
Carrying out operational work involving filling or excavation not associated with reconfiguring a lot	If involving less than 50 m ³ of material	Exempt	
	if involving 50 m ³ or more of material	Code	Filling and Excavation Code
Carrying out operational work involving the clearing of vegetation		Exempt	



<i>Residential Zone – other than making a material change of use</i>			
Column 1 Type of development	Column 2 Qualifications (if any)	Column 3 Assessment category	Column 4 Relevant assessment criteria
Placing an advertising device on premises	if a business plate, property name sign, or window sign	Exempt	
	if an above awning sign, awning fascia sign, below awning sign, building fascia sign, canopy sign, projecting wall sign	Self	Advertising Devices Code (compliance with 'Solutions for acceptable devices' for the applicable type of device only)
	if the qualifications for being exempt or self-assessable do not apply or if not complying with the applicable code for self-assessable development	Code	Advertising Devices Code
Reconfiguring a lot		Code	Reconfiguring a Lot Code and Infrastructure Works Code
Otherwise		Exempt	

* Development may be subject to a changed assessment category and applicable codes via an overlay. See section 1.7 Planning scheme has overlay areas.

4.8 Assessment categories—Rural Zone

Table 4.9 Assessment table for making a material change of use—Rural Zone

<i>Rural Zone – making a material change of use</i>						
Column 1 Type of development	Column 2 Qualifications (if any)	Column 3 Assessment category ^o	Column 4: Relevant assessment criteria ⁷			
			Rural Zone Code	Infrastructure Works Code	Landscaping Code	Vehicle parking & access Code
Aquaculture		Code	✓	✓	✓	✓
Cattery or kennel		Code	✓	✓	✓	✓
Commercial premises		Impact				
Community services		Code	✓	✓	✓	✓
Community space		Exempt				
Display yard		Code	✓	✓	✓	✓

<i>Rural Zone – making a material change of use</i>						
Column 1 Type of development	Column 2 Qualifications (if any)	Column 3 Assessment category ^o	Column 4: Relevant assessment criteria ^a			
			Rural Zone Code	Infrastructure Works Code	Landscaping Code	Vehicle parking & access Code
Domestic storage		Self	Dwelling House and Domestic Storage Code (acceptable solutions only)			
	If the acceptable solutions of the dwelling house and domestic storage code, other than an SBR alternative provision, is not complied with	Code	Dwelling House and Domestic Storage Code			
Dwelling house		Self	Dwelling House and Domestic Storage Code (acceptable solutions only)			
	If the acceptable solutions of the dwelling house and domestic storage code, other than an SBR alternative provision, is not complied with	Code	Dwelling House and Domestic Storage Code			
Education or health premises		Impact				
Extractive industry		Code	✓	✓	✓	✓
Farm		Exempt				
Food or entertainment venue		Impact				
General industry		Impact				
Home business		Self	Home Business Code (acceptable solutions only)			
	If the development does not comply with the applicable code for self-assessable development	Code		✓		✓
Intensive animal husbandry		Code	✓	✓	✓	✓
			Intensive Animal Husbandry Code			
Low impact industry		Impact				
Multi-residential	If rural workers' accommodation or relatives' accommodation	Code	✓	✓	✓	✓
	if other than rural workers' accommodation or relatives' accommodation	Impact	Multi-residential Code			



<i>Rural Zone – making a material change of use</i>						
Column 1 Type of development	Column 2 Qualifications (if any)	Column 3 Assessment category ^o	Column 4: Relevant assessment criteria [*]			
			Rural Zone Code	Infrastructure Works Code	Landscaping Code	Vehicle parking & access Code
Public utility		Code	✓	✓	✓	✓
Rural industry		Code	✓	✓	✓	✓
Service station		Impact				
Shop		Impact				
Special industry		Impact				
Tourist accommodation		Code	✓	✓	✓	✓
Uses identified in section 4.3		Exempt				
All other uses (excepting road)		Impact				

^o Assessment categories may be affected by overlays. See overlay maps to determine if the land is affected.

^{*} The ✓ symbol indicates that the code is an applicable code. See section 4.1(2)(c).

Table 4.10 Assessment table for development other than making a material change of use—Rural Zone*

<i>Rural Zone – other than making a material change of use</i>			
Column 1 Type of development	Column 2 Qualifications (if any)	Column 3 Assessment category	Column 4 Relevant assessment criteria
Building work not associated with a material change of use	If the work involves a dwelling house, shed on the same lot as a dwelling house or domestic storage; or	Self	Dwelling house and domestic storage code (acceptable solutions only)
	if the work involves a dwelling house, shed on the same lot as a dwelling house or domestic storage and if not complying with the applicable code for self-assessable development; or	Code	Dwelling house and domestic storage code
	work undertaken in or on an existing building that is minor building work other than a dwelling house, shed on the same lot as a dwelling house or domestic storage; or	Self	Planning Scheme Building Matters Code

<i>Rural Zone – other than making a material change of use</i>			
Column 1 Type of development	Column 2 Qualifications (if any)	Column 3 Assessment category	Column 4 Relevant assessment criteria
Building work not associated with a material change of use (cont)	work undertaken in or on an existing building that is minor building work other than a dwelling house, shed on the same lot as a dwelling house or domestic storage and if not complying with the applicable code for self-assessable development; or the work is not minor building work.	Code	Rural Zone Code
Carrying out operational work for a gate or grid		Code	Gates and Grids Code
Carrying out operational work for reconfiguring a lot		Code	Infrastructure Works Code
Carrying out operational work involving filling or excavation not associated with reconfiguring a lot	If involving less than 50 m ³ of material	Exempt	
	if involving 50 m ³ or more of material	Code	Filling and Excavation Code
Carrying out operational work involving the clearing of vegetation		Exempt	
Placing an advertising device on premises	if a blind sign, business plate, cabinet sign, flag sign, property name sign, or window sign	Exempt	
	if an above awning sign, awning fascia sign, banner sign or bunting, below awning sign, building fascia sign, canopy sign, frontage sign, ground base sign, projecting wall sign, roof sign, wall sign	Self	Advertising Devices Code (compliance with 'Solutions for acceptable devices' for the applicable type of device only)
	if the qualifications for being exempt or self-assessable do not apply or if not complying with the applicable code for self-assessable development	Code	Advertising Devices Code
Reconfiguring a lot		Code	Reconfiguring a Lot Code Infrastructure Works Code
Otherwise		Exempt	

* Development may be subject to a changed assessment category and applicable codes via an overlay. See section 1.7 Planning scheme has overlay areas.



4.9 Assessment Categories—Natural Features or Resources Overlays

Table 4.11 Assessment table for making a material change of use—Natural Features or Resources Overlays

<i>Natural Features or Resources Overlays – material change of use</i>			
Column 1 Type of development	Column 2 Qualifications (if any)	Column 3 Assessment category	Column 4 Relevant assessment criteria
All except— <ul style="list-style-type: none"> ▪ domestic storage, ▪ dwelling house, ▪ Community space, ▪ Farm and ▪ home business ▪ uses identified in section 4.3 	If within 100 metres of a watercourse of interest identified on maps NFRO2.1 to NFRO2.5 and NFRO2 – Gin Gin <i>measured from the top of the bank</i>	Code	Natural Features or Resources Overlays Code
All except— <ul style="list-style-type: none"> ▪ Community space, ▪ Farm, and ▪ home business ▪ uses identified in section 4.3 	If within 500 metres of a gravel pit or sand pit or within 1000 metres of a mineral resource shown on Map NFRO2.1 to NFRO2.5 and NFRO2 – Gin Gin (measured from the external boundaries of the resources area)	Code	Natural Features or Resources Overlays Code
All except— <ul style="list-style-type: none"> ▪ domestic storage, ▪ dwelling house, ▪ Community space, ▪ farm and ▪ home business) ▪ uses identified in section 4.3 	If within 100 metres of a State Forest or a National Park or QPWS Estate shown on Map NFRO2.1 to NFRO2.5 and NFRO2 – Gin Gin or Maps NFRO1.1 to NFRO1.5 and NFRO1 – Gin Gin	Code	Natural Features or Resources Overlays Code
All except— <ul style="list-style-type: none"> ▪ Community space, ▪ Domestic Storage ▪ Dwelling house, ▪ Farm, ▪ Home business ▪ uses identified in section 4.3 	If in the Rural Zone AND on <i>Class A, B, or C land on shown Maps NFRO1.1 to NFRO1.5 and NFRO1 – Gin Gin</i>	Code	Natural Features or Resources Overlays Code
Farm if involving aquaculture	If in the Rural Zone AND on <i>Class A, B or C land on Maps NFRO1.1 to NFRO1.5 and NFRO1 – Gin Gin</i>	Code	Natural Features or Resources Overlays Code

<i>Natural Features or Resources Overlays – material change of use</i>			
Column 1 Type of development	Column 2 Qualifications (if any)	Column 3 Assessment category	Column 4 Relevant assessment criteria
All except— <ul style="list-style-type: none"> ▪ Community space, ▪ Domestic storage ▪ Dwelling house, ▪ Farm, ▪ Home business ▪ uses identified in section 4.3 	If on a lot with a frontage to a stock route shown on Map NFRO3.1 to NFRO3.5 and NFRO3 – Gin Gin	Code	Natural Features or Resources Overlays Code
All except— <ul style="list-style-type: none"> ▪ Domestic storage, ▪ Dwelling house ▪ Farm, and ▪ home business ▪ uses identified in section 4.3 	If in the High or moderate bushfire risk area shown on Maps BPA1.1 to BPA1.5 and BPA – Gin Gin	Code	Natural Features or Resources Overlays Code
Otherwise		Exempt	

**Table 4.12 Assessment table for other than making a material change of use—
Natural Features or Resources Overlays**

<i>Natural Features or Resources Overlays – other than making a material change of use</i>			
Column 1 Type of development	Column 2 Qualifications (if any)	Column 3 Assessment category	Column 4 Relevant assessment criteria
Carrying out operational work involving the clearing of vegetation	If within 100 metres of a watercourse of interest identified on maps NFRO2.1 to NFRO2.5 and NFRO2 – Gin Gin <i>measured from the top of the bank</i>	Code	Natural Features or Resources Overlays Code



<i>Natural Features or Resources Overlays – other than making a material change of use</i>			
Column 1 Type of development	Column 2 Qualifications (if any)	Column 3 Assessment category	Column 4 Relevant assessment criteria
Carrying out operational work involving filling or excavation	if more than 50 m ³ of material AND if within 100 metres of a <i>watercourse of interest</i> identified on maps NFRO2.1 to NFRO2.5 and NFRO2 – Gin Gin; (measured from the top of the bank)	Code	Natural Features or Resources Overlays Code
	if more than 50 m ³ of material and if within 100 metres of— (a) a State Forest or (b) National Park; or (c) QPWS Estate Shown on Map NFRO2.1 to NFRO2.5 and NFRO2 – Gin Gin or Maps NFRO1.1 to NFRO1.5 and NFRO1 – Gin Gin	Code	Natural Features or Resources Overlays Code
Reconfiguring a Lot	If in the High or moderate bushfire risk area shown on Maps BPA1.1 to BPA1.5 and BPA – Gin Gin	Code	Natural Features or Resources Overlays Code
Otherwise		Exempt	

4.10 Assessment Categories—Cultural heritage features overlay

Table 4.13 Assessment table for making a material change of use—Cultural heritage features overlay

<i>Cultural Heritage Features Overlay – material change of use</i>			
Column 1 Type of development	Column 2 Qualifications (if any)	Column 3 Assessment category	Column 4 Relevant assessment criteria
All types	if involving building work that changes the external appearance of any building within the Town Heritage and Character Area identified on maps CHFO1.1 to CHFO1.5 and Cultural Heritage – Gin Gin	Code	Cultural Heritage Features Overlay Code
	If on a Heritage or character site identified on maps CHFO1.1 to CHFO1.5 and Cultural Heritage – Gin Gin	Code	Cultural Heritage Features Overlay Code
All except— <ul style="list-style-type: none"> ▪ Community space, ▪ Domestic Storage, ▪ Dwelling house, ▪ Farm, ▪ Home business ▪ uses identified in section 4.3 	if on a lot with a road frontage to or otherwise abutting the Bicentennial National Trail identified on maps CHFO1.1 to CHFO1.5 and Cultural Heritage – Gin Gin	Code	Cultural Heritage Features Overlay Code
Otherwise		Exempt	

Table 4.14 Assessment table for other than making a material change of use—Cultural heritage features overlay

<i>Cultural Heritage Features Overlay – other than making a material change of use</i>			
Column 1 Type of development	Column 2 Qualifications (if any)	Column 3 Assessment category	Column 4 Relevant assessment criteria
Building work not associated with a material change of use	if involving building work that changes the external appearance of any building within the Town Heritage and Character Area identified on maps CHFO1.1 to CHFO1.5 and Cultural Heritage – Gin Gin	Code	Cultural Heritage Features Overlay Code



<i>Cultural Heritage Features Overlay – other than making a material change of use</i>			
Column 1 Type of development	Column 2 Qualifications (if any)	Column 3 Assessment category	Column 4 Relevant assessment criteria
Carrying out operational work for a gate or a grid or for reconfiguring a lot	if within 50 metres of the Bicentennial National Trail identified on maps CHFO1.1 to CHFO1.5 and Cultural Heritage – Gin Gin	Code	Cultural Heritage Features Overlay Code
Reconfiguring a lot	if within 50 metres of the Bicentennial National Trail identified on maps CHFO1.1 to CHFO1.5 and Cultural Heritage – Gin Gin	Code	Cultural Heritage Features Overlay Code
Otherwise		Exempt	

4.11 Assessment Categories—Infrastructure Areas and Items Overlay

Table 4.15 Assessment table for making a material change of use—Infrastructure areas and items overlay

<i>Infrastructure Area and Items Overlay – material change of use</i>			
Column 1 Type of development	Column 2 Qualifications (if any)	Column 3 Assessment category	Column 4 Relevant assessment criteria
All except— <ul style="list-style-type: none"> ▪ Community Services; ▪ Community space, ▪ Domestic storage ▪ Dwelling house, ▪ Farm, ▪ Home business, ▪ public utility ▪ uses identified in section 4.3 	if within the Irrigation Area identified on maps INFRA1.1 to INFRA1.5 and Infrastructure – Gin Gin	Code	Infrastructure Areas and Items Overlay Code
All except— <ul style="list-style-type: none"> ▪ Community Services, ▪ Community space, ▪ Farm ▪ uses identified in section 4.3 	If within the Flood and Drainage Liability Area identified on maps INFRA1.1 to INFRA1.5 and Infrastructure – Gin Gin	Code	Infrastructure Areas and Items Overlay Code
All except— <ul style="list-style-type: none"> ▪ Community space, ▪ Domestic Storage ▪ Dwelling house ▪ Farm, ▪ Home business ▪ uses identified in section 4.3 	If within the Fred Haigh Dam Declared Catchment Area identified on maps INFRA1.1 to INFRA1.5 and Infrastructure – Gin Gin	Code	Infrastructure Areas and Items Overlay Code

<i>Infrastructure Area and Items Overlay – material change of use</i>			
Column 1 Type of development	Column 2 Qualifications (if any)	Column 3 Assessment category	Column 4 Relevant assessment criteria
All except— <ul style="list-style-type: none"> ▪ Community Services if in the Commercial Zone; ▪ Community space, ▪ domestic storage, ▪ dwelling house, ▪ Farm and ▪ food or entertainment venue where no new access is proposed; ▪ home business; ▪ low impact industry in the Industrial or Commercial Zone; or ▪ Multi-residential when 2 or less dwelling units; or ▪ shop in the Commercial Zone ▪ uses identified in section 4.3 	If the lot fronts a State controlled road or principal local government road or the use has vehicular access from an State controlled road or principal local government road identified on maps INFRA1.1 to INFRA1.5 and Infrastructure – Gin Gin	Code	Infrastructure Areas and Items Overlay Code
Otherwise		Exempt	

Table 4.16 Assessment table for other than making a material change of use—Infrastructure areas and items overlay

<i>Infrastructure Areas and Items Overlay – other than making a material change of use</i>			
Column 1 Type of development	Column 2 Qualifications (if any)	Column 3 Assessment category	Column 4 Relevant assessment criteria
Carrying out works not associated with a material change of use	If within the Flood and Drainage Liability Area identified on maps INFRA1.1 to INFRA1.5 and Infrastructure – Gin Gin	Code	Infrastructure Areas and Items Overlay Code
	If within the Fred Haigh Dam Declared Catchment Area identified on maps INFRA1.1 to INFRA1.5 and Infrastructure – Gin Gin	Code	Infrastructure Areas and Items Overlay Code
Reconfiguring a Lot	If within the irrigation area identified on maps INFRA1.1 to INFRA1.5 and Infrastructure – Gin Gin	Code	Infrastructure Areas and Items Overlay Code



<i>Infrastructure Areas and Items Overlay – other than making a material change of use</i>			
Column 1 Type of development	Column 2 Qualifications (if any)	Column 3 Assessment category	Column 4 Relevant assessment criteria
Reconfiguring a Lot (cont)	If the lot fronts a State controlled road or principal local government road or the use has vehicular access from a State controlled road or principal local government road identified on maps INFRA1.1 to INFRA1.5 and Infrastructure – Gin Gin	Code	Infrastructure Areas and Items Overlay Code
	If within the Fred Haigh Dam Declared Catchment Area identified on maps INFRA1.1 to INFRA1.5 and Infrastructure – Gin Gin	Code	Infrastructure Areas and Items Overlay Code
Otherwise		Exempt	

PART 5—ASSESSMENT
PROVISIONS—ZONES
AND OVERLAYS

Division 1—Preliminary provisions

5.1 Composition

- (1) The provisions in Part 5 comprise the following—
- (a) Division 1—Preliminary provisions;
 - (b) *Division 2*—Assessment provisions—Zones—which are relevant to the assessment of development within the five zones of the local government area; and
 - (c) *Division 3*—Assessment provisions—Overlays—which apply to specific parts of the local government area⁷.

⁷ Part 6 contains the General Development Codes, which apply to specific land uses in addition to zone codes or overlay area code.

Division 2—Assessment provisions—Zones

5.2 Commercial Zone Code

- (1) The following provisions comprise the Commercial Zone Code—
- (a) 5.2.1—Compliance with the code;
 - (b) 5.2.2—Purpose;
 - (c) 5.2.3—Specific outcome (inconsistent uses);
 - (d) 5.2.4 —Effects of use; and,
 - (e) 5.2.5—Effects of works.

5.2.1 Compliance with the code

- (1) Development complies with the Commercial Zone Code if it is consistent with the specific outcomes for this code.

5.2.2 Purpose

- (1) The purpose of the Commercial Zone Code is to ensure that development occurring within the zone contributes to the achievement of the following overall outcomes—
- (a) An attractive, vibrant and compact business core serves the local government area.
 - (b) An identifiable symbolic and social 'heart' for the town and local government area facilitates government, commerce, recreation, and community uses in a convenient and accessible location; and
 - (c) Commercial uses, including shops, offices, business services, personal services, hotels, and restaurants provide the community with a broad range of facilities.

5.2.3 Specific outcome (inconsistent uses)

- (1) The following uses are inconsistent uses and do not locate in the Commercial Zone—
- (a) Aquaculture;
 - (b) Dwelling house;
 - (c) Extractive industry;



- (d) Farm;
- (e) General industry;
- (f) Intensive animal husbandry;
- (g) Rural industry; and,
- (h) Special industry.

5.2.4 Effects of use

Table 5.1 Specific outcomes and probable solutions—effects of use in the Commercial Zone

Column 1: Specific outcomes	Column 2: Probable solutions
<i>Site suitability</i>	
SO 1. Sites are suitably sized and configured for the intended use and any associated works, including— <ul style="list-style-type: none"> i. building work; ii. vehicle parking, manoeuvring and access; iii. landscaping, screening, or buffering; iv. waste management facilities; and v. water cycle management. 	PS 1.1 Sites are at least 900 m ² in area; and PS 1.2 The road frontage of the site is at least 18 metres long.
SO 2. The development incorporates uses that contribute to a mixed use business centre	PS 2.1 The development includes at least one of the following uses— <ul style="list-style-type: none"> i. commercial premises; ii. community services; iii. Food or entertainment venue; iv. shop; and v. tourist accommodation (where located in a building).

Column 1: Specific outcomes	Column 2: Probable solutions
SO 3. The development contributes towards a town centre that is accessible, convenient and comfortable, having regard to the location and design of public spaces, car parking facilities, and pedestrian facilities.	<i>No probable solution identified</i>
SO 4. Community infrastructure ⁸ is able to function effectively during and immediately after flood, bushfire or landslide events.	<p>PS 4.1 Community infrastructure is not located in a medium or high bushfire hazard area.</p> <p>PS 4.2 Community infrastructure is not located in an area subject to landslide risk.</p> <p>PS 4.3 The floor level of community infrastructure is located 300mm above the 1% AEP flood level.</p>

5.2.5 Effects of works

Table 5.2 Specific outcomes and probable solutions—effects of works in the Commercial Zone⁹

Column 1: Specific outcomes	Column 2: Probable solution
<i>Built form and building envelope</i>	
<p>SO 5. Building design, scale and siting contribute to an appealing commercial streetscape through—</p> <ul style="list-style-type: none"> i. an appropriate building scale that is sympathetic to adjacent buildings and structures; ii. façade design and detailing that complements traditional building elements; iii. articulating walls iv. the building addressing the street frontage so that the main entrance is visible from the street; v. incorporating sun control features, such as awnings and deep reveals, in facades; and vi. not using reflective glass in the building facade. 	<p>PS 5.1 Buildings are not more than two storeys or 10 metres high.</p> <p>PS 5.2 Buildings have a site cover of not more than 75%.</p> <p>PS 5.3 The building façade is parallel to the street frontage but is broken by doors and windows.</p>

⁸ for the purposes of this specific outcome and probable solution, the meaning of “community infrastructure” is as defined in SPP 1/03.

⁹ The specific outcomes for works in this table are applicable to material changes of use involving works.



Column 1: Specific outcomes	Column 2: Probable solution
SO 6. The <i>building line</i> maintains the streetscape and commercial character of the locality.	PS 6.1 Buildings are not set back from the Mulgrave Street alignment. PS 6.2 Continuous awnings are provided along the Mulgrave Street frontage.
<i>Amenity</i>	
SO 7. New buildings protect residential amenity by being physically and visually separated from residential uses on adjacent land.	PS 7.1 A 1.8 metres high solid screen fence is erected along any boundary common with land in a Residential Zone. PS 7.2 Boundary clearances at the interface with the Residential Zone are not less than— i. 5.0 metres to a side boundary; and, ii. 10.0 metres to a rear boundary.
SO 8. Footpath treatments are compatible with the locality.	PS 8.1 The footpath is paved along the frontage of the site from the property boundary to the back of the kerb and channel.
<i>Infrastructure and servicing</i>	
SO 9. Adequate space for the storage of waste in a screened enclosure is provided.	PS 9.1 Areas for the storage of waste receptacles are provided and entirely screened with a solid fence not less than 1.8 metres high.
SO 10. The use is suitably serviced with infrastructure including potable water supply and wastewater disposal.	<i>No probable solution stated</i>

5.3 Community Purposes Zone Code

- (1) The following provisions comprise the Community Purposes Zone Code —
- (a) 5.3.1—Compliance with the code;
 - (b) 5.3.2—Purpose;
 - (c) 5.3.3—Specific outcome (inconsistent uses);
 - (d) 5.3.4—Effects of use; and,
 - (e) 5.3.5—Effects of works.

5.3.1 Compliance with the code

- (1) Development complies with the Community Purposes Zone Code if it is consistent with the specific outcomes for this code.

5.3.2 Purpose

- (1) The purpose of the Community Purposes Zone is to ensure that development occurring within the zone contributes to the achievement of the following overall outcomes—
 - (a) The community has convenient and safe access to a wide range of social, community, and cultural activities and is well-served by educational, health and other infrastructure services.
 - (b) The Community Purposes Zone provides a range of recreation opportunities and open space networks.
 - (c) Potential adverse environmental effects, particularly those relating to amenity, are minimised or avoided.
 - (d) Unless functionally related to another activity on the same or an adjoining lot, uses do not prevent or adversely affect the use of other land in the Community Zone being used for either or all of the following uses—
 - (i) Community services;
 - (ii) Community space; and/or,
 - (iii) Public utility.

5.3.3 Specific outcome (inconsistent uses)

- (1) The following uses are inconsistent uses and do not locate in the Community Purposes Zone—
 - (a) Aquaculture;
 - (b) Cattery or kennel;
 - (c) Commercial premises;
 - (d) Display yard;
 - (e) Extractive industry;
 - (f) General industry;
 - (g) Home business;
 - (h) Intensive animal husbandry;
 - (i) Low impact industry;
 - (j) Multi-residential;
 - (k) Rural industry;
 - (l) Service station;



- (m) Shop; and,
- (n) Special industry.

5.3.4 Effects of use

Table 5.3 Specific outcomes and probable solutions—effects of use in the Community Purposes Zone

Column 1: Specific outcomes	Column 2: Probable solutions
<i>Site suitability</i>	
<p>SO 11. Sites are suitably sized and configured for the intended use and any associated works, including—</p> <ul style="list-style-type: none"> i. building work; ii. vehicle parking, manoeuvring and access; iii. landscaping, screening, or buffering; iv. waste management facilities; and, v. water cycle management. 	<p><i>No probable solution stated</i></p>
<p>SO 12. Public and private areas of open space provide opportunities for—</p> <ul style="list-style-type: none"> i. active and passive recreation; ii. diversity of settings for recreation (formal parks, sportsgrounds and courts to play and picnic parks) in urban and rural locations; iii. linkages and linear corridors for non-motorised recreational trail networks such as cycleways, pedestrian paths and horsetrails; and iv. linking open space networks and activity nodes such as schools and the Commercial Zone. 	<p><i>No probable solution stated</i></p>
<p>SO 13. The use is serviced with an acceptable standard of infrastructure, including potable water supply and wastewater disposal.</p>	<p>PS 13.1 The land is located in the town services area or accommodates a system of collecting, storing and distributing a potable water supply with a storage capacity of at least 45 000L.</p>

Column 1: Specific outcomes	Column 2: Probable solutions
SO 14. Community infrastructure ¹⁰ is able to function effectively during and immediately after flood, bushfire or landslide events.	PS 14.1 Community infrastructure is not located in a medium or high bushfire hazard area. PS 14.2 Community infrastructure is not located in an area subject to landslide risk. PS 14.3 The floor level of community infrastructure is located 300mm above the 1% AEP flood level.
<i>Amenity</i>	
SO 15. On sites abutting land in the Residential Zone, activity and noise levels do not exceed those reasonably expected within a residential area.	PS 15.1 The only activities carried on premises between the hours of 8.00 pm and 6.00 am is administration or a residential use.

5.3.5 Effects of works

Table 5.4 Specific outcomes and probable solutions—effects of works in the Community Purposes Zone

Column 1: Specific outcomes	Column 2: Probable solutions
<i>Built form and building envelope</i>	
SO 16. All buildings contribute to a pleasant streetscape by complementing the existing character and setbacks of buildings generally occurring in the locality	PS 16.1 Buildings are not less than 6 metres from a road alignment.
SO 17. Adequate space is provided between buildings to allow for ventilation, access and to ensure buildings are not inappropriately bulky in appearance.	PS 17.1 Buildings are not less than 3 metres from a side boundary. PS 17.2 Buildings are not less than 6 metres from a rear boundary.
SO 18. Buildings are appropriate in scale and form.	PS 18.1 Buildings are not more than two storeys or 8.5 metres high above natural ground level.

¹⁰ for the purposes of this specific outcome and probable solution, the meaning of “community infrastructure” is as defined in SPP 1/03.



Column 1: Specific outcomes	Column 2: Probable solutions
<i>Amenity</i>	
SO 19. Privacy of adjoining dwellings is maintained and overlooking is minimised through the use of design elements such as— <ul style="list-style-type: none"> i. privacy screens or hoods; ii. limiting side boundary windows; and, iii. landscaping treatments. 	<i>No probable solution stated</i>
<i>Landscaping</i>	
SO 20. Fencing contributes positively to the streetscape character and allows visibility into the site.	PS 20.1 Fences— <ul style="list-style-type: none"> i. if not more than 50% transparent¹¹ are a maximum of 1.2 metres in height; or ii. if more than 50% transparent are a maximum of 1.8 metres in height.
<i>Infrastructure and servicing</i>	
SO 21. The use is suitably serviced with infrastructure including potable water supply and wastewater disposal appropriate for the use or activity.	PS 21.1 If not in the <i>Town Services Area</i> the premises accommodates a system of collecting, storing and distributing a potable water supply with a storage capacity of at least 45,000 litres.

¹¹ transparent refers to the percentage of the fence that is not constructed – ie the gaps between the timber palings are the transparent sections of the fence.

5.4 Industrial Zone Code

- (1) The following provisions comprise the Industrial Zone Code—
- (a) 5.4.1—Compliance with the code;
 - (b) 5.4.2—Purpose;
 - (c) 5.4.3—Specific outcomes (inconsistent uses);
 - (d) 5.4.4—Effects of use; and
 - (e) 5.4.5—Effects of works.

5.4.1 Compliance with the code

- (1) Development complies with the Industrial Zone Code if it is consistent with the specific outcomes for this code.

5.4.2 Purpose

- (1) The purpose of the Industrial Zone Code is to ensure that development occurring within the zone contributes to the achievement of the following overall outcomes—
- (a) The Industrial Zone accommodates a range of industrial uses that generally contain all potential adverse environmental effects within their own site.
 - (b) Industrial uses and any associated works make a positive contribution to the locality.
 - (c) Industrial uses have convenient and safe access to the State-controlled road network, generally via local roads, without adversely affecting pavement condition, safety, efficiency or capacity.

5.4.3 Specific outcomes (inconsistent uses)

- (1) The following uses are inconsistent uses and do not locate in the Industrial Zone—
- (a) Dwelling house (if not a caretaker's residence);
 - (b) Extractive industry;
 - (c) Intensive animal husbandry;
 - (d) Multi-residential; and,
 - (e) Tourist accommodation.



5.4.4 Effects of use

Table 5.5 Specific outcomes and probable solutions—effects of use in the Industrial Zone

Column 1: Specific outcomes	Column 2: Probable solutions
<i>Site suitability</i>	
<p>SO 22. Sites are suitably sized and configured for the intended use and any associated works, including—</p> <ul style="list-style-type: none"> i. building work; ii. vehicle parking, manoeuvring and access; iii. landscaping, screening, or buffering; iv. waste management facilities; and, v. water cycle management. 	<p>PS 22.1 The site has a minimum area of 1000m² and a minimum frontage of 20m</p>
<p>SO 23. Community infrastructure¹² is able to function effectively during and immediately after flood, bushfire or landslide events.</p>	<p>PS 23.1 Community infrastructure is not located in a medium or high bushfire hazard area.</p> <p>PS 23.2 Community infrastructure is not located in an area subject to landslide risk.</p> <p>PS 23.3 The floor level of community infrastructure is located 300mm above the 1% AEP flood level.</p>
<i>Amenity</i>	
<p>SO 24. The amenity of adjoining areas is maintained through—</p> <ul style="list-style-type: none"> i. well maintained and tidy visual appearance of the site; ii. compatible noise environments; iii. lighting, including lighting from signs that does not cause a nuisance; and iv. limiting emissions of odours, gases or particulates. 	<p>PS 24.1 The emission of noise from the premises does not result in levels greater than that set out in Table 5.6.</p>

¹² for the purposes of this specific outcome and probable solution, the meaning of “community infrastructure” is as defined in SPP 1/03.

Column 1: Specific outcomes	Column 2: Probable solutions
<i>Business uses</i>	
SO 25. Commercial premises, Food or entertainment venue, and Shop only locate within the Industrial Zone if they— <ul style="list-style-type: none"> i. provide a service to industrial activities in the locality; or, ii. Are not compatible with the amenity of the Commercial Zone due to environmental effects in relation to noise or other emissions. 	<i>No probable solution identified</i>
<i>Hazard and risk management</i>	
SO 26. The risk of potential injury, death or damage on the nearby community is minimised by— <ul style="list-style-type: none"> i. using inherently safe designs and procedures accompanied by high quality safety management systems; and, ii. adopting risk management procedures that are developed in accordance with <i>Australian Standard 4360</i>. 	<i>No probable solution stated</i>

Table 5.6 For probable solution PS 24.1—noise in the Industrial Zone

NOISE LIMITS AT A NOISE SENSITIVE PLACE	
<i>Period</i>	<i>Noise Level at a Noise Sensitive Place Measured as the Adjusted Maximum Sound Pressure Level</i> <small>L_{Amax adj, T}</small>
7 am - 6 pm	Background noise level plus 5 dB(A)
6 pm - 10 pm	Background noise level plus 5 dB(A)
10 pm - 7 am	Background noise level plus 3 dB(A)
NOISE LIMITS AT A COMMERCIAL PLACE	
<i>Period</i>	<i>Noise Level at a Commercial Place measured as the Adjusted Maximum Sound Pressure Level</i> <small>L_{Amax adj, T}</small>
7 am - 6 pm	Background noise level plus 10 dB(A)
6 pm - 10 pm	Background noise level plus 10 dB(A)
10 pm - 7 am	Background noise level plus 8 dB(A)



5.4.5 Effects of works

Table 5.7 Specific outcomes and probable solutions—effects of works in the Industrial Zone

Column 1: Specific outcomes	Column 2: Probable solutions
<i>Built form and building envelope</i>	
SO 27. Buildings are sited and designed to present a pleasant streetscape.	PS 27.1 Buildings are not more than 10 metres high. PS 27.2 Site cover is not more than 75%. PS 27.3 Buildings are at least— i. 6.0 metres from any road frontage; and, ii. half the height of the building or 4.0 metres, whichever is the lesser, from any common boundary with land not in the Industrial Zone. PS 27.4 Building materials on external walls and fences are not corrugated iron and do not have a zincalume or reflective finish.
SO 28. Building lengths of more than 30 metres are punctuated with architectural treatments such as— i. variations in materials, colours or textures; ii. inclusion of windows or fenestration; and, iii. steps in the walls.	<i>No probable solution identified</i>
SO 29. Building bulk is reduced through the use of building design, screening and design treatments of facades.	<i>No probable solution identified</i>
<i>Amenity</i>	
SO 30. Storage and rubbish disposal areas are of adequate size and not visible from the street or residential areas by being either screened or contained indoors	PS 30.1 Areas for the storage of waste receptacles are provided and screened with a fence not less than 1.8 metres high.
<i>Environment Management</i>	
SO 31. Disturbance to the natural environment caused by works is minimised.	<i>No probable solution identified</i>
SO 32. Wherever possible vegetation is retained on site and incorporated into landscape treatments.	<i>No probable solution identified</i>

Column 1: Specific outcomes	Column 2: Probable solutions
<i>Wastewater, surface water and refuse disposal</i>	
SO 33. Wastewater does not enter watercourses or groundwater because the following measures have been implemented— <ul style="list-style-type: none"> i. disposing of wastewater to a sewer in accordance with <i>Australian Standard 4494</i>; ii. capturing wastewater on site and disposing of it either to an on site pre-treatment facility or to an appropriate off site treatment facility; iii. contaminated run-off is minimised through the provision and use of measures suitable for the potential contaminant such as silt traps, wetland systems, oil separators and/or grease traps ; iv. providing bunded areas intended for activities for which the spillage of chemicals, oils or fuel is possible; and, v. locating storage tanks containing hazardous, toxic or noxious wastes only in locations that are flood free for a 1 in 100 year flood event. 	<i>No probable solution identified</i>
SO 34. Stormwater drainage and run-off from hard stand areas do not result in overloading of downstream flows due to a concentration of flows.	<i>No probable solution identified</i>
SO 35. Where large quantities of concentrated run-off are likely, retarding basins are provided to avoid concentration of stormwater flows.	<i>No probable solution identified</i>
SO 36. Run-off from hard stand areas is captured on site and disposed of to a stormwater drainage area.	<i>No probable solution identified</i>
SO 37. Refuse disposal does not cause a risk to health.	<i>No probable solution identified</i>



Column 1: Specific outcomes	Column 2: Probable solutions
<p>SO 38. On-site effluent disposal does not—</p> <ul style="list-style-type: none"> i. increase any adverse ecological impacts, particularly on any nearby sensitive receiving environments, as a result of the system or increasing the cumulative effects of the systems in the locality; ii. increase any health risks during a system failure; and iii. deteriorate the water quality of existing and/or proposed water supplies. 	<p><i>No probable solution identified</i></p>
<p><i>Infrastructure and servicing</i></p>	
<p>SO 39. Adequate infrastructure is provided, including a potable water supply and adequate supply of water for fire-fighting purposes.</p>	<p><i>No probable solution identified</i></p>

5.5 Residential Zone Code

(1) The following provisions comprise the Residential Zone Code—

- (a) 5.5.1—Compliance with the code;
- (b) 5.5.2—Purpose;
- (c) 5.5.3—Specific outcomes (inconsistent uses);
- (d) 5.5.4—Effects of use; and,
- (e) 5.5.5—Effects of works.

5.5.1 Compliance with the code

(1) Development complies with the Residential Zone Code if it is consistent with the specific outcomes for this code.

5.5.2 Purpose

(1) The purpose of the Residential Zone Code is to ensure that development occurring within the zone contributes to the achievement of the following overall outcomes—

- (a) The Residential Zone accommodates—
 - (i) predominantly single dwelling houses and other low density housing forms; and,

- (ii) a mix of dwelling types, with duplexes on suitably positioned and sized sites and multi-residential uses on sites near the Commercial Zone, to take advantage of proximity and ease of access to services
 - (iii) for land in the Village Precinct at Monduran—predominantly provides short term visitor accommodation with associated support facilities; and,
 - (iv) home businesses that are compatible with the maintenance of residential amenity.
- (b) Sensitively designed works and convenient access to local services and facilities creates a pleasant living environment.
 - (c) Buildings and works associated with them enhance a country town or village character.
 - (d) Appropriate infrastructure is available to meet the long-term needs of the community.
 - (e) Non-residential development only establishes in the Residential Zone where it predominantly provides a local service and does not adversely affect the residential amenity of the locality or its country town character.

5.5.3 Specific outcomes (inconsistent uses)

- (1) The following uses are inconsistent uses and do not locate in the Residential Zone—
 - (a) Aquaculture;
 - (b) Cattery or kennel—unless in the Village Precinct;
 - (c) Commercial premises—if the gross floor area is more than 50 square metres and the site is not located in the Village Precinct;
 - (d) Display yard;
 - (e) Extractive industry;
 - (f) General industry;
 - (g) Intensive animal husbandry;
 - (h) Low impact industry—if not in the Village Precinct;



- (i) Multi-residential—if in the Low Density Residential Precinct;
- (j) Rural industry; and
- (k) Special industry.

5.5.4 Effects of use

Table 5.8 Specific outcomes and probable solutions—effects of use in the Residential Zone

Column 1: Specific outcomes	Column 2: Probable solutions
<i>Site suitability</i>	
SO 40. Sites are suitably sized and configured for the intended use and any associated works, including— <ul style="list-style-type: none"> i. building work; ii. vehicle parking, manoeuvring and access; iii. landscaping, screening, or buffering; iv. waste management facilities; and, v. water cycle management. 	PS 40.1 The site has an area of not less than 800m ² and a frontage of not less than 20 metres.
SO 41. Community infrastructure ¹³ is able to function effectively during and immediately after flood, bushfire or landslide events.	PS 41.1 Community infrastructure is not located in a medium or high bushfire hazard area. PS 41.2 Community infrastructure is not located in an area subject to landslide risk. PS 41.3 The floor level of community infrastructure is located 300mm above the 1% AEP flood level.
<i>Character and amenity</i>	
SO 42. Non-residential uses do not interfere with the amenity of the residential zone due to— <ul style="list-style-type: none"> i. emissions such noise, dust, odour, light gases, smoke; ii. excessive traffic; iii. hours of operation; and iv. visual appearance. 	PS 42.1 Activities associated with non-residential uses only occur between the hours of 7.00 am and 7.00 pm; and PS 42.2 A screen fence between 1.8 and 2.0 metres high is provided to the side and rear boundaries. PS 42.3 A densely landscaped buffer between the activity and the adjoining boundary at least 4 metres wide.

¹³ for the purposes of this specific outcome and probable solution, the meaning of “community infrastructure” is as defined in SPP 1/03.

Column 1: Specific outcomes	Column 2: Probable solutions
SO 43. Residential areas have a suitable amenity and are not exposed to the adverse impacts associated with high levels of dust, light, noise (including vehicle noise), odours, vibrations or chemical emissions through— <ul style="list-style-type: none"> i. appropriate separation from the impacting activity; and ii. appropriate design and construction techniques. 	<i>No probable solution identified</i>
SO 44. Non-residential development is at a scale and design that reflects and is complementary to the residential amenity and character of the area.	<i>No probable solution identified</i>
SO 45. Community Services locate in the Residential Zone where they support local resident's needs.	<i>No probable solution identified</i>
SO 46. Local community need is demonstrated for commercial premises and shops within the Residential Zone.	<i>No probable solution identified</i>
SO 47. In the Village Precinct at Monduran, a mix of housing forms suited primarily for short-term, visitor, or holiday accommodation, and associated low scale services supporting such accommodation are provided.	<i>No probable solution identified</i>
<i>Infrastructure and servicing</i>	
SO 48. Adequate space for the storage of waste receptacles is provided which contributes to the visual amenity of the area.	PS 48.1 Waste receptacle storage area is screened with a fence not less than 1.8 metres high.
SO 49. The use is suitably serviced with infrastructure including potable water supply and wastewater disposal.	PS 49.1 The land is situated in the <i>Town Services Area</i> . PS 49.2 If not in the <i>Town Services Area</i> the premises accommodates a system of collecting, storing and distributing a potable water supply with a storage capacity of at least 45,000 litres.



5.5.5 Effects of works

Table 5.9 Specific outcomes and probable solutions—effects of works in the Residential Zone

Column 1: Specific outcomes	Column 2: Probable solutions
<i>Character</i>	
<p>SO 50. The character of the locality is reflected in the building and associated works by—</p> <ul style="list-style-type: none"> i. providing roof-forms that reflect the dominant design of the locality; ii. providing street facades that complement traditional forms; iii. using materials that are in widespread use in and complement the locality; iv. providing fences or retaining walls, if any, that complement the locality. v. compatible scale and bulk of buildings or structures; vi. appropriate materials and colours; and vii. appropriate setbacks to adjoining boundaries and incompatible land uses. 	<p><i>No probable solution stated</i></p>
<i>Built form and building envelope</i>	
<p>SO 51. Buildings contribute to a pleasant streetscape by having a domestic scale, form and character.</p>	<p>PS 51.1 Buildings are not less than 6 metres from a road frontage.</p> <p>PS 51.2 Buildings have a maximum height of of 2 storeys and 8.5m.</p> <p>PS 51.3 Building walls within 5 metres of a side boundary do not exceed 15 metres in length.</p>
<i>Amenity</i>	
<p>SO 52. Privacy of adjoining dwellings is maintained through the use of design elements such as—</p> <ul style="list-style-type: none"> i. privacy screens or hoods; ii. limiting side boundary windows; and, iii. landscaping elements. 	<p><i>No probable solution stated</i></p>

Column 1: Specific outcomes	Column 2: Probable solutions
SO 53. The size and location of advertising devices associated with non-residential uses do not adversely affect the visual amenity of a locality.	PS 53.1 Advertising devices are a maximum of 1 square metres in size. PS 53.2 Advertising devices are not illuminated.

5.6 Rural Zone Code

(1) The following provisions comprise the Rural Zone Code—

- (a) 5.6.1—Compliance with the code;
- (b) 5.6.2—Purpose;
- (c) 5.6.3—Effects of use; and,
- (d) 5.6.4—Effects of works.

5.6.1 Compliance with the code

(1) Development complies with the Rural Zone Code if it is consistent with the specific outcomes for this code.

5.6.2 Purpose

(1) The purpose of the Rural Zone Code is to ensure that all development occurring within the zone assists the achievement of the following overall outcomes for the Rural Zone—

- (a) Land is used efficiently for rural production free from intrusion from incompatible land uses or development that may decrease economic potential for primary production.
- (b) Development, including rural uses and any associated accommodation for rural workers, is undertaken in manner that does not result in environmental harm or adversely affect amenity.
- (c) Intensive animal industries such as dairy farms, stables, piggeries, poultry farms, feed lots, and aquaculture, do not create unacceptable offsite impacts.
- (d) Rural uses carry out value-adding activities in a way that do not prejudice rural amenity.
- (e) A use being a General industry, Rural industry, or Special industry is only conducted where—



- (i) there is no site within the Industry Zone where such use could practically be accommodated having regard to reasonable site selection criteria for the use and the potential adverse environmental effects of such use;
 - (ii) it services business, residents or rural enterprises in the locality such that if it was to otherwise locate in the Industrial Zone it would significantly compromise accessibility and convenience for a section of the community; and,
 - (iii) it does not prejudice the amenity of the locality.
- (f) Recreation and tourism activities are—
- (i) carried out so as not to prejudice the attraction of the rural area; and,
 - (ii) buffered so that farm management practices on nearby land do not adversely affect the health or safety of users or occupiers.
- (g) Tourist uses that benefit from one or more natural features, natural resources, or cultural heritage features do not compromise the economic potential of the lot for primary production.
- (h) Development within the Scenic and Rural Character Area maintains the scenic amenity of the areas hills and ridgelines, waterways and rural landscapes.
- (i) Residential uses and other sensitive land uses are located to minimise adverse impacts from rural activities.

5.6.3 Effects of use

Table 5.10 Specific outcomes and probable solutions—effects of use in the Rural Zone

Column 1: Specific outcomes	Column 2: Probable solutions
<i>Site suitability</i>	
SO 54. Sites are suitably sized and configured for the intended use and any associated works, including— <ul style="list-style-type: none"> i. building work; ii. vehicle parking, manoeuvring and access; iii. landscaping, screening, or buffering; iv. the retention of native vegetation, riparian vegetation, watercourses and other valuable features; v. waste management facilities; and, vi. water cycle management. 	<i>No probable solution stated</i>
SO 55. Development does not compromise the use of land for primary production including farms.	<i>No probable solution stated</i>
SO 56. Outdoor recreation activities and their associated infrastructure are provided that are compatible with rural land uses and maintain the amenity and environmental values of the area.	<i>No probable solution stated</i>
SO 57. Non-rural uses that, due to their scale, effects or necessary relationship to a cultural heritage feature, natural feature, natural resource, infrastructure, or other activity within the Rural Zone locate in the Rural Zone provided they do not adversely affect— <ul style="list-style-type: none"> i. the amenity or character of the area; ii. the economic viability of adjacent sites for primary production; and, iii. the health and safety of people or property. 	<i>No probable solution identified</i>
SO 58. Development located in the scenic and rural character area preserves the scenic amenity of— <ul style="list-style-type: none"> i. hills and ridgelines; and ii. the rural landscape. 	<i>No probable solution identified</i>



Column 1: Specific outcomes	Column 2: Probable solutions
SO 59. Community infrastructure ¹⁴ is able to function effectively during and immediately after flood, bushfire or landslide events.	<p>PS 59.1 Community infrastructure is not located in a medium or high bushfire hazard area.</p> <p>PS 59.2 Community infrastructure is not located in an area subject to landslide risk.</p> <p>PS 59.3 The floor level of community infrastructure is located 300mm above the 1% AEP flood level.</p>
<i>Rural workers' accommodation</i>	
SO 60. Use of the land for a multi-residential purpose for rural workers' accommodation is established only if both households are engaged in the rural activity on the site.	<i>No probable solution identified</i>
SO 61. The area of any site for rural workers' accommodation is sufficient to maintain local amenity having regard to the need for car parking, landscaping and buffering.	<i>No probable solution identified</i>
SO 62. Rural workers' accommodation provides an acceptable level of facilities, privacy and amenity.	<i>No probable solution identified</i>
SO 63. Rural workers' accommodation does not compromise the use of the site or adjoining land for agricultural production.	PS 63.1 Rural workers' accommodation does not establish on Class A, B or C Good Quality Agricultural Land ¹⁵ .
<i>Public safety, health and amenity</i>	
SO 64. The use is suitably serviced with infrastructure including potable water supply and wastewater disposal.	PS 64.1 A supply of potable water with a storage capacity of not less than 40,000 litres is provided and connected to the premises.
SO 65. The use of premises does not adversely affect the environment, the health or safety of any person, or the amenity of any area.	<i>No probable solution identified</i>
SO 66. Residential uses are located in areas with a flood immunity of 1% average recurrence interval.	<i>No probable solution identified</i>

¹⁴ for the purposes of this specific outcome and probable solution, the meaning of "community infrastructure" is as defined in SPP 1/03.

¹⁵ This designation is shown on Map NFRO1.

Column 1: Specific outcomes	Column 2: Probable solutions
<p>SO 67. Residential and other non-rural uses have a suitable amenity and are not exposed to the adverse impacts associated with high levels of dust, light, noise (including vehicle noise), odours, vibrations or chemical emissions through—</p> <ul style="list-style-type: none"> i. appropriate separation from the impacting activity; and ii. appropriate design and construction techniques. 	<p><i>No probable solution identified</i></p>
<p>SO 68. The storage of equipment and/or machinery does not cause an adverse visual impact.</p>	<p><i>No probable solution identified</i></p>
<p>SO 69. Development is located and operated to avoid significant adverse effects on the quality of water entering Lake Monduran or Gin Gin Creek upstream of the local government's intake point for Gin Gin's reticulated water supply.</p>	<p>PS 69.1 The quality of stormwater runoff and irrigation discharges leaving the site is not diminished as a result of the use.</p> <p>PS 69.2 The use is not conducted within 100 metres of a creek or within 200 metres of a river measured from the top of the bank.</p>
<p>SO 70. <i>If within 1000 metres of the Monduran Airfield or the airfield near Walla Road (pictured below)—the use is located and operated to avoid significant adverse effects on the safe operation of aircraft by—</i></p> <ul style="list-style-type: none"> i. reducing or avoiding the attraction of flying vertebrates to the use; and, ii. locating, orientating and designing lighting to avoid confusing, distracting, or interfering with a pilot's vision. 	<p><i>No probable solution stated</i></p> 



5.6.4 Effects of works

Table 5.11 Specific outcomes and probable solutions—effects of works in the Rural Zone

Column 1: Specific outcomes	Column 2: Probable solutions
<i>Character</i>	
SO 71. Development density is compatible with the character of the locality.	<p>PS 71.1 Not more than one dwelling is erected on the lot.</p> <p>PS 71.2 Any additional dwellings are provided only for close relatives or bona fide workers associated with a rural use on the premises and do not increase the number of access points onto a local government or State controlled road.</p> <p>PS 71.3 Any additional dwellings provided for close relatives bona fide workers associated with a rural use on the premises do not have a site density greater than one dwelling per 50 hectares.</p>
SO 72. Buildings do not detract from the rural character of the locality by being visually intrusive or prominent.	PS 72.1 Buildings are not more than 10 metres high.
SO 73. Native vegetation in areas identified as having biodiversity significance, is retained within the lot to— <ul style="list-style-type: none"> i. maintain the rural character and appeal of the locality; ii. screen the less visually attractive parts of a site; iii. maintain natural systems; iv. prevent or reduce the likelihood of land degradation; and, v. provide buffers between otherwise incompatible land uses by reducing the migration of dust, chemical spray, odours or similar. 	<i>No probable solution identified</i>
<i>Public safety, health and amenity</i>	
SO 74. Works do not adversely affect public safety, health or amenity.	<i>No probable solution stated</i>
SO 75. Works are located to avoid significant adverse effects on the quality of water entering Lake Monduran or Gin Gin Creek upstream of the local government's intake point for Gin Gin's reticulated water supply.	<p>PS 75.1 The quality of stormwater runoff and irrigation discharges leaving the site is not diminished as a result of the works.</p> <p>PS 75.2 The works are not carried out within 100 metres of a creek or within 200 metres of a river measured from the top of the bank.</p>

Column 1: Specific outcomes	Column 2: Probable solutions
SO 76. The size and location of advertising devices do not adversely effect the amenity of the locality.	<i>No probable solution stated</i>
<i>Infrastructure and servicing</i>	
SO 77. The use is suitably serviced with infrastructure including potable water supply and wastewater disposal.	<i>No probable solution stated</i>
<i>On-site effluent disposal</i>	
SO 78. The intensity and scale of the use of premises do not— i. increase any adverse ecological impacts as a result of the system or increasing the cumulative effects of the systems in the locality; ii. increase any health risks during a system failure; or, iii. deteriorate the water quality of existing and/or proposed water supplies and watercourses in the catchment.	<i>No probable solution stated</i>

Division 3—Assessment provisions—Overlays

5.7 Cultural Heritage Features Overlay Code

- (1) The following provisions comprise the Cultural Heritage Features Overlay Code—
- (a) 5.7.1—Compliance with the code;
 - (b) 5.7.2—Purpose of the code;
 - (c) 5.7.3—Specific Outcomes and probable solutions.

5.7.1 Compliance with the code

- (1) Development complies with the Cultural Heritage Features Overlay Code if it is consistent with the specific outcomes.

5.7.2 Purpose of the code

- (1) The purpose of the Cultural Heritage Features Overlay Code is to ensure that all development within the identified overlays assists the achievement of the following overall outcomes for the Cultural Heritage Features Overlay—



- (a) Places, areas, structures or items that have cultural heritage significance (i.e. aesthetic, architectural, historical, scientific, social or technological significance) to present, past and future generations are conserved and managed by avoiding development which compromises or has the potential to compromise its values or significance.
- (b) the townscape and residential amenity is protected and enhanced; and,
- (c) development does not compromise the cultural heritage values of places and buildings.

5.7.3 Specific Outcomes and probable solutions

Table 5.12 Specific outcomes and probable solutions—Cultural Heritage Features Overlay

Column 1: Specific outcomes	Column 2: Probable solutions
<i>If located in the Town Heritage and Character Area</i>	
SO 79. If development within the Town Heritage and Character Area includes works— <ul style="list-style-type: none"> i. the building is conserved or enhanced; ii. the form, character and appearance of the existing building is recognised and respected; iii. heritage values are recognised and respected; and, iv. buildings within the Town Heritage and Character Area are retained except where the building is unrepairable. 	<i>No probable solution identified</i>
<i>Heritage or Character Sites</i>	
SO 80. The significance of the site is maintained.	<i>No probable solution identified</i>

Column 1: Specific outcomes	Column 2: Probable solutions
<i>for the Bicentennial National Trail</i>	
SO 81. Development in the vicinity of the Bicentennial National Trail— <ol style="list-style-type: none"> i. does not detract from its accessibility or form; ii. respects its character and appearance in the vicinity of the development; and, iii. protects the safety of all users of the trail. 	<i>No probable solution identified</i>

5.8 Infrastructure Areas and Items Overlay Code

(1) The following provisions comprise the Infrastructure Areas and Items Overlay Code—

- (a) 5.8.1—Compliance with the code;
- (b) 5.8.2—Purpose of the code;
- (c) 5.8.3—Specific Outcomes and probable solutions

5.8.1 Compliance with the code

(1) Development complies with the Infrastructure Areas and Items Overlay Code if it is consistent with the specific outcomes.

5.8.2 Purpose of the code

(1) The purpose of the Infrastructure Areas and Items Overlay Code is to ensure that all development within the identified overlays assists the achievement of the following overall outcomes for the Infrastructure Areas and Items Overlay—

- (a) development does not create or increase risks to people, property or the natural environment through flooding, poor drainage or overland flow;
- (b) development does not diminish the values, condition or capacity of Lake Monduran or its waters; and
- (c) development is suited to available infrastructure and makes efficient use of it, having regard to uses and their intensity.
- (d) Irrigation areas and the associated infrastructure is protected to ensure long-term sustainability; and



- (e) Development maintains the safety and efficiency of State controlled and Principal Local Government roads.
- (f) Stock routes are maintained and efficient in the moving of stock.

5.8.3 Specific Outcomes and probable solutions

Table 5.13 Specific outcomes and probable solutions—Infrastructure Areas and Items Overlay

Column 1: Specific outcomes	Column 2: Probable solutions
<i>If located in the Flood and Drainage Liability Area</i>	
SO 82. An acceptable level of flood immunity is provided.	PS 82.1 Habitable rooms are to have a floor level not less than 300mm above the 1% AEP flood level.
SO 83. Development minimises risks to personal safety and the risk of damage to property.	<i>No probable solution identified</i>
SO 84. Works do not create or increase flooding or drainage problems.	<i>No probable solution identified</i>
<i>If located in the Fred Haigh Dam Declared Catchment Area</i>	
SO 85. Poor quality stormwater and irrigation discharges do not enter watercourses or Lake Monduran.	PS 85.1 The use and associated works do not occur within 200 metres of a river or 100m of a creek within the catchment area.
SO 86. The hydrological condition of the catchment, including usable yield volumes and flow distribution, is maintained.	<i>No probable solution identified</i>
SO 87. Development does not— i. contribute to salinity; or ii. result in the off-site transport of nutrients; or iii. increase sediment movement; or iv. cause mass movement of ground materials.	<i>No probable solution identified</i>
<i>If located in the Irrigation Area</i>	
SO 88. Development does not compromise the long term viability and sustainability of irrigation infrastructure, systems or distribution facilities.	PS 88.1 The development is one that uses irrigation water.

Column 1: Specific outcomes	Column 2: Probable solutions
<i>for development adjacent to or accessing State controlled roads or principal local government roads</i>	
SO 89. Development does not— <ul style="list-style-type: none"> i. create or worsen a traffic safety problem; ii. interfere with the free movement of traffic on a State controlled road or principal local government road; and, iii. compromise the character and appeal of the locality. 	<i>No probable solution identified</i>
<i>for development on a lot with a frontage to a stock route</i>	
SO 90. Development on a lot fronting an identified stock route has no adverse effects on the route in terms of— <ul style="list-style-type: none"> i. the operational efficiency or safety of the route; and, ii. potential conflicts between access to the lot and the use of the stock route. 	<i>No probable solution identified</i>
SO 91. The amenity of any proposed residential use is protected having regard to the distance or buffering between such use and the stock route.	<i>No probable solution identified</i>
SO 92. Any works within the stock route that are part of or are associated with the proposed development are designed and constructed to be robust and fit for their purpose having regard to the movement of stock.	<i>No probable solution identified</i>



5.9 Natural Features or Resources Overlays Code

- (1) The following provisions comprise the Natural Features or Resources Overlays Code—
- (a) 5.9.1—Compliance with the code;
 - (b) 5.9.2—Purpose of the code;
 - (c) 5.9.3—Specific Outcomes and acceptable solutions or probable solutions

5.9.1 Compliance with the code

- (1) Development complies with the Natural Features or Resources Overlays Code if it is consistent with the specific outcomes for this code.

5.9.2 Purpose of the code

- (1) The purpose of the Natural Features or Resources Overlays Code is to ensure that all development occurring within or adjacent to the identified areas and features assists the achievement of the following overall outcomes for the Natural Features or Resources Overlays—
- (a) Good Quality Agricultural land is retained for agricultural production;
 - (b) protection and enhancement of the local government area's biodiversity and natural processes and systems;
 - (c) maintenance of scenic or visual amenity;
 - (d) protection and enhancement of riparian corridors.
 - (e) protection of mineral and extractive resources and their respective haul routes;
 - (f) The potential adverse impacts of bushfire on people and property are minimised; and,
 - (g) Development does not adversely affect the environmental qualities of watercourses.

5.9.3 Specific Outcomes and acceptable solutions or probable solutions

Table 5.14 Specific outcomes and probable solutions—Natural Features or Resources Overlay

Column 1: Specific outcomes	Column 2: Acceptable solutions (if self-assessable) or Probable solutions (if code assessable)
<i>For areas identified as Good Quality Agricultural Land — Class A, Class B and Class C</i>	
SO 93. Within areas identified as <i>Class A, Class B, and Class C Land</i> , development— <ul style="list-style-type: none"> i. does not reduce or fragment the area of land available for agricultural production; or, ii. is located only on land that is not capable of sustainable use for crop or animal production, not being <i>intensive animal husbandry</i>, with a reasonable level of inputs and without causing degradation of land or other natural resources¹⁶; or, iii. cannot be located elsewhere and there is an overriding benefit to the community for the development to be located on Good Quality Agricultural Land; or, iv. does not otherwise reduce the long-term production capacity of the land. 	<i>No acceptable or probable solution identified</i>
<i>For development within 100 metres of a State Forests, National Parks or QPWS Estate</i>	
SO 94. Development within 100 metres of a State Forest, National Park or QPWS Estate, creates no significant adverse effects, including those related to— <ul style="list-style-type: none"> i. unmanaged access; ii. diminished water quality; iii. the introduction of exotic plants and animals, including pests; 	<i>No acceptable or probable solution identified</i>

¹⁶ Due to the scale of mapping it is possible that land that does not qualify as *Class A, Class B or Class C* has been mapped as such. A site-specific investigation may assess the land as not being GOAL using the State Planning Policy 1/92 *Planning Guidelines—The Identification of Good Quality Agricultural Land*.



Column 1: Specific outcomes	Column 2: Acceptable solutions (if self-assessable) or Probable solutions (if code assessable)
<ul style="list-style-type: none"> iv. fire management; or v. other changes to natural systems and processes. 	
<i>For Watercourses of Interest (rivers and creeks)</i>	
SO 95. Works and uses do not adversely affect water quality, habitat, or landscape values including impacts from disturbed soils or additional nutrients	<i>No acceptable or probable solution identified</i>
SO 96. Works and uses do not compromise connections along riparian habitat areas and other areas of environmental significance.	<i>No acceptable or probable solution identified</i>
SO 97. Development does not reduce environmental values through— <ul style="list-style-type: none"> i. the loss of riparian vegetation¹⁷; ii. visual exposure or detraction; or iii. other physical changes; or, iv. degrading water quality in catchments. 	<i>No acceptable or probable solution identified</i>
SO 98. The stability of watercourse banks is maintained or enhanced.	<i>No acceptable or probable solution identified</i>
SO 99. Riparian vegetation within 100m of water courses of interest is protected to maintain water quality and bank stability.	<i>No acceptable or probable solution identified</i>
<i>for gravel pits, sand pits and mineral resources</i>	
SO 100. Land uses are located and operated so as to avoid potential adverse environmental effects of a gravel pit, sand pit, or the extraction of a mineral resource.	<i>No acceptable or probable solution identified</i>
SO 101. Mining leases and mining claim areas are protected for ongoing use from incompatible development.	<i>No acceptable or probable solution identified</i>

¹⁷ The *State Code for Vegetation Management on Freehold land*—September 2000 may also apply. See the *Vegetation Management Act 1999* for when a development permit is required to clear remnant vegetation.

Column 1: Specific outcomes	Column 2: Acceptable solutions (if self-assessable) or Probable solutions (if code assessable)
SO 102. Development does not expose additional people to the adverse impacts of extractive industries including— <ul style="list-style-type: none"> i. noise; ii. dust; iii. vibration; iv. lighting; or v. other contaminants. 	<i>No acceptable or probable solution identified</i>
<i>Bushfire Prone Areas</i>	
SO 103. Development maintains the safety of people and property by— <ul style="list-style-type: none"> i. avoiding areas of high or moderate bushfire risk; or ii. mitigating the risk through— <ul style="list-style-type: none"> (a) lot design and the siting of buildings; and (b) including fire breaks that provide adequate— (c) setbacks between buildings/ structures and hazardous vegetation, and (d) access for fire-fighting/other emergency vehicles; and (e) providing adequate road access for fire-fighting/other emergency vehicles and safe evacuation; and (f) providing an adequate and accessible water supply for fire-fighting purposes; and. iii. Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk on land that is not subject to high or medium bushfire hazard. 	PS 103.1 Roads are not culs-de-sac, except where a perimeter road isolates the development from hazardous vegetation or the cul-de-sac are provided with an alternative access linking the cul-de-sac to other through roads. PS 103.2 Firebreaks are provided by— <ul style="list-style-type: none"> i. a perimeter road that separates lots from areas of bushfire hazard and that road has— <ul style="list-style-type: none"> (a) a minimum cleared width of 20 metres; and (b) a constructed road width and weather standard complying with local government standards; or ii. where it is not practicable to comply with the above, fire maintenance trails are located as close as possible to the boundaries of the lots and the adjoining bushfire hazard, and the fire/maintenance trails— <ul style="list-style-type: none"> (a) have a minimum cleared width of 6 metres; and (b) have a formed width and gradient, and erosion control devices to local government standards; and (c) have vehicular access at each end; and (d) provide passing bays and turning areas for fire-fighting appliances; and (e) are either located on public land, or within an access easement that is granted in favour of the local



Column 1: Specific outcomes	Column 2: Acceptable solutions (if self-assessable) or Probable solutions (if code assessable)
	<p>government and Queensland Fire and Rescue Service; and</p> <p>(f) sufficient cleared breaks of 6 metres minimum width in retained bushland within the development (e.g. creek corridors and other retained vegetation) to allow burning of sections and access for bushfire response.</p>
<p>SO 104. Buildings and structures—</p> <p>i. on lots greater than 2,500m²—</p> <p>(a) are sited in locations of lowest risk within the lot; and</p> <p>(b) achieve setbacks from hazardous vegetation of 1.5 times the predominant mature canopy tree height or 10 metres whichever is the greater; and</p> <p>(c) 10 metres from any retained vegetation strips or small areas of vegetation; and</p> <p>(d) are sited so that elements of the development least susceptible to fire are sited closest to the bushfire hazard;</p> <p>ii. on lots less than or equal to 2,500m², maximise setbacks from hazardous vegetation.</p>	<p>PS 104.1 For each new dwelling on a lot not in the local government's water area but within a high or moderate bushfire risk area (see Map Ref : BPA 1.1 to BPA 1.5 and BPA – Gin Gin), the following is provided for each lot—</p> <p>i. where the lot contains one dwelling house, a water supply is available with a minimum volume of 5000 litres which is either a separate tank from the main potable water supply for the lot, a swimming pool or a dam;</p> <p>ii. where the lot contains more than one dwelling house or additional structures, a water supply dedicated for fire fighting purposes with a minimum volume of 10,000 litres which is either a separate tank from the main potable water supply for the lot, swimming pool or a dam; and,</p> <p>iii. a water supply outlet designated for fire fighting purposes that is—</p> <p>(a) located not less than 20 metres from all buildings and places storing flammable or combustible liquids; and</p> <p>(b) 50mm in diameter and fitted with a 50mm male cam lock standard rural fire brigade fitting.</p>

Column 1: Specific outcomes	Column 2: Acceptable solutions (if self-assessable) or Probable solutions (if code assessable)
<p>SO 105. For uses involving new or existing buildings with a gross floor area greater than 50m² each lot has—</p> <ul style="list-style-type: none"> i. a reliable reticulated water supply that has sufficient flow and pressure characteristics for fire-fighting purposes at all times (minimum pressure and flow is 10 litres per second at 200kPa); or ii. an on-site water storage of not less than 5,000 litres (e.g. accessible dam or tank with fire brigade tank fittings, swimming pool). 	<p><i>No acceptable or probable solution identified</i></p>
<p>SO 106. Residential lots are designed so that their size and shape will allow for—</p> <ul style="list-style-type: none"> i. efficient emergency access to buildings for fire-fighting appliances (e.g. by avoiding long narrow lots with long access drives to buildings); and ii. setbacks and building siting in accordance with SO 104 above. 	<p>PS 106.1 Roads are designed and constructed in accordance with applicable local government and state government standards and—</p> <ul style="list-style-type: none"> i. have a maximum gradient of 12.5%; and, ii. exclude cul-de-sac, except where a perimeter road isolates the development from hazardous vegetation or the cul-de-sac are provided with an alternative access linking the cul-de-sac to other through roads.



PART 6—ASSESSMENT
PROVISIONS—SPECIFIC
DEVELOPMENT

*Division 1—Assessment Provisions—Specific
Development*

6.1 Advertising Devices Code¹⁸

- (1) The provisions of this section comprise the Advertising Devices Code.

6.1.1 Compliance with the Advertising Devices Code

- (1) Development complies with the Advertising Devices Code if it is consistent with the specific outcomes for the code.

6.1.2 Purpose

- (1) The overall outcomes are the purpose of the Advertising Devices code.
- (2) The overall outcomes for the Advertising Devices Code are—
- (a) Advertising devices contribute positively to the character and functionality of the local government area and have no significant detrimental effect on amenity, land use or public safety; and,

¹⁸ Advertising structures or devices and their associated works located within a State controlled road reserve will require approval from the Department of Main Roads

- (b) Advertising devices are—
- (i) safely constructed and securely placed; and
 - (ii) do not create a hazard to motorists, pedestrians, cyclists, or occupants of adjoining premises.

6.1.3 Specific Outcomes and acceptable solutions or probable solutions

Table 6.1 Specific Outcomes and solutions

Column 1: Specific outcomes	Column 2: Acceptable solutions (if self-assessable) or Probable solutions (if code assessable)
<i>Scale and Design</i>	
SO 107. Advertising devices are consistent with the scale and design of buildings and other works on the site and in the locality in which they are located.	PS 107.1 An advertising device complies with the criteria applicable to the type of advertising device stated in column 2 of Table 6.2 and illustrated in the corresponding illustrative diagram in column 2 immediately following such criteria.
SO 108. Advertising devices use materials, designs, and colours that are compatible with the character of the area in which they are located.	PS 108.1 An advertising device complies with the criteria applicable to the type of advertising device stated in column 2 of Table 6.2 and illustrated in the corresponding illustrative diagram in column 2 immediately following such criteria.
<i>Siting and Provision</i>	
SO 109. Advertising devices are located and constructed having regard to— <ul style="list-style-type: none"> i. maintaining or enhancing the amenity of the site or locality where the devices are located; ii. reducing the potential effects associated with compromising lines of sight for residents, pedestrians, cyclists and/or vehicular traffic; iii. avoiding distraction to drivers in close proximity to intersections, railway crossings and vehicle merging or weaving sections; iv. avoiding hazards to people or property including not obscuring house or street numbers or names; and, v. avoiding hazards to people via 	PS 109.1 An advertising device complies with the criteria applicable to the type of advertising device stated in column 2 of Table 6.2 and illustrated in the corresponding illustrative diagram in column 2 immediately following such criteria.

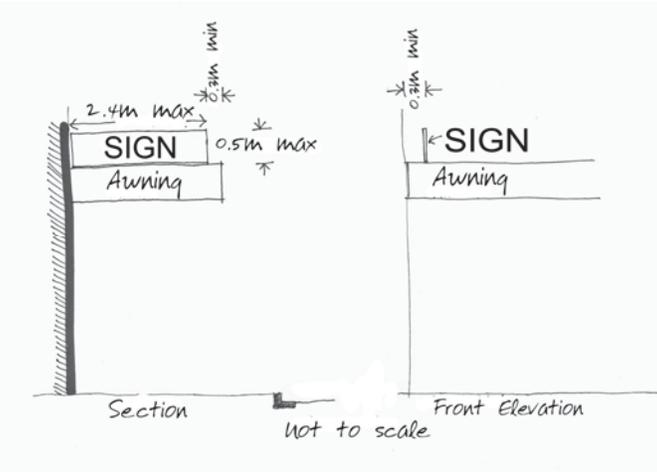


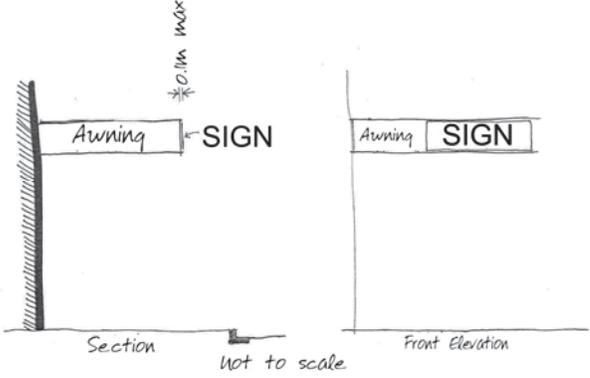
Column 1: Specific outcomes	Column 2: Acceptable solutions (if self-assessable) or Probable solutions (if code assessable)
protruding at unusual or obtrusive heights or angles.	
<i>Illumination including Animated and Flashing Signs</i>	
SO 110. Flashing signs do not resemble official traffic signs or signals nor are they located in positions where a traffic hazard is likely to be created.	PS 110.1 The luminance levels of advertising devices do not exceed the following— i. for premises in the Industrial Zone—500 cd/m ² ; ii. for premises in the Commercial Zone—400 cd/m ² ; iii. for premises in the Community Purposes, Residential, or Rural Zones—300 cd/m ² .
SO 111. Advertising devices are located having regard to the amenity of the local area and the potential nuisance effects of illuminated signs in the Residential and Rural Zones	PS 111.1 The luminance levels of advertising devices do not exceed the following— i. for premises in the Industrial Zone—500 cd/m ² ; ii. for premises in the Commercial Zone—400 cd/m ² ; iii. for premises in the Community Purposes, Residential, or Rural Zones—300 cd/m ² .
SO 112. Advertising Devices that incorporate flashing or pulsating forms of illumination do not create a nuisance.	PS 112.1 The luminance levels of advertising devices do not exceed the following— i. for premises in the Industrial Zone—500 cd/m ² ; ii. for premises in the Commercial Zone—400 cd/m ² ; iii. for premises in the Community Purposes, Residential, or Rural Zones—300 cd/m ² .
SO 113. The level of illumination for advertising devices, if any— i. is consistent with the nature of the surrounding area; and, ii. does not detrimentally affect the amenity of an area.	PS 113.1 The luminance levels of advertising devices do not exceed the following— i. for premises in the Industrial Zone—500 cd/m ² ; ii. for premises in the Commercial Zone—400 cd/m ² ; iii. for premises in the Community Purposes, Residential, or Rural Zones—300 cd/m ² .

Column 1: Specific outcomes	Column 2: Acceptable solutions (if self-assessable) or Probable solutions (if code assessable)
<i>Clearances</i>	
SO 114. Advertising devices, where displayed on premises, have regard to the clearance distance between the lowest part of the advertisement and the pavement for vehicles, cyclists, pedestrians and children.	PS 114.1 An advertising device complies with the criteria applicable to the type of advertising device stated in column 2 of Table 6.2 and illustrated in the corresponding illustrative diagram in column 2 immediately following such criteria.
<i>Signs adjacent to sensitive locations</i>	
SO 115. The design and location of the advertising device minimises or avoids adverse effects on the built environment or the landscape, having regard to places of scenic, historic, architectural, scientific or cultural interest.	<i>No acceptable or probable solution identified</i>

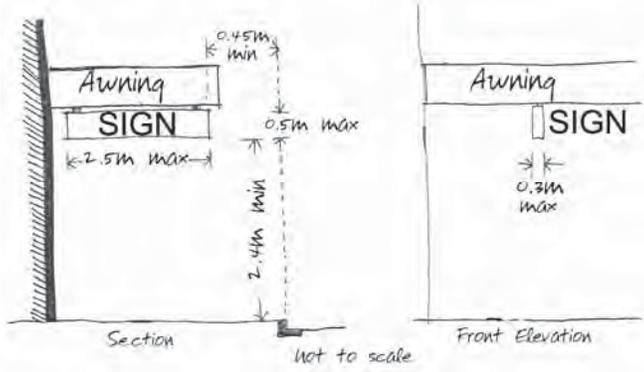


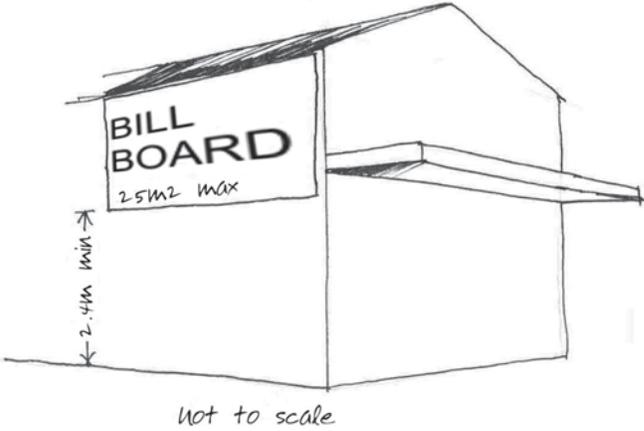
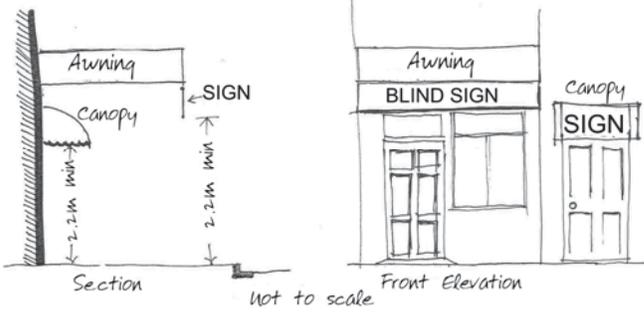
Table 6.2 Table to Acceptable Solutions and Probable Solutions

Column 1 Advertising Device type	Column 2 Criteria—Acceptable Solutions (if self-assessable) or Probable Solutions (if code assessable)
(a) Above Awning Sign	<p>(i) maximum depth of 0.5 metres; and</p> <p>(ii) maximum width of 0.3 metres; and</p> <p>(iii) no projection beyond the width of the awning or greater than 2.4 metres in length, whichever is the shorter; and</p> <p>(iv) minimum setback from the face of the awning fascia of 0.3 metres; and</p> <p>(v) not closer than 0.4 metres from any other above awning sign or horizontal projecting wall sign; and</p> <p>(vi) attached to the side returns of the awning fascia.</p> <p><i>Illustrative diagram</i></p> 

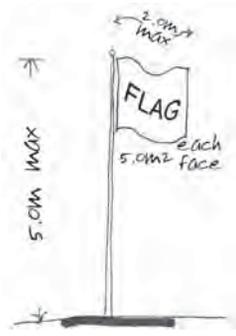
Column 1 Advertising Device type	Column 2 Criteria—Acceptable Solutions (if self-assessable) or Probable Solutions (if code assessable)
(b) Awning Fascia Sign	<p>(i) no projection above or below the fascia of the awning; and</p> <p>(ii) maximum depth of 0.1 metres.</p> <p><i>Illustrative diagram</i></p> 

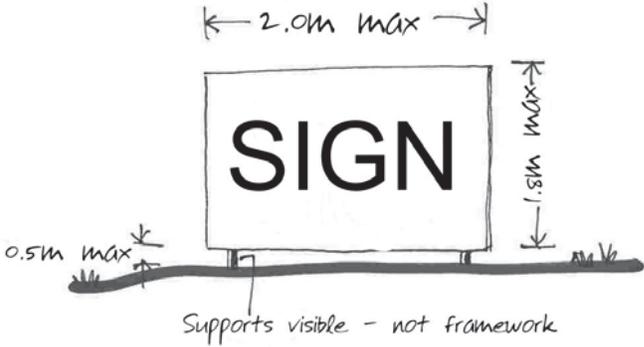


Column 1 Advertising Device type	Column 2 Criteria—Acceptable Solutions (if self-assessable) or Probable Solutions (if code assessable)
(c) Below Awning Sign	<p>(i) maximum depth of 0.5 metres; and</p> <p>(ii) maximum width of 0.3 metres; and</p> <p>(iii) no projection beyond the width of the awning or greater than 2.5 metres in length, whichever is the shorter; and</p> <p>(iv) no projection within 0.45 metres of the vertical projection of the kerb; and</p> <p>(v) not closer than 2.5 metres to any other below awning sign; and</p> <p>(vi) not closer than 1.5 metres to the end of the awning; and</p> <p>(vii) a maximum of two faces and being perpendicular to the frontage of the site; and</p> <p>(viii) minimum ground clearance of 2.4 metres; and</p> <p>(ix) nothing suspended from it.</p> <p><i>Illustrative diagram</i></p>  <p>The diagram consists of two hand-drawn sketches. The left sketch, labeled 'Section', shows a vertical wall on the left with an 'Awning' extending from it. Below the awning is a rectangular 'SIGN'. Dimension lines indicate: a minimum clearance of 0.45m between the bottom of the awning and the top of the sign; a maximum width of 2.5m for the sign; and a minimum ground clearance of 2.4m from the bottom of the sign to the ground. The right sketch, labeled 'Front Elevation', shows the 'Awning' and 'SIGN' from a front perspective. A dimension line indicates a maximum width of 0.3m for the sign. The text 'not to scale' is written below the sketches.</p>

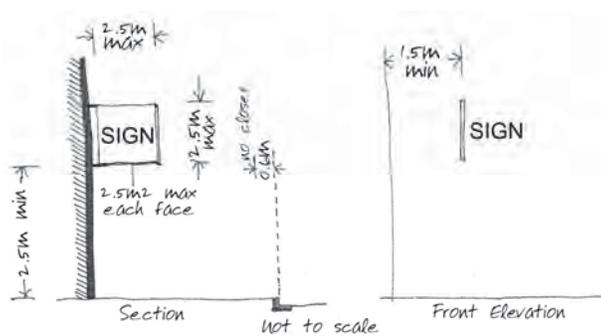
Column 1 Advertising Device type	Column 2 Criteria—Acceptable Solutions (if self-assessable) or Probable Solutions (if code assessable)
(d) Billboard	<p>(i) one billboard only on the site; and</p> <p>(ii) maximum area of 25 square metres per side; and</p> <p>(iii) if erected on the wall of a building—</p> <p>A. no projection beyond the wall or parapet; and</p> <p>B. minimum ground clearance of 2.4 metres; and</p> <p>C. maximum projection of 0.3 metres from the wall.</p> <p><i>Illustrative diagram</i></p>  <p style="text-align: center;">Not to scale</p>
(e) Blind sign	<p>(i) minimum clearance of 2.2 metres between the lowest part of the blind and the footpath beneath it;</p> <p>(ii) the area of the blind used for any advertising does not exceed 50% of the total blind area; and</p> <p>(iii) the blind does not extend beyond the awning or verandah.</p> <p><i>Illustrative diagram</i></p>  <p style="text-align: center;">Not to scale</p>



Column 1 Advertising Device type	Column 2 Criteria—Acceptable Solutions (if self-assessable) or Probable Solutions (if code assessable)
(f) Building Fascia Sign	(i) no projection above or below the fascia of the building; (ii) not greater than two-thirds the depth of the fascia, or 0.95 metres, whichever is the lesser; and (iii) no projection more than 0.2 metres from the vertical face of the fascia.
(g) Canopy Sign	(i) a minimum height of 2.2 metres above ground level or footway; (ii) a maximum height of 600mm; and (iii) no more than three (3) canopy signs per premises for sites with a frontage length less than 15 metres in the industrial and Commercial Zones. <i>Illustrative diagram: see Blind sign</i>
(h) Flag Sign	(i) maximum length of 2.0 metres; (ii) maximum height of 5.0 metres above natural ground level; and, (iii) maximum face area of 10 m ² for the two flag faces. <i>Illustrative diagram</i> 
(i) Frontage Sign	(i) a maximum area of 5 m ² and a single face; (ii) if in the Community Purposes Zone, Residential Zone or Rural Zone—a maximum of one sign per frontage; (iii) no extension of the sign beyond the outer extremities of any boundary fence; and (iv) no boundary fence sign attached to chain-wire fencing or other types of see-through fencing.

Column 1 Advertising Device type	Column 2 Criteria—Acceptable Solutions (if self-assessable) or Probable Solutions (if code assessable)
(j) Ground Base Sign	<p>(i) free-standing;</p> <p>(ii) maximum length of 2.0 metres;</p> <p>(iii) maximum height of 1.8 metres above natural ground level;</p> <p>(iv) maximum ground clearance of 0.5 metres; and</p> <p>(v) no part of the framework exposed except for supports.</p> <p><u>Illustrative diagram</u></p> 
(k) Pole or Pylon Sign	<p>(i) maximum height of 5 metres;</p> <p>(ii) minimum ground clearance of 2.7 metres;</p> <p>(iii) maximum area of 5.0 square metres for each face;</p> <p>(iv) maximum length of 2.5 metres;</p> <p>(v) maximum width of 0.3 metres; and</p> <p>(vi) no movement or rotation.</p> <p><u>Illustrative diagram</u></p> 



Column 1 Advertising Device type	Column 2 Criteria—Acceptable Solutions (if self-assessable) or Probable Solutions (if code assessable)
(l) Projecting Wall Sign	<p>(i) maximum area of 2.5 square metres of each of two sign faces;</p> <p>(ii) maximum depth of 2.5 metres;</p> <p>(iii) maximum length of 2.5 metres;</p> <p>(iv) no projection within 0.6 metres of the vertical projection of the face of the adjacent kerb;</p> <p>(v) a minimum setback of 1.5 metres from any site boundary;</p> <p>(vi) no projection higher than the roof or top of the parapet;</p> <p>(vii) maximum height of 6.0 metres; and,</p> <p>(viii) minimum ground clearance of 2.5 metres.</p> <p><i>Illustrative diagram</i></p>  <p>The diagram consists of two parts: 'Section' and 'Front Elevation'. The 'Section' shows a sign mounted on a wall. A horizontal dimension line above the sign indicates a maximum width of 2.5m. A vertical dimension line to the right of the sign indicates a maximum depth of 2.5m. A note below the sign states '2.5m² max each face'. A vertical dimension line to the left of the sign indicates a minimum height of 2.5m from the ground. A horizontal dimension line between the sign and the wall indicates a 1.5m setback. A vertical dimension line below the sign indicates a minimum ground clearance of 2.5m. The 'Front Elevation' shows a sign with a vertical dimension line to its left indicating a minimum height of 1.5m from the ground level. The text 'Not to scale' is written between the two views.</p>
(m) Roof Sign	<p>(i) maximum length of 3 metres;</p> <p>(ii) maximum depth of 0.9 metres;</p> <p>(iii) maximum width of 0.3 metres;</p> <p>(iv) maximum height above ground level of 6.3 metres or any height limit which applies in the relevant zone or to the site; and</p> <p>(v) no projection beyond the walls or highest point of the roof.</p>

Column 1 Advertising Device type	Column 2 Criteria—Acceptable Solutions (if self-assessable) or Probable Solutions (if code assessable)
(n) Wall Sign	<p>(i) no more than two signs on any wall;</p> <p>(ii) no projection beyond the walls; and</p> <p>(iii) total maximum area of 15 square metres for all wall signs or 25% of the area of the wall, whichever is the lesser.</p> <p><i>Illustrative diagram</i></p> 

6.2 Dwelling House and Domestic Storage Code

- (1) The provisions of this section comprise the Dwelling House and Domestic Storage Code.

6.2.1 Compliance with the Dwelling House and Domestic Storage Code

- (1) Development complies with the Dwelling House and Domestic Storage Code—
- (a) if self-assessable — if it complies with the Acceptable solutions in Column 2 of Table 6.3; and
 - (b) if code assessable or impact assessable — if it is consistent with the specific outcomes.

6.2.2 Purpose of the Code

- (1) The overall outcomes are the purpose of the Dwelling House and Domestic Storage Code.
- (2) The following are the overall outcomes sought for the Dwelling House and Domestic Storage Code



- (a) Dwelling Houses—
 - (i) provide accommodation for residents to an acceptable community standard in size and appearance; and,
 - (ii) are appropriately sited to:
 - a) protect the amenity of adjoining area residents and land owners; and,
 - b) allow provision of essential on-site infrastructure including water supply, wastewater disposal, vehicle parking and access; and
 - c) provide protection from natural hazards; and,
- (b) Relative's accommodation is integrated with the detached dwelling and is for the occupation of relative's of the occupiers of the principal dwelling.
- (c) Sheds on the same allotment as a dwelling house—
 - (i) do not preclude the provision of adequate private open space and vehicle parking areas on-site; and,
 - (ii) do not have the appearance of a non-residential or an industrial purpose; and,
 - (iii) allow the maintenance of adequate solar access to, and privacy of, adjoining premises; and
- (d) Domestic Storage has an appropriate scale and height and area appropriately sited so that when viewed from public places or streets are attractive, proportionate to, and visually compatible with the existing or likely future character of the area.

6.2.3 Specific Outcomes and acceptable solutions or probable solutions

Table 6.3 Specific Outcomes and solutions

Column 1: Specific outcomes	Column 2: Acceptable solutions (if self-assessable) or Probable solutions (if code assessable)
<i>Dwelling Houses</i>	
SO 116. Lot size are of a suitable size to accommodate a dwelling house.	PS 116.1 The lot has an area of at least 500 square metres.
SO 117. Dwelling houses are of a density compatible with the character of the locality and infrastructure capability.	PS 117.1 Not more than one dwelling is erected on the lot.
SO 118. Dwelling houses are appropriately sited to minimise impacts from traffic noise.	PS 118.1 The dwelling house is setback from a State controlled road a minimum of— <ul style="list-style-type: none"> i. 8 metres if in the Town Services Area identified on INFRA1.1 to INFRA1.5 or Infrastructure – Gin Gin; or ii. 40 metres if outside the Town Services Area;
SO 119. Adequate and appropriate infrastructure is provided to all dwelling houses.	PS 119.1 Each dwelling house is either— <ul style="list-style-type: none"> i. connected to the water and sewer system; or ii. provide on-site wastewater disposal and a potable water supply of at least 45 000 litres.
<i>For Relatives' Accommodation—</i>	
SO 120. Relatives' accommodation is to be consistent, complementary and integrated with the principal dwelling on the site.	PS 120.1 The external wall of the relative's accommodation is to be— <ul style="list-style-type: none"> i. adjoined to the detached dwelling; or ii. within 3m of the detached dwelling and attached by way of a covered walkway, breezeway, carport or garage with a common roofline with the principal dwelling. <p>PS 120.2 Building materials are to be consistent with those used in the principal dwelling.</p> <p>PS 120.3 A maximum of 1 unit for relative's accommodation is to be provided on site.</p>



Column 1: Specific outcomes	Column 2: Acceptable solutions (if self-assessable) or Probable solutions (if code assessable)
SO 121. The relatives' accommodation to be ancillary to the use of the site for a detached dwelling.	PS 121.1 The GFA of the relative's accommodation is to be a maximum of 45m ² excluding balconies, decks or verandahs; and PS 121.2 There is a maximum of 1 bedroom.
SO 122. The relative's accommodation is to be for the exclusive use by a relative/s of one of the occupiers of the principal residence.	PS 122.1 A relative/s of one of the occupiers of the principal residence is to occupy the relative's accommodation.
SO 123. The relative's accommodation is to remain in the same ownership, title and lot as the detached dwelling and not be capable of separate sale.	PS 123.1 The relative's accommodation is not to be subdivided from the detached dwelling.
SO 124. Adequate vehicle parking is provided on site for the principal dwelling and the relative's accommodation.	PS 124.1 An on-site car parking space in addition to those required for the principal dwelling is provided
<i>If located in the Rural Character Area</i>	
SO 125. The scenic qualities of the Rural Character Area are preserved.	PS 125.1 Site cover does not exceed 300m ² for a single building or structure; PS 125.2 Metal cladding is non-reflective and either colour-bond or painted; PS 125.3 No external face of any building has a surface area of more than 75 square metres contained in a single continuous plane; PS 125.4 Works do not result in an exposed excavation of more than 2.0 metres when measured vertically visible from outside the site; and, PS 125.5 Existing vegetation is retained except where clearing is required for bushfire management, weed management or in locations where the house or associated infrastructure is to be located.
<i>Sheds</i>	
SO 126. A shed on the same allotment as a Dwelling House— i. maintains the functionality of the site for domestic parking and provision of private open space; ii. is visually unobtrusive; iii. is subordinate to the dwelling house in scale and bulk; iv. retains the residential character of	PS 126.1 All sheds on the site have a combined maximum GFA, minimum frontage setback, minimum side or rear boundary clearance and maximum wall height as specified in Table 6.4.

Column 1: Specific outcomes	Column 2: Acceptable solutions (if self-assessable) or Probable solutions (if code assessable)
residential areas; v. is compatible in scale with existing or expected future development in the locality; and vi. contributes to attractive streetscapes or rural landscapes.	
<i>Domestic Storage</i>	
SO 127. Domestic Storage— i. is visually unobtrusive; ii. retains the residential character of residential areas; iii. is compatible in scale with existing or expected future development in the locality; and iv. contributes to attractive streetscapes or rural landscapes.	PS 127.1 Domestic Storage has a— i. combined maximum GFA, minimum frontage setback, minimum side or rear boundary clearance and maximum wall height as specified in Table 6.4; and, ii. if in the Residential or Community Purposes Zone — maximum width of any opening that faces the street of: (a) 6 metres; or, (b) half the width of the frontage of the lot to which the opening is facing, whichever is the lesser.

Table 6.4 Siting Requirements for sheds on the same allotment as a dwelling house and Domestic Storage

Zone / Precinct	Combined GFA of all sheds or domestic storage	Min. frontage setback	Min side or rear boundary clearance	Height
Residential Zone (not in a precinct); or Multi-residential Precinct	Up to 60m ²	6 m	1.5 m	3 m
Low Density Residential Precinct; or Village Precinct; or Rural Zone	Up to 100m ²	15m	5m	4m
Community Purposes Zone	80m ²	No closer to the frontage than the rear alignment of any existing dwelling or proposed dwelling on the lot	2 m	4 m



Zone / Precinct	Combined GFA of all sheds or domestic storage	Min. frontage setback	Min side or rear boundary clearance	Height
Industrial Zone; or Commercial Zone	Not specified			

6.2.4 Qualitative statements and Quantifiable standards

- (1) The provisions for boundary clearances, site cover, building height, visual privacy, on-site car parking, and outdoor living space are stated in Table 6.5—
 - (a) Column 2—for lots less than 450 m²;
 - (b) Column 3—for lots less than 2000m² but 450 m² or more; and,
 - (c) Column 4— for lots of 2000 m² or more.
- (2) The provisions in this section are qualitative statements and quantifiable standards for the purposes of the SBR – any non-compliance will require exercise of discretion as permitted in the SBR.
- (3) Terms used in SBR Alternative provisions in this Code have the same meaning as those in the Queensland Development Code.

Table 6.5 Qualitative statements and quantitative standards for dwelling houses

Qualitative Statements (Performance Criteria)	Quantitative Standards (Acceptable Solutions)		
	Column 2 For lots less than 450m ²	Column 3 For lots less than 2000m ² but 450m ² or more	Column 4 For lots of 2000m ² or more
<i>Boundary clearances</i>			
<i>Road setbacks</i> QDC Part 11, P1 and Part 12, P1	QDC Part 11, A1 applies	QDC Part 12, A1 applies	No dwelling, garage or carport, other than an open carport, is closer to a road than 8 metres. (<i>SBR alternative provision to Part 12, A1</i>)
<i>Side and rear boundary clearances</i> QDC Part 11, P2 and Part 12, P2	QDC Part 11, A2 applies	QDC Part 12, A2 applies	The side and rear boundary clearance for a building or structure is not less than 6 metres. (<i>SBR alternative provision to Part 12, A2</i>)

Qualitative Statements (Performance Criteria)	Quantitative Standards (Acceptable Solutions)		
	Column 2 For lots less than 450m ²	Column 3 For lots less than 2000m ² but 450m ² or more	Column 4 For lots of 2000m ² or more
<i>Site cover</i>			
QDC Part 11, P3 and Part 12, P3	QDC Part 11, A3 applies	QDC Part 12, A3 applies	The maximum area covered by all buildings and structures roofed with impervious materials, does not exceed that stated in Table 6.6 (<i>SBR alternative provision to Part 12, A3</i>)
<i>Building height</i>			
QDC Part 11, P4 and Part 12, P4	QDC Part 11, A4 applies	QDC Part 12, A4 applies	QDC Part 12, A4 applies
<i>Visual privacy</i>			
QDC Part 11, P5 and Part 12 P5	QDC Part 11, A5 applies	QDC Part 12, A5 applies	QDC Part 12, A5 applies
<i>Building maintenance for walls close to side and rear boundaries</i>			
QDC Part 11, P6 and Part 12, P6	QDC Part 11, A6 applies	QDC Part 12, A6 applies	QDC Part 12, A6 applies
<i>Sight lines on corner allotments</i>			
QDC Part 11, P7 and Part 12, P7	QDC Part 11, A7 applies	QDC Part 12, A7 applies	QDC Part 12, A7 applies
<i>On-site car parking</i>			
QDC Part 11, P8 and Part 12, P8	QDC Part 11, A8 applies	QDC Part 12, A8 applies	QDC Part 12, A8 applies
<i>Outdoor living space for lots less than 450 m²</i>			
QDC Part 11, P9	QDC Part 11, A9 applies	Not applicable	Not Applicable

Table 6.6 Site cover for dwellings on lots of 2000 m² or more

Site area (m ²)	Maximum area covered (% of lot area)
2000—2499	40
2500—2999	40
3000—3499	40
3500—3999	38
4000—4499	34
4500—4999	30
5000—5499	26
5500—5999	22
6000—6499	18
6500—6999	14
7000 or more	10



6.3 Filling and Excavation Code

(1) The provisions of this section comprised the Filling and Excavation Code.

6.3.1 Compliance with the Filling and Excavation Code

(1) Development complies with the Filling and Excavation Code if it is consistent with the specific outcomes for the code.

6.3.2 Overall outcomes

(1) The overall outcomes are the purpose of the Filling and Excavation Code.

(2) The overall outcomes for the Filling and Excavation Code are—

- (a) ground level changes are geotechnically and ecologically sound;
- (b) where filling or excavation occurs on a flood-affected site, there is no increase in the risk of flood damage to life or property for existing and proposed development; and,
- (c) filling or excavation does not adversely affect the visual character and amenity of the site or the locality;
- (d) filling or excavation does not adversely affect other premises.

6.3.3 Specific outcomes and acceptable solutions or probable solutions

(1) The specific outcomes and acceptable solutions (if self assessable) or probable solutions (if code assessable) for filling and excavation are contained in Table 6.7.

Table 6.7 Specific outcomes and solutions

Column 1: Specific outcomes	Column 2: Acceptable solutions (if self-assessable) or Probable solutions (if code assessable)
<i>Geotechnical</i>	
SO 128. The type, composition, and placement and source of fill material is	PS 128.1 No demolition material is placed on the land.

Column 1: Specific outcomes	Column 2: Acceptable solutions (if self-assessable) or Probable solutions (if code assessable)
geotechnically suitable and is adequately compacted to support future development.	PS 128.2 Only the following material is used for filling— i. soil, ii. earth, iii. rocks less than 150mm diameter, iv. sand, v. gravel, or vi. other clean inert material free of organic, putrescible or refuse material.
<i>Amenity</i>	
SO 129. Filling and excavation does not adversely affect visual amenity, slope stability or erosion potential of the subject or adjoining premises.	<i>No acceptable or probable solution identified</i>
SO 130. Any retaining walls are set back at least half the height of the wall from the boundary of the site.	<i>No acceptable or probable solution identified</i>
SO 131. Traffic generated by filling and excavation does not adversely affect the amenity of the locality and haul routes used for transporting fill or excavated material follow the most direct route to the nearest State-controlled road.	PS 131.1 The filling or excavation does not generate more than 20 truck movements per day. PS 131.2 The transportation of filling or excavated material does not occur for longer than 4 weeks.
<i>Environmental effects</i>	
SO 132. Filling (or fill material) and excavation does not contaminate land or waters.	<i>No acceptable or probable solution identified</i>
SO 133. Contaminated material is not used in filling.	PS 133.1 Filling or excavation does not occur on land that is on the Environmental Management Register or the Contaminated Land Register under the <i>Environmental Protection Act</i> . PS 133.2 Fill material does not contain any hazardous contaminant ¹⁹ as defined under the <i>Environmental Protection Act 1994</i> .

¹⁹ The *Environmental Protection Act 1994* establishes obligations of owners and local governments regarding hazardous contaminants. See for example sections 371 and 372.



Column 1: Specific outcomes	Column 2: Acceptable solutions (if self-assessable) or Probable solutions (if code assessable)
<p>SO 134. Filling and excavation does not adversely affect environmental values in receiving waterways or wetlands nor adversely affect areas of biodiversity value identified on map NFRO3.1 to NFRO3.5 and NFRO3 – Gin Gin.</p>	<p>PS 134.1 Filling or excavation does not occur—</p> <ul style="list-style-type: none"> i. within 100 metres of any wetland or creek or 200 metres of a river; or, ii. below a 1% AEP flood level.
<p>SO 135. Filling and excavation does not lead to increased erosion or sediment-laden run-off.</p>	<p>PS 135.1 Erosion and sediment control measures are employed while works are being carried out and such measures are in accordance with the <i>Soil Erosion and Sediment Control Guidelines for Queensland</i> and the <i>Queensland Urban Drainage Manual</i>.</p>
<p>SO 136. Dust emissions are prevented from extending beyond the boundary of the site through the use of measures such as—</p> <ul style="list-style-type: none"> i. regular water spraying of exposed areas; ii. provision of dust-stabilised or sealed areas; iii. placing a protective covering on exposed areas; and, iv. the installation of wind barriers. 	<p><i>No acceptable or probable solution identified.</i></p>
<p>SO 137. Emissions of air pollutants from the premises, as a result of filling or excavation, do not cause any significant environmental harm or nuisance.</p>	<p>PS 137.1 Work is only carried out between the hours of 7:00 AM and 6:00 PM Mondays to Fridays, excluding public holidays.</p> <p>PS 137.2 No air emissions, including odours, are detectable outside the site.</p>
<p><i>Flooding and drainage</i></p>	
<p>SO 138. The finished surface level—</p> <ul style="list-style-type: none"> i. is free draining; ii. does not interrupt or materially change the surface water drainage from or onto adjoining land; iii. does not adversely affect the flow of water in any overland flow path; and iv. permits surface water to drain to a lawful point of discharge. 	<p><i>No acceptable or probable solution identified</i></p>

Column 1: Specific outcomes	Column 2: Acceptable solutions (if self-assessable) or Probable solutions (if code assessable)
<p>SO 139. Filling and excavation does not cause any new or exacerbate an existing flooding or drainage problem including—</p> <ul style="list-style-type: none"> i. the loss or reduction of flood storage; ii. creation of afflux; iii. hazards to property or people; iv. any impediment to a Counter Disaster Plan measure; v. creating new flood prone land or a flood hazard; and, vi. adverse hydraulic impact on areas external to the site. 	<p><i>No acceptable or probable solution identified</i></p>

6.4 Gates and Grids Code

- (1) The provisions in this section comprise the Gates and Grids Code.

6.4.1 Compliance with the Gates and Grids Code

- (1) Development complies with the Gates and Grids Code if it is consistent with the specific outcomes for the code.

6.4.2 Purpose

- (1) The overall outcomes are the purpose of the Gates and Grids Code.
- (2) The following are the overall outcomes sought for the Gates and Grids Code—
- (a) Gates and grids prevent the movement of livestock, while facilitating the passage of pedestrians and vehicles;
 - (b) Gates and Grids are—
 - (i) provided in a cost-effective manner; and,
 - (ii) constructed to standards that optimise their whole-of-life costs; and,
 - (iii) capable of being used safely by vehicles and pedestrians.



6.4.3 Specific outcomes and probable solutions

Table 6.8 Specific outcome and probable solutions for gates and grids

Column 1: Specific outcomes	Column 2: Probable solutions
<p>SO 140. The gate or grid allows the safe movement of traffic and pedestrians along the road during and after construction.</p>	<p>PS 140.1 Gates and grids are provided and maintained to the standards stated in planning scheme policy 6</p> <p>PS 140.2 Gates and grids are located perpendicular to the centre line of the road.</p> <p>PS 140.3 The gate or grid is clearly identified to road users by signs.</p>

6.5 Home Business Code

- (1) The provisions of this section comprise the Home Business Code.

6.5.1 Compliance with the Home Business Code

- (1) Development complies with the Home Business Code if it is consistent with the specific outcomes for the code.

6.5.2 Purpose

- (1) The overall outcomes are the purpose of the Home Business Code.
- (2) The following are the overall outcomes sought for the Home Business Code—
- (a) home businesses are conducted by residents within their dwelling, or its curtilage, while maintaining its primary use as a residence;
 - (b) home businesses do not detract from the amenity of the locality; and,
 - (c) home businesses are inconspicuous.

6.5.3 Specific outcomes and acceptable solutions or probable solutions

Table 6.9 Specific outcomes and solutions

Column 1: Specific outcomes	Column 2: Acceptable solutions (if self-assessable) or Probable solutions (if code assessable)
<i>Amenity</i>	
SO 141. The home business is— <ul style="list-style-type: none"> i. subordinate to the dwelling house; ii. low key in impacts, size and employment; and iii. complementary to the residential amenity. 	PS 141.1 The home business has a maximum— <ul style="list-style-type: none"> i. GFA of 30m² if the home business does not provide visitor accommodation; ii. of 2 guest rooms if providing visitor accommodation; and iii. of 2 non-resident employees.
SO 142. The operation of the home business does not adversely affect the amenity of the area or result in adverse environmental impacts in regard to— <ul style="list-style-type: none"> i. noise; 	PS 142.1 If not providing accommodation, the hours of operation are limited to between 7.00 am and 7.00 pm weekdays and between 7.00 am and 1.00 pm Saturdays.



Column 1: Specific outcomes	Column 2: Acceptable solutions (if self-assessable) or Probable solutions (if code assessable)
<ul style="list-style-type: none"> ii. emissions to air (including odour) or water; iii. disposal of waste; iv. lighting; and v. traffic or parking. 	<p>PS 142.2 The Home business does not—</p> <ul style="list-style-type: none"> i. accommodate at any one time more than 4 visitors if in the Residential Zone, or 10 visitors otherwise; or, ii. involve the display or storage of goods where they are visible from outside the premises; or, iii. for vehicles or vehicle components or small engines—involve the storage, repair, maintenance, fitting of accessories or parts, servicing, painting, or detailing of; or, iv. involve the sale or hiring out of articles, goods, materials or vehicles. <p>PS 142.3 The home business does not result in the release of any contaminants (as defined in the <i>Environmental Protection Act 1994</i>).</p>
<p>SO 143. Advertising devices do not adversely affect the amenity of the locality.</p>	<p>PS 143.1 The total area of advertising devices on the premises is not more than 0.5 m².</p> <p>PS 143.2 Advertising devices are not illuminated, moving or flashing at any time.</p> <p>PS 143.3 Any advertising devices are only located on the premises or are a <i>frontage sign</i>.</p>
<p><i>Car parking and access</i></p>	
<p>SO 144. Traffic generation and car parking do not adversely affect the amenity of the locality.</p>	<p>PS 144.1 Car parking is to be provided on site in accordance with the Australian Standard AS2890 at a rate of—</p> <ul style="list-style-type: none"> i. for visitor accommodation – 1 car parking space per guest room in addition to resident car parking spaces; and ii. otherwise – one additional car parking space. <p>PS 144.2 The use does not generate more than 15 vehicle movements per day.</p> <p>PS 144.3 Not more than one service vehicle travels to the site per week.</p> <p>PS 144.4 No vehicle that is associated with the use and which has a gross vehicle mass of more than 5.0 tonnes is stopped or parked at the premises.</p>

Column 1: Specific outcomes	Column 2: Acceptable solutions (if self-assessable) or Probable solutions (if code assessable)
<i>Works</i>	
SO 145. Building works and operational works are consistent with the scale, location and character of works reasonably expected in a residential area.	PS 145.1 No new building or structure is more than 8.5 metres high if in the Residential Zone, or more than 10.0 metres if in the Rural Zone. PS 145.2 Site cover is not increased or is not more than 50%.
<i>Infrastructure</i>	
SO 146. The home business does not adversely affect existing services.	<i>No probable solution or acceptable solution stated</i>

6.6 Infrastructure Works Code

- (1) The provisions in this section comprise the Infrastructure Works Code.

6.6.1 Compliance with the Infrastructure Works Code

- (1) Development complies with the Infrastructure Works Code if it is consistent with the specific outcomes for the code.

6.6.2 Purpose

- (1) The overall outcomes are the purpose of the Development Infrastructure Works Code.
- (2) The following are the overall outcomes sought for the Development Infrastructure Works Code—

Generally—

- (a) infrastructure is—
- (i) provided in a cost-effective, efficient and coordinated manner;
 - (ii) provided in a manner that creates no significant adverse environmental effects; and,
 - (iii) capable of being used safely.



Work associated with a material change of use—

- (b) services are provided to a level ordinarily expected by the community and not less than that generally in the locality;

Operational work for reconfiguring a lot—

- (c) roads are constructed to suitable standards that optimise their whole-of-life costs;
- (d) each lot is adequately connected to—
 - (i) water supply (potable supply and for fire fighting);
 - (ii) sewerage;
 - (iii) stormwater drainage;
 - (iv) power supply; and
 - (v) telecommunications.

6.6.3 Specific outcomes Specific outcomes and probable solutions

Table 6.10 Specific outcomes and acceptable solutions

Column 1: Specific outcomes	Column 2: Probable solutions
SO 147. The nature and scale of the use or works are consistent with the capacity of the infrastructure servicing the premises and its safe and efficient operation.	<i>No probable solution identified</i>
SO 148. Each new lot is capable of being connected to or providing within it— <ul style="list-style-type: none"> i. an adequate and reliable potable water supply; and, ii. a sustainable system of sewage and other wastewater disposal; and, iii. drainage; and, iv. a reticulated electricity supply; and, v. telecommunications. 	<i>No probable solution identified</i>
SO 149. Water supply, sewerage and roads are provided to— <ul style="list-style-type: none"> i. meet appropriate standards at the least whole of life cost, including avoiding unnecessary duplication; ii. be robust and fit for the purpose 	PS 149.1 Water supply, sewerage and roads are designed and constructed to the standards stated in <i>Planning Scheme Policy 5—Design and Construction Standards for Infrastructure</i> .

Column 1: Specific outcomes	Column 2: Probable solutions
<p>and intended period of operation;</p> <ul style="list-style-type: none"> iii. be easily maintained without unnecessarily requiring specialist expertise or equipment; iv. be comprised of components and materials that are readily accessible and available; and v. be readily integrated with existing systems and facilitate the orderly provision of future systems. 	
<p>SO 150. Adequate stormwater drainage is provided to—</p> <ul style="list-style-type: none"> i. meet appropriate standards at the least whole of life cost, including avoiding unnecessary duplication; ii. detain, collect and reuse stormwater without ponding for a prolonged period; iii. protect the efficiency of downstream drainage; iv. be accessible, easily maintained, and durable; v. maintain the safety of people and property; vi. direct stormwater to one or more lawful points of discharge; vii. prevent erosion and the accumulation of sediment; and, viii. protect the quality of downstream water within acceptable limits by removing or reducing sediment, nutrients and other pollutants. 	<p>PS 150.1 Stormwater drainage is designed and constructed to the standards stated in Planning Scheme Policy 5—Design and Construction Standards for Infrastructure.</p>
<p>SO 151. Uses and works maintain or improve the safe and efficient operation of roads having regard to—</p> <ul style="list-style-type: none"> i. the traffic profile and factors influencing road usage; ii. the potential for conflict between vehicles or between vehicles and pedestrians; and, iii. the number and location of driveways connecting car parks with the public road network in the local government area; 	<p>PS 151.1 Water supply, sewerage, roads and drainage are designed and constructed to the standards stated in <i>Planning Scheme Policy 5—Design and Construction Standards for Infrastructure</i>.</p> <p>PS 151.2 Vehicular access to sites with more than one frontage road is via the least trafficked road.</p> <p>PS 151.3 Not more than one vehicular access connects the vehicular parking and manoeuvring areas with the public road network.</p> <p>PS 151.4 Vehicle crossovers are separated from any other vehicle crossover by a distance of not less than three metres.</p> <p>PS 151.5 If in a high or moderate bushfire risk area the reconfiguring incorporates a</p>



Column 1: Specific outcomes	Column 2: Probable solutions
	perimeter road that has a minimum cleared width of 20 metres and, with a constructed road not less 6 metres wide.
SO 152. Erosion resulting from the works is minimised and the amount of sediment leaving the site is minimised;	<i>No probable solution identified</i>

6.7 Intensive Animal Husbandry Code

- (1) The provisions in this section comprise the Intensive Animal Husbandry Code.

6.7.1 Compliance with Intensive Animal Husbandry Code

- (1) Development complies with the Intensive Animal Husbandry Code if it is consistent with the specific outcomes for the code.

6.7.2 Purpose

- (1) The overall outcomes are the purpose of the Intensive Animal Husbandry Code.
- (2) The following are the overall outcomes sought for the Intensive Animal Husbandry code—
- (a) sites are large enough to accommodate *intensive animal husbandry* uses without compromising the character or amenity of an area;
 - (b) sites are appropriately located in relation to natural features and other uses or works;
 - (c) the use does not compromise the existing or future amenity of a locality; and
 - (d) the establishment and management of Intensive animal husbandry uses do not compromise natural systems or processes.

6.7.3 Specific outcomes and probable solutions

Table 6.11 Specific outcomes and probable solutions

Column 1: Specific outcomes	Column 2: Probable solutions
<i>Location</i>	
SO 153. The use does not compromise the use of the site or adjoining land for agricultural production.	PS 153.1 Intensive animal husbandry uses do not establish on Class A, Class B or Class C Good Quality Agricultural Land ²⁰ .
<i>Amenity</i>	
SO 154. The siting of all structures is consistent with the amenity of the locality, including visual amenity and the noise environment.	PS 154.1 Buildings and other structures are setback from property boundaries in accordance with Table 6.12. PS 154.2 The use does not generate noise greater than 5 dB(A) above average background noise levels at the boundary of the site.
<i>Waste management</i>	
SO 155. The siting of waste disposal areas does not compromise the amenity of an area.	PS 155.1 Waste disposal areas are setback from property boundaries the distances stated in Table 6.12.
SO 156. The disposal of liquid or solid wastes generated by intensive animal husbandry uses does not create unacceptable impacts having regard to considerations such as the release of contaminants (including odours), and associated management techniques.	<i>No probable solution identified</i>
SO 157. Waste disposal areas do not provide an environment that attracts vermin or is conducive to fly or mosquito breeding.	<i>No probable solution identified</i>
SO 158. Waste disposal areas are situated only where there is no risk of contaminating groundwater or surface water resource.	<i>No probable solution identified</i>
SO 159. Waste disposal areas do not adversely affect native or riparian vegetation.	<i>No probable solution identified</i>



Table 6.12 Setback distances for Intensive animal husbandry.

Setback from:	Piggery or feedlot (metres)	Poultry farm (metres)	Stables (metres)	Dairy (metres)
Road frontage	200	60	-	60
<i>Creek</i>	100	100	100	100
<i>River</i>	200	200	200	200
Side or rear boundary	50	50	15	20
Any dwelling on another lot	500	400	20	300
Land in the Residential Zone	1000	800	100	600

6.8 Landscaping Code

- (1) The provisions of this section comprise the Landscaping Code.

6.8.1 Compliance with the Landscaping Code

- (1) Development complies with the Landscaping Code if it is consistent with the specific outcomes for the code.

6.8.2 Purpose

- (1) The purpose of the Landscaping Code is to seek the following overall outcomes—
- (a) an attractive environment suited to the local government area;
 - (b) streetscape and landscape character that is consistent throughout a zone;
 - (c) landscaping that is functional and complementary to the climate, soils and aspect;
 - (d) landscaping that complements and enhances the uses and other works with which it is associated;
 - (e) visually pleasant townscapes, streetscapes and landscapes;
 - (f) the protection of privacy of occupiers of nearby premises;
 - (g) the maximisation of personal safety;
 - (h) retention of vegetation of ecological, aesthetic and/or cultural significance;

- (i) landscaping in the public and private realms are complementary; and
- (j) landscaping is—
 - (i) easily maintained, and
 - (ii) conserves energy and water; and,
- (k) plant species used in landscaping do not have the potential to become environmental weeds.

6.8.3 Specific outcomes and probable solutions

Table 6.13 Specific outcomes and acceptable solutions

Column 1: Specific outcomes	Column 2: Probable solutions
<i>Amenity</i>	
SO 160. Landscaping protects the amenity of any existing or future residential areas.	<p>PS 160.1 Where the use is other than a residential use (and not in the Rural Zone) — landscaping not less than 3.0 metres wide that visually screens the lot is provided along the full length of boundaries common to land in the Residential Zone; or</p> <p>PS 160.2 For all non-residential uses within 50m of land used for a residential use or land in the Residential Zone —landscaping buffer not less than 3.0 metres wide that visually screens the non-residential use is provided between the residential use or the land in the Residential Zone and the non-residential use; or</p> <p>PS 160.3 Where the lot is in the Rural Zone and abuts land included in the Residential Zone — Landscaping not less than 10.0 metres wide that visually screens the lot is provided along the full length of boundaries common to land in the Residential Zone.</p>



Column 1: Specific outcomes	Column 2: Probable solutions
<p>SO 161. Landscaping protects and enhances the amenity along roads.</p>	<p><i>For frontages other than a frontage to a State controlled road or principal local government road—</i></p> <p>PS 161.1 In the Commercial or Industrial Zone — landscaping not less than 3.0 metres wide and which visually enhances the lot and the works located thereon is provided along the full length of the road frontage other than to a State controlled road or principal local government road, other than at approved access points.</p> <p>PS 161.2 In the Residential Zone — A landscaped area not less than 2.0 metres wide and which visually enhances the lot and the works located thereon is provided along the full length of the road frontage other than State controlled or Principal local government road, other than at approved access points.</p> <p>PS 161.3 In the Rural Zone — Landscaping not less than 5.0 metres wide is provided along the full length of the road frontage, other than at approved access points.</p> <p><i>Where the lot fronts a State controlled road or a principal local government road—</i></p> <p>PS 161.4 If in other than the Rural Zone — A landscaped area that is not less than 5.0 metres wide is provided along the full length of the road frontage, other than at approved access points.</p> <p>PS 161.5 If in the Rural Zone — Landscaping that is not less than 10.0 metres wide is provided along the full length of the road frontage, other than at approved access points.</p>
<p>SO 162. Landscaping disguises or screens aesthetically undesirable features of development including—</p> <ul style="list-style-type: none"> i. service; and ii. outdoor storage areas such as those used to store refuse receptacles. 	<p>PS 162.1 No service areas and outdoor storage areas are visible from locations off the site.</p>
<p>SO 163. Landscaping is consistent with the established and desired landscape character of the street or locality.</p>	<p>PS 163.1 Not less than 25% of the site is developed with landscaping</p>

Column 1: Specific outcomes	Column 2: Probable solutions
<i>Character</i>	
SO 164. Landscaping makes a positive contribution to the character of the locality in which it is situated.	<p><i>For the Community Purposes and Residential Zones—</i></p> <p>PS 164.1 Not less than 25% of the site is developed with landscaping.</p> <p><i>For the Industrial Zone—</i></p> <p>PS 164.2 Not less than 10% of the site is developed with landscaping</p>
SO 165. Where a street or locality has a specific character derived from existing vegetation, landscaping accommodates the retention of existing vegetation, including street trees, and the planting of similar species to achieve continuity (except where the species is identified as an undesirable species, or listed on any noxious plant register).	<i>No probable solution identified</i>
<i>Suited to its context</i>	
SO 166. Landscaping is sensitive to site attributes such as streetscape character, natural landform, views, land capability, drainage and availability of water.	<i>No probable solution identified</i>
SO 167. Landscaping is sympathetic to the local environment having regard to— <ul style="list-style-type: none"> i. the ability of the landscaping to minimise the need for irrigation; ii. the extent of areas that are suitable for the on-site absorption of stormwater; and, iii. the ability for permeable surfaces to properly drain. 	<i>No probable solution identified</i>
SO 168. Landscaping reduces erosion through the incorporation of measures such as using vegetation for soil stabilisation and sediment screening.	<i>No probable solution identified</i>
SO 169. Landscaping integrates well with the future use and other works situated on the lot.	<i>No probable solution identified</i>



Column 1: Specific outcomes	Column 2: Probable solutions
<p>SO 170. Landscaping preserves access to infrastructure services and facilities and ensures that plants, materials, and irrigation devices are sited taking into consideration the location and accessibility of overhead and underground infrastructure services and facilities.</p>	<p><i>No probable solution identified</i></p>
<p><i>Convenience and safety</i></p>	
<p>SO 171. Landscaped areas are accessible to all persons.</p>	<p><i>No probable solution identified</i></p>
<p>SO 172. Landscaping provides protection from climatic elements including shade in summer and the screening of wind in winter.</p>	<p><i>No probable solution identified</i></p>
<p>SO 173. Landscaping provides visual relief and shade throughout outdoor carparking areas.</p>	<p>PS 173.1 External car parking areas include one shade tree for every 8 parking space distributed throughout such parking areas.</p>
<p>SO 174. Landscaping accommodates clearly visible pedestrian and vehicle sight lines to minimise the likelihood of accidental collision by—</p> <ul style="list-style-type: none"> i. not locating structures that are more than 700 mm high within sight lines; ii. not planting species that are likely to grow higher than 700 mm within a sight line; and, iii. constructing pathways for pedestrians and cyclists on desire lines. 	<p><i>No probable solution identified</i></p>
<p>SO 175. Landscape design discourages crime and vandalism and enhances personal and property security based on the principles of <i>Crime Prevention Through Environmental Design</i> by—</p> <ul style="list-style-type: none"> i. providing security and path lights around building entries, driveways, parking areas and walking paths; and, ii. maintaining or establishing a high degree of visibility along pathways, at access points and other publicly accessible spaces; and, iii. restricting opportunities for people to conceal themselves. 	<p><i>No probable solution identified</i></p>

Column 1: Specific outcomes	Column 2: Probable solutions
SO 176. Landscaping incorporates safety features including adequate lighting, non-slip surfaces and handrails.	<i>No probable solution identified</i>
SO 177. Any play areas within the landscaping are— i. separated, either by distance or a suitable barrier, from areas on which vehicles are driven; and, ii. substantially shaded between the hours of 10:00 AM and 2:00 PM	<i>No probable solution identified</i>
<i>Natural environmental values</i>	
SO 178. The ecological values of a site and/or of adjoining land are enhanced, taking into account the proximity to any environmentally sensitive area, or any element of high community value, habitat, waterway corridor or wetland.	PS 178.1 Only species identified in Planning Scheme Policy 3—Landscaping (Division 3) are situated within the landscaped area. PS 178.2 No 'undesirable species' as listed in Planning Scheme Policy 3—Landscaping (Division 3) are to be included in any landscaping.
SO 179. The landscaped area minimises the demand for potable water from the local government's water reticulation system.	PS 179.1 Only species identified in Planning Scheme Policy 3—Landscaping (Division 3) are situated within the landscaped area. PS 179.2 No 'undesirable species' as listed in Planning Scheme Policy 3—Landscaping (Division 3) are to be included in any landscaping.
SO 180. Landscaping works can be efficiently and effectively maintained, having regard to— i. the selection of endemic species to minimise maintenance and for longevity; and, ii. the provision of suitable irrigation systems.	PS 180.1 Only species identified in Planning Scheme Policy 3—Landscaping (Division 3) are situated within the landscaped area. PS 180.2 No 'undesirable species' as listed in Planning Scheme Policy 3—Landscaping (Division 3) are to be included in any landscaping.



6.9 Multi-residential Code

- (1) The provisions of this section comprise the Multi-residential Code.

6.9.1 Compliance with the Multi-residential Code

- (1) Development complies with the Multi-residential Code if it is consistent with the specific outcomes for the code.

6.9.2 Purpose

- (1) The overall outcomes are the purpose of the Multi-residential Code.
- (2) The following are the overall outcomes sought for the Multi-residential Code—
- (a) development maintains the streetscape and character of the locality and provides an acceptable level of residential amenity;
 - (b) new housing provides for the development and maintenance of a pleasant residential environment for occupants; and,
 - (c) a range residential types and densities, providing choice for residents, is available.

6.9.3 Effects of use

Table 6.14 Specific outcomes and solutions

Column 1: Specific outcomes	Column 2: Acceptable solutions (if self-assessable) or Probable solutions (if code assessable)
<i>Site suitability and amenity</i>	
SO 181. Lots are of suitable size and shape for the intended purpose.	PS 181.1 The site is at least 800 m ² in area. PS 181.2 For up to two dwellings—the lot is capable of accommodating a horizontal rectangle 15 metres by 25 metres. PS 181.3 For more than two dwellings— the site area is not less than 300 m ² per dwelling unit.
SO 182. On-site facilities (eg clothes drying, refuse collection) do not detract from the amenity of adjoining dwellings.	<i>No acceptable or probable solution identified</i>

Column 1: Specific outcomes	Column 2: Acceptable solutions (if self-assessable) or Probable solutions (if code assessable)
<i>Open space</i>	
SO 183. Landscaping— <ul style="list-style-type: none"> i. contributes to a pleasant residential streetscape; and, ii. preserves and integrates within the landscape design significant existing trees. 	PS 183.1 At least 30% of the site is— <ul style="list-style-type: none"> i. not occupied by buildings, areas on which vehicles are driven, clothes drying areas, refuse storage areas, and; ii. incorporates <i>landscaping</i>.

6.9.4 Effects of works

Table 6.15 Specific outcomes and solutions

Column 1: Specific outcomes	Column 2: Acceptable solutions (if self-assessable) or Probable solutions (if code assessable)
<i>Building work—scale and bulk</i>	
SO 184. Buildings and structures have a scale compatible with the predominant building scale in the locality.	PS 184.1 Buildings and structures are not more than 8.5 metres high.
SO 185. Buildings do not appear bulky.	PS 185.1 Buildings are setback a minimum of 3 metres or half the height of the building (whichever is the greater) from all side boundaries. PS 185.2 Walls are not more than 15m long in a single plane. PS 185.3 Site cover does not exceed 50% for the ground floor; and 35% for any storeys above ground floor. PS 185.4 No roof has any dimension in a single plane of more than 18 metres.; and PS 185.5 Buildings are setback a minimum of 6 metres from all rear boundaries.
<i>Building work—amenity</i>	
SO 186. Building design and siting protects the visual and acoustic amenity of nearby dwellings.	<i>No acceptable or probable solution identified</i>



Column 1: Specific outcomes	Column 2: Acceptable solutions (if self-assessable) or Probable solutions (if code assessable)
SO 187. Buildings avoid or minimise the adverse effects of road traffic noise, dust or vibration from State-controlled roads and principal local government roads.	PS 187.1 Buildings are setback not less than— <ul style="list-style-type: none"> i. 6 metres from a road other than a State controlled road; ii. 8m from a State controlled road if in the Town Services Area; and, iii. 40m from a State controlled road outside the Town Services Area
SO 188. Overlooking is avoided through— <ul style="list-style-type: none"> i. orienting and locating windows and balconies away from adjacent residential buildings; ii. the use of privacy screens or hoods; and, iii. carrying out landscaping treatments. 	PS 188.1 No unscreened window is closer to a side or rear boundary than 2 metres (at ground floor level) or 6 metres (above ground floor level).
SO 189. The character of the locality is reflected in the design, including— <ul style="list-style-type: none"> i. articulating the roofline and reflecting the dominant design of the locality; and, ii. within facades—making use of materials that complement those used in the locality. 	<i>No acceptable or probable solution identified</i>
SO 190. The building contributes to a pleasant streetscape and generally address the street (with at least one pedestrian entrance visible from the street).	PS 190.1 Retaining walls located on or within 1.0 metre of a boundary are no more than 1.5 metres high. PS 190.2 Boundary fences are no more than 2.0 metres high. PS 190.3 Car parking is not situated between the building and the street frontage. PS 190.4 Not more than two garage doors or openings are within 45 degrees of facing a street frontage.
<i>Required infrastructure and services</i>	
SO 191. Infrastructure is provided to levels expected in an urban residential environment.	<i>No acceptable or probable solution identified</i>
SO 192. Internal access and layout permits access by emergency vehicles.	<i>No acceptable or probable solution identified</i>
SO 193. Where a maximum of two units are provided adequate parking is provided on the site.	PS 193.1 A minimum of two covered spaces and one uncovered car parking space complying with Australian Standard AS 2890 is to be provided on site.

Column 1: Specific outcomes	Column 2: Acceptable solutions (if self-assessable) or Probable solutions (if code assessable)
<i>Open Space</i>	
SO 194. Sufficient space is provided around buildings to accommodate private open space.	PS 194.1 Site cover does not exceed 50% for the ground floor; and 35% for any storeys above ground floor. PS 194.2 minimum of 30% of the site is provided as private open space.
SO 195. Private open space is easily accessible from main habitable rooms at ground storey level.	<i>No probable solution stated</i>
SO 196. Screening is provided where necessary to provide privacy for users of private open space on the site.	<i>No probable solution stated</i>

6.10 Planning Scheme Building Matters Code²¹

- (1) The following acceptable solutions comprise the Planning Scheme Building Matters Code—
 - (a) No part of any building or structure is more than 8.5 metres high; and,
 - (b) *Site cover* is not more than 50%.
- (2) Stormwater drainage for buildings and structures other than class 1 or class 10 complies with Australian Standard AS/NZS 3500 Part 3.2 – 1998 – National Plumbing and Drainage Code – Stormwater Drainage.

²¹ This code only applies to 'building work not associated with a material change of use'—see the 'Assessment table for other than making a material change of use' for each zone.



6.11 Reconfiguring a Lot Code

- (1) The provisions of this section comprise the Reconfiguring a Lot Code.

6.11.1 Compliance with the Reconfiguring a Lot Code

- (1) Development complies with the Reconfiguring a Lot Code if it is consistent with the specific outcomes for the code.

6.11.2 Purpose

- (1) The overall outcomes are the purpose of the Reconfiguring a Lot Code.
- (2) The following are the overall outcomes sought for the Reconfiguring a Lot Code—

General—

- (a) lots are suitable for the intended use or probable uses having regard to the zone in which the site is included;
- (b) adequate clearances are provided between existing buildings and new boundaries; and,
- (c) access to lots is not likely to create or exacerbate a traffic problem or adversely affect the function of a road.

If an increase in the number of lots—

- (d) lots are or will be connected to services in a cost-effective sequence in the local government area considering the feasibility of such connections;
- (e) the reconfiguring does not compromise the future development of adjoining land;
- (f) environmental values are not compromised;
- (g) the productivity of good quality agricultural lands is not compromised;
- (h) the reconfiguring does not result in an excessive supply of residential lots; and,
- (i) any other overall outcomes sought with respect to the zone in which the reconfiguring occurs.

6.11.3 Specific outcomes and acceptable solutions

Table 6.16 Specific outcomes and solutions

Column 1: Specific outcomes	Column 2: Probable solutions
<i>Lot size and configuration—generally applicable</i>	
<p>SO 197. The reconfiguring is compatible with other development in the locality and is suitable for its intended use, or probable use, considering—</p> <ol style="list-style-type: none"> i. the area, proportion and orientation of the lots; and, ii. the frontage to a road; and, iii. the topography of the site; and, iv. the location of existing features, uses and works on the land or on adjacent land; and, v. existing and proposed access. 	<p>PS 197.1 Lots are regular in shape.</p> <p>PS 197.2 Lot sizes and frontages are not less than the minima identified in Column 2 of Table 6.17 as being applicable in the zones, and circumstances if any, stated in Column 1.</p> <p>PS 197.3 A suitable building platform is available that—</p> <ol style="list-style-type: none"> i. is above the 1% AEP flood event; ii. has an area of not less than 80 square metres; iii. has a width-to-depth ratio of at least 1:2; and, iv. has a maximum slope of natural ground level less than 20%.
<p>SO 198. The reconfiguring does not result in increased risk to life or property as a result of flooding, landslide, bushfire, or other natural hazard, having regard to the likely subsequent development on the land.</p>	<i>No probable solution identified</i>
<p>SO 199. Adequate pedestrian and vehicular access is available to all lots.</p>	<i>No probable solution identified</i>
<p>SO 200. Adequate separation distances between residential uses and Electricity Transmission line easements are provided.</p>	<p>PS 200.1 Residential lots are setback from the boundary of Electricity Transmission Line Easements by—</p> <ol style="list-style-type: none"> i. a 20 metre separation distance for transmission lines up to 132kV; ii. a 30 metre separation distance for transmission lines between 133kV and 275kV; and iii. a 40 metre separation distance for transmission lines greater than 275kV.
<i>If in the Rural Zone—</i>	
<p>SO 201. The reconfiguring does not compromise the capability of the land to be sustainably used for crop or animal production, excluding <i>intensive animal husbandry</i>, with a reasonable level of inputs and without causing degradation of land or</p>	<p>PS 201.1 Lot sizes and frontages are not less than the minima identified in Column 2 of Table 6.17 as being applicable in the Rural Zone and circumstances, if any, stated in Column 1.</p>



Column 1: Specific outcomes	Column 2: Probable solutions
other natural resources.	
<i>If an increase in the number of lots—</i>	
SO 202. The reconfiguring protects biodiversity values of local, regional and State significance identified on Map NFRO3.1 to NFRO3.5 and NFRO3 – Gin Gin and natural features, including waterways.	<i>No probable solution identified</i>
SO 203. An adequate supply, but not oversupply, of residential lots is available for a range of household types.	<i>No probable solution identified</i>
SO 204. The reconfiguring integrates well with— i. existing uses and works; and, ii. likely future development in the locality.	<i>No probable solution identified</i>
<i>For lots in a Residential Zone or on which dwellings may be built—</i>	
SO 205. The reconfiguring provides an area within each lot suitable for a building able to accommodate the intended or probable use of the site.	<i>No probable solution identified</i>
SO 206. Lots are orientated to facilitate the siting of dwellings to take account of micro-climatic benefits.	<i>No probable solution identified</i>
SO 207. Lots in the Residential Zone are designed to enable buildings to be oriented to enable climatic extremes to be moderated using energy conservation principles.	<i>No probable solution identified</i>
SO 208. Each lot on which a dwelling may be built has an adequate supply of water available for fire fighting purposes.	<i>No probable solution identified</i>
SO 209. Lots are located and designed with recognition of the inclusion of buffers to minimise conflicts with rural uses.	<i>No probable solution identified</i>
<i>If in the Scenic and Rural Character Area—</i>	
SO 210. Works required to facilitate vehicular movement and parking does not result in a loss of vegetation that is prominent from any public place.	<i>No probable solution identified</i>
SO 211. Lot boundaries are sympathetic to topographical and other natural features of the site.	<i>No probable solution identified</i>

Column 1: Specific outcomes	Column 2: Probable solutions
<i>For lots in the bushfire prone area—</i>	
SO 212. The reconfiguring includes a fuel-modified buffer that— <ul style="list-style-type: none"> i. has been selectively cleared where necessary; and, ii. includes landscaping that is designed and provided to protect buildings and not increase the level of bushfire risk. 	PS 212.1 In bushfire prone areas the reconfiguring incorporates— <ul style="list-style-type: none"> i. a perimeter road that has a minimum cleared width of 20 metres; ii. a constructed road width of 6 metres; iii. construction to an all-weather standard; and, iv. a ring road system that provides a fire break and access for fire fighters.
<i>If involving the opening of a road—</i>	
SO 213. The design of each new road conveys its primary function in road network in the local government area.	<i>No probable solution identified</i>
SO 214. The design of each new road encourages safe and proper driver behaviour considering the primary function of that road.	<i>No probable solution identified</i>
SO 215. The road layout does not compromise the safe and efficient use of the existing or future road network.	<i>No probable solution identified</i>
SO 216. The road layout, design and construction take account of the need for access by emergency vehicles and possible evacuation.	<i>No probable solution identified</i>
<i>Nature conservation—</i>	
SO 217. The reconfiguration of land does not result in degradation of the natural environment.	<i>No probable solution identified</i>
SO 218. Reconfiguration does not adversely impact on the drainage of the subject land or adjacent lands.	<i>No probable solution identified</i>



Column 1: Specific outcomes	Column 2: Probable solutions
<p>SO 219. Each lot is able to accommodate any use that is exempt or self-assessable without—</p> <ul style="list-style-type: none"> i. increasing any adverse ecological impacts, particularly on any nearby sensitive receiving environments, as a result of any infrastructure system (including on-site disposal of domestic effluent) or increasing the cumulative effects of the systems in the locality; ii. increasing any health risks during a system failure; and iii. deteriorating the water quality of existing and/or proposed water supplies. 	<p><i>No probable solution identified</i></p>

Table 6.17 Minimum sizes for lots

Column 1: Zone (and circumstances, if any)	Column 2: Minimum sizes	
	Minimum area	Minimum frontage
Commercial	400 square metres	10 metres
Community Purposes	4,000 square metres	40 metres
Industrial	1,000 square metres	20 metres
Residential (if a rear lot)	800 square metres (not including access strip)	6 metres
Residential (if within the Low Density Residential Precinct and within 3km of the town of <ul style="list-style-type: none"> a) Tirroan (measured from the intersection of Geary Street and Albany Street); b) Wallaville (measured from the intersection of Grey Street and Mill Street); or c) Gin Gin (measured from the intersection of May Street and Mildren Street). 	5000 square metres	40 metres
Residential (if within the Low Density Residential Precinct)	2.0 hectare	70 metres
Residential (if within the Village Precinct)	1100 square metres	22 metres
Residential (if the above circumstances do not apply)	500 square metres	16 metres
Rural (if <i>Class A Land</i>)	100 hectares	200 metres
Rural (if <i>Class B Land</i>)	200 hectares	200 metres
Rural (if <i>Class C Land</i>)	200 hectares	200 metres
Rural (otherwise)	250 hectares	200 metres

6.12 Vehicle Parking and Access Code

- (1) The provisions of this section comprise the Vehicle Parking and Access Code.

6.12.1 Compliance with the Vehicle Parking and Access Code

- (1) Development complies with the Vehicle Parking and Access Code if it is consistent with the specific outcomes for the code.

6.12.2 Purpose

- (1) The overall outcomes are the purpose of the Vehicle Parking and Access Code.
- (2) The following are the overall outcomes sought for the Vehicle Parking and Access Code—
 - (a) uses do not generate excessive parking, manoeuvring or servicing on nearby roads; and,
 - (b) uses provide safe, efficient and convenient vehicular, pedestrian and cycle access to the site and movement within it; and,
 - (c) uses provide adequate on-site facilities for servicing by delivery, refuse and other service vehicles; and,
 - (d) uses do not provide excessive off-site impacts associated with the manoeuvring and parking of vehicles.

6.12.3 Specific outcomes and acceptable solutions

- (1) The specific outcomes, acceptable solutions and probable solutions for the Vehicle Parking and Access Code are identified in Table 6.18.



Table 6.18 Specific outcomes and solutions

Column 1: Specific outcomes	Column 2: Acceptable solutions (if self-assessable) or Probable solutions (if code assessable)
<i>Vehicle parking</i>	
SO 220. Sufficient vehicle parking is provided to meet demand for the number and type of vehicles for the type of development. The number of vehicle parking spaces provided is consistent with the practical opportunities available for shared car parking provision and the operation of alternative transport modes to private motor vehicles.	PS 220.1 The number of vehicle parking spaces is not less than that identified as applicable to the specific use, defined use in Table 6.19.
SO 221. Parking and manoeuvring areas for emergency vehicle parking is provided for uses providing medical services and for aged care facilities and retirement villages.	PS 221.1 A minimum of 1 parking space for emergency vehicles 10.5 metres in length.
SO 222. Vehicle parking areas are freely accessible to all employees on site and visitors to the development during the normal hours of operation of the development with no encumbrance, fee or charge.	PS 222.1 Vehicle parking areas have no gateways, doors, or similar devices that restrict vehicular access by employees or visitors.
SO 223. Development does not result in any adverse impact through the reduction in the vehicle parking capacity of the site and/or the local area.	<i>No acceptable solution or probable solution identified</i>
SO 224. Vehicle parking areas, driveways and associated accesses function satisfactorily, and are constructed and line-marked to be suitable for their intended purpose.	<p>PS 224.1 All vehicle-parking areas are provided on the lot in accordance with <i>Australian Standard AS2890.1 Part 1: Off-Street Car Parking</i> (excepting for sections 4.3 and 4.4 and Appendix C).</p> <p>PS 224.2 Where the development includes a combination of 'low turnover' and 'high turnover' car spaces (as defined in the Australian Standard), the parking spaces and aisles are designed to the high turnover or Class 3 requirements in <i>Australian Standard AS2890.1 Part 1: Off-Street Parking</i>.</p> <p>PS 224.3 Vehicle parking areas are constructed with a hard stand surface to the standards set out in <i>Planning Scheme Policy 5—Design and Construction Standards for Infrastructure Works</i>.</p> <p>PS 224.4 Signs and line marking are provided in accordance Queensland Department of Main Roads Manual of Uniform Traffic</p>

Column 1: Specific outcomes	Column 2: Acceptable solutions (if self-assessable) or Probable solutions (if code assessable)
	Control Devices. PS 224.5 There is no increase in the number of access points to State-controlled roads or principal local government roads.
SO 225. Tandem vehicle parking is only used in circumstances where no inconvenience arises from its use.	<i>No acceptable or probable solution identified</i>
<i>Manoeuvring</i>	
SO 226. Suitable on-site manoeuvring and circulation is provided to avoid use of the public road system for movement between different car parking and vehicle service areas in the development.	PS 226.1 Manoeuvring and circulation is provided within the site in accordance with AUSTRROADS AP-34/95 Design Vehicles and Turning Path Templates, <i>AS2890.1-Parking Facilities Part 1 Off Street Parking and AS2890.2 Off Street Parking Part 2 Commercial Vehicles.</i>
<i>Servicing</i>	
SO 227. Uses include adequate on-site provision for loading/unloading and set down areas.	PS 227.1 Loading/unloading and set down areas provided in accordance with AS2890.2 –Off Street Parking Part 2: Commercial Vehicles allow for the— i. collection and set down of passengers; ii. parking of trailers; iii. service vehicle parking; and iv. loading and unloading of goods.
SO 228. The use is able to be properly serviced by service vehicles.	PS 228.1 For sites greater than 4,000m ² in area, provision is made for service vehicles in accordance with Table 6.20. <i>OR</i> PS 228.2 Provision is made for service vehicles, in accordance with Table 6.21, for sites less than 4,000m ² in area that require access by service vehicles.
<i>Amenity</i>	
SO 229. Vehicle parking areas do not detract from the amenity of the locality.	PS 229.1 In vehicle parking areas exceeding 300 m ² in site area, at least 5% of the area of the site is landscaped in and adjacent to such vehicle parking area to the standards set out in <i>Planning Scheme Policy 3—Landscaping.</i>



Column 1: Specific outcomes	Column 2: Acceptable solutions (if self-assessable) or Probable solutions (if code assessable)
<p>SO 230. Refuse storage areas are screened from view and positioned to avoid nuisance to neighbours.</p>	<p>PS 230.1 The refuse storage area is contained entirely within a building.</p> <p><i>OR</i></p> <p>PS 230.2 The refuse storage area is—</p> <ul style="list-style-type: none"> i. no closer than three metres from any street frontage and 1.5 metres from any other boundary; and, ii. entirely enclosed with a screen wall extending 0.2 metres above the height of the refuse receptacles.
<p>SO 231. Vehicle parking and manoeuvring areas and traffic generated by the use do not adversely affect amenity or result in an environmental nuisance having regard to—</p> <ul style="list-style-type: none"> i. the appearance of such areas; ii. dust emissions; iii. noise from vehicle movement; and iv. erosion and sediment control. 	<p>PS 231.1 All areas on the site on which vehicles drive are constructed and surfaced to the standards set out in <i>Planning Scheme Policy 5—Design and Construction Standards for Infrastructure Works</i>.</p> <p>PS 231.2 Vehicular access between the local government area-wide road network and the areas referred to in PS 231.1 is constructed to the standards set out in <i>Planning Scheme Policy 5—Design and Construction Standards for Infrastructure Works</i>.</p>
<p><i>Cycles and pedestrians</i></p>	
<p>SO 232. Accessways and footway systems within the site provide for safe and convenient access so that—</p> <ul style="list-style-type: none"> i. the main pedestrian access from the street to the building is easily identified; and ii. the vehicular access to the site is separate from the pedestrian access; and iii. design features are used to delineate areas of potential conflict between vehicles and pedestrians. 	<p>PS 232.1 Cycle and pedestrian paths comply with Austroads Guide to Traffic Engineering Practice Part 14 – Bicycles.</p>

Column 1: Specific outcomes	Column 2: Acceptable solutions (if self-assessable) or Probable solutions (if code assessable)
SO 233. Adequate provision is made for bicycle parking on the lot.	PS 233.1 For all uses, other than residential uses, where the required vehicle parking provision exceeds 20 parking spaces—the number of bicycle parking facilities provided on the site is not less than that set out in <i>Main Roads Road Planning and Design Manual (Table 5.12)</i> . PS 233.2 Bicycle facilities are designed and constructed in accordance with <i>AS2890.3, Parking Facilities Part 3: Bicycle Parking Facilities</i> .
SO 234. Uses provide safe pedestrian access from the street and within the site, including from any vehicle parking or set down area to the main entrance of any building by— <ul style="list-style-type: none"> i. including direct pedestrian-only pathways between the footpath, the parking area and the building's main entrance; ii. not constructing or erecting solid walls or fences adjacent to pedestrian walkways; iii. providing a low-speed traffic environment within the site; and, iv. installing appropriate lighting, directional signs, and pavement marking. 	<i>No acceptable or probable solution identified</i>
SO 235. Access is provided for persons with disabilities or mobility difficulties.	PS 235.1 Parking spaces for the people with disabilities is provided at the rate set out in <i>Standard AS2890.1 Part 1: Off-Street Car Parking (Appendix C Table C1)</i> . PS 235.2 Access and internal manoeuvring is provided in accordance with <i>Australian Standard AS1428.1—2001 Design for access and mobility</i> .



Table 6.19 Car parking requirements

Column 1: Use	Column 2: Minimum requirements
Home business	1 car space (in addition to the 1 car space required for the residential component); and for visitor accommodation – 1 car parking space per guest room in addition to the car parking space required for the residence.
Multi-residential	1 car space per dwelling unit, plus one car park per 3 dwelling units for visitor car parking
Commercial premises	1 car space per 30 m ² of GFA, or part thereof
Industrial use	2 car spaces plus 1 car space per 150 square metres of GFA or part thereof
Community service	1 car park per 10 m ² of GFA or part thereof
Other uses	not stated ²²

Table 6.20 Service vehicles

Column 1: Use or Development	Column 2: Service Vehicle Provisions
Aged persons accommodation	HRV
Intensive animal use	AV
Aquaculture	HRV
Bulk Garden Supplies	HRV
Cafe	SRV
Commercial services	SRV
Community	SRV
Educational establishment	SRV
Hospital	HRV
Minor aquaculture	HRV
Motel	SRV
Office	SRV
Rural industry	AV
Shopping centre	AV

Notes:

- SRV *Small Rigid Vehicle as defined in AS2890.2 Off Street Parking Pt 2:Commercial Vehicle Facilities*
- HRV *Heavy Rigid Vehicle as defined in AS2890.2*
- AV *Articulated Vehicle as defined in AS2890.2*

²² The local government may determine a suitable rate.

Table 6.21 HRV and AV solutions

Site Area (metres square)	Probable Solution
Less than 1000m ²	The use accommodates the identified design vehicle but a separate service bay and associated manoeuvring are not required. Where it can be demonstrated that loading and unloading can take place within the road reserve, without impacting on the safe and efficient operation of traffic and with no detrimental impact on amenity, Council or its delegate may determine that HRV and AV access is not required.
1000m ² - 2000m ²	(a) A service bay for HRV is provided. (b) Restricted manoeuvring is provided on site for HRV or AV (as identified). (c) Full on-site manoeuvring, for other classes of service vehicle, is provided.
Greater than 2000m ²	(a) A service bay is provided for HRV or AV (as identified). (b) Restricted manoeuvring is provided on site for HRV or AV (as identified). (c) Full on-site manoeuvring, for HRV and other classes of service vehicle, are provided.



ENDNOTES

Division 1—List of Annotations for Planning Scheme Amendments

Part 4 – Assessment Categories for Development

Tables 4.1, 4.3, 4.5 and 4.7

Replace 'Code' assessable with 'Impact' assessable development when the use was identified as inconsistent. Version 2.

Part 6 – Assessment Provisions – Specific Development

Table 6.3

Insert new subheading 'Sheds' above Specific Outcome 126. Version 2;

Replace the existing Specific Outcome 126. Version 2.

Schedules

Schedule 1— Cultural heritage features	1.1
Schedule 2— Infrastructure	2.1
2.1 Planned infrastructure	2.1
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Schedule 1—Cultural heritage features

Column 1 Cultural heritage feature	Column 2 Significance	Column 2 Real Property Description and location	Column 3 Overlay map
Character areas			
Scenic Rural Character Area		-	CHFO1.1 to CHFO1.5 and Cultural Heritage – Gin Gin
Town Heritage and Character Area		-	CHFO1.1 to CHFO1.5 and Cultural Heritage – Gin Gin
Bicentennial National Trail			CHFO1.1 to CHFO1.5 and Cultural Heritage – Gin Gin
Heritage and Character sites			
Former Boolboonda State Primary School (also included in the Queensland Heritage Register)	The Boolboonda and surrounding district residents have used the school for educational purposes, as a meeting place, for public functions and over the years has been a central gathering place for the residents of the area. The community's sense of association with the place has been strengthened by the fact that the residents of the Boolboonda area paid for the purchase of the land and former school following its closure. Accordingly, the educational component of the cultural heritage of community would be retained within the community. As an intact example of a provisional	Lot 51 on BON1285, Boolboonda Tunnel Road, Gin Gin	CHFO 1.1 to CHFO 1.5 and Cultural Heritage – Gin Gin

Column 1 Cultural heritage feature	Column 2 Significance	Column 2 Real Property Description and location	Column 3 Overlay map
	<p>school constructed at the end of the nineteenth century and with little change or modification to the building, it serves as an important reminder of the development of state education to rural communities throughout the nineteenth and twentieth centuries.</p> <p>The grounds include a variety of mature plantings that create a picturesque surround to the school buildings.</p>		
<p>Gin Gin Railway Station and complex (also included in the Queensland Heritage Register)</p>	<p>Substantially intact example of a country branch line station and its associated buildings and infrastructure. The Mount Perry railway was one of several major railway lines approved by the Queensland Parliament in 1877, to access the gold and copper fields of Queensland from the ports of Maryborough, Townsville and Bundaberg. The complex allows for an interpretation of the construction, and development of the former North Bundaberg-Mount Perry railway line, as well as the network of branch lines centred on Bundaberg. Its survival as a relatively intact group of railway buildings dating from various periods allows for the interpretation of the importance of the Queensland Railway network in the economic development of rural Queensland. Its use as a museum also is important in the interpretation of the complex and its significance to the local community.</p>	<p>Lot 127 on RP888196, Mulgrave Street</p>	<p>CHFO1.1 to CHFO1.5 and Cultural Heritage – Gin Gin</p>
<p>Boolboonda Railway Tunnel (also included in the Queensland Heritage Register)</p>	<p>The Boolboonda Railway Tunnel is important in demonstrating the pattern of Queensland's history as evidence of the rail line from Bundaberg to Mount Perry built in the 1880s.</p> <p>The place demonstrates a rare aspect of Queensland's cultural heritage as an early example of one of the few railway tunnels built in Queensland not requiring lining or support. The tunnel is also made unusual by the absence of portals to the entries of the tunnel.</p> <p>The Boolboonda Railway Tunnel is of aesthetic significance as a picturesque element in the landscape. The tunnel is of social significance to the local community.</p>	<p>Lot 61 on BN37372, Tunnel Road</p>	<p>CHFO1.1 to CHFO1.5 and Cultural Heritage – Gin Gin</p>



Schedule 2—Infrastructure

2.1 Planned infrastructure

Table 2.1 identifies the planned standards of service for infrastructure in the local government area.

Table 2.1 Planned standards of service

Zone	Infrastructure	Standards of service
Commercial		no standards of service stated
Community purposes		no standards of service stated
Industrial		no standards of service stated
Residential	Water supply	Water supply—3600 l/tenement /peak day demand
	Sewerage	Sewerage—750 l/tenement /day
	Drainage	designed for 10 year average recurrence interval
	Parks and open space	no standards of service stated
Rural		no standards of service stated

2.2 Gin Gin Town Services Area

Map "Infrastructure – Gin Gin" identifies the Gin Gin Town Services Area.

2.3 State Controlled Roads and Principal Local Government Roads in the local government area

The following roads are "principal local government roads" in the local government area—

1. the following principal local government roads to the extent shown on Map Infra 1.1 to Infra 1.5 and Infrastructure – Gin Gin—
 - a) Wallaville Goondoon Road;
 - b) Moolboolaman Road;
 - c) Settlement Road;
 - d) Currajong Farms Road;
 - e) Tirroan Road;
 - f) Sisemeys Road;
 - g) Walla Road;
 - h) Goodnight Road;
 - i) Kalliwa Road;
 - j) Gaeta Road; and
 - k) Wonbah Road.

2.4 Construction standards for infrastructure works

Table 2.2 identifies the construction standards that apply to infrastructure works in the local government area.

Table 2.2 Construction standards for infrastructure works

Infrastructure	Applicable construction standards
Water supply	Water Reticulation Code of Australia (WSA03- 1999); or if the matter is not dealt with by WSA03-1999, the IPWEA Standard Drawings
Sewerage	Sewerage Code of Australia (WSA02-1999); Sewerage Pumping Station Code (WSA04-2001); or if the matter is not dealt with by WSA02-1999 or WSA04-2001, the IPWEA Standard Drawings.
Roads & Drainage	Institute of Public Works Engineers of Australia (IPWEA) Standard Drawings



2.5 Infrastructure overlay areas and items

Table 2.3 identifies the infrastructure areas or items for the Infrastructure Overlay Areas and Items.

Table 2.3 Infrastructure Overlay Areas and Items

Column 1 Natural feature or resource	Column 2 Real Property Description or location	Column 3 Overlay map
<i>Water infrastructure</i>		
Irrigation Area		Infra 1.1 to Infra 1.5 and Infrastructure – Gin Gin
Declared Catchment Area		Infra 1.1 to Infra 1.5 and Infrastructure – Gin Gin
Flood and Drainage Liability Area		Infra 1.1 to Infra 1.5 and Infrastructure – Gin Gin
<i>Transport infrastructure</i>		
State-controlled roads	as may be declared from time to time under the Transport Infrastructure (Roads) Act	Infra 1.1 to Infra 1.5 and Infrastructure – Gin Gin
Principal local government roads		Infra 1.1 to Infra 1.5 and Infrastructure – Gin Gin

Schedule 3—Natural Features and Resources

The table identifies the natural features or resources for the Natural Features and Resources Overlay Areas.

Column 1 Natural feature or resource	Column 2 Real Property Description or location	Column 3 Overlay map
<i>Protected areas under the Nature Conservation Act:</i>		
Goodnight Scrub National Park	110 on NPW550	Overlay Map NFRO 1.5
Bullyard Conservation Park	153 on BON1573	Overlay Map NFRO 1.4
<i>Resources Reserves</i>		
State Forests	169 on FTY1702 406 on FTY1622 645 on FTY1439 391 on FTY1007 370 on FTY486 381 on FTY954 695 on FTY1570 287 on FTY1015	Overlay Map NFRO 1.1 to NFRO 1.5 and NFRO 1 Gin Gin
<i>Mining Leases</i>		
Limestone resource (Wilderhope Pty Ltd)	Lots 1,2,3 on AP3104	Overlay Map NFRO 2.1 to NFRO 2.5 and NFRO 2 Gin Gin
Quartz resource (Bundaberg Enterprises Pty Ltd)	Lot 46 on BON588	Overlay Map NFRO 2.1 to NFRO 2.5 and NFRO 2 Gin Gin
<i>Good Quality Agricultural Land</i>	Indicatively described as most land in the south-eastern parts of the local government area generally between Gin Gin Mount Perry Road, Bundaberg Gin Gin Road, the Burnett River, and St Kilda Road.	Overlay Map NFRO 1.1 to NFRO 1.5 and NFRO 1 Gin Gin

Column 1 Natural feature or resource	Column 2 Real Property Description or location	Column 3 Overlay map
<i>Bushfire Prone Areas</i>	Any part of the Shire that is bushfire prone	BPA 1.1 to 1.5 and BPA Gin Gin
<i>Watercourses</i>		
Watercourses	Any creek, river, stream, waterway, or other watercourse shown on the map, including, the Burnett River, Perry River, Kolan River, and Gin Gin Creek, or any existing or future impounded waters	Overlay Map NFRO 2.1 to NFRO 2.5 and NFRO 2 Gin Gin



Schedule 4—Land Designated for Community Infrastructure

This table identifies land designated by the Minister or the local government for community infrastructure pursuant to Section 2.6.1 of the *Integrated Planning Act 1997*.

Community Infrastructure Details	
Community Infrastructure Item—	Burnett River Dam
Location	Lower Burnett River
Real Property Description	Lot 4 on BN37379 Lot 50 on BON477 Lot 110 on NPW550 Lot 1002 on NPW550
Designation made by	Minister for State Development
Date designation was made by the Minister	10/10/2002
Date the designation took effect	18/10/2002
Type of Community Infrastructure	(o) transport infrastructure mentioned in Schedule 10, definition "development infrastructure" (p) water cycle management infrastructure (r) storage and works depots and the like including administrative facilities associated with the provision or maintenance of the community infrastructure mentioned in paragraphs (a) to (q).
Description of the effect of the amendment or repeal.	Burnett River Dam. The following types of infrastructure form part of the works required for the proposed Burnett River Dam: a) a dam structure which holds a capacity of up to 300 000 megalitres and makes controlled discharges of water for agricultural, commercial, domestic and environmental uses; b) access roads; and c) other infrastructure ancillary to the dam.

Schedule 5—Dictionary

5.1 Defined uses

In this planning scheme—

“**Aquaculture**” means the use of *premises* for the commercial production of fish, crustaceans or shellfish, not being a **farm**. The term includes ancillary processing, packing, storage and administration.

“**Cattery or kennel**” means the use of *premises* for boarding, breeding, keeping, or training cats or dogs for business purposes or for their impoundment.

“**Commercial premises**” means the use of *premises*, not elsewhere defined, for—

- (a) an office for administration, clerical, technical activities; or
- (b) an office for conducting a business or a professional practice; or,
- (c) non-residential medical, health, personal or related services of a commercial nature; or,
- (d) the administrative functions of a public sector entity; or,
- (e) other activities, not being an *industrial activity*, conducted for commercial gain.

“**Community services**” means the use of *premises*—

- (a) for providing a community health, well-being or similar service; or,
- (b) as a meeting hall by a community, charitable or cultural organisation; or,
- (c) as a place of public worship or for religious activities; or,
- (d) as a public library; or,
- (e) for a cemetery or columbarium; or,
- (f) for a station or depot for ambulance services, fire and rescue services, police services, rural fire services, state emergency services or a similar service.

“Community space” means the use of *land* that is ordinarily open to the public without charge and which is intended for—

- (a) environmental protection and conservation; or,
- (b) leisure, recreational, sporting and community purposes.

The term includes any ancillary use of *outbuildings* and works and the occasional temporary use for fairs, exhibitions and similar activities.

“Display yard” means the use of *premises* for the hire, display, or offering for sale of goods, including plant, equipment, vehicles, machinery, vessels, plants, building materials, construction materials, and landscaping materials, when occupying more than 200m² outdoors. The term does not include **shop**.

“Domestic storage” means use of a *shed* for storage of domestic goods including boats, cars, household items and tools not associated with a *dwelling house* on the same lot.

“Dwelling house” means—

- (a) the residential use of a *dwelling* by one household; or,
- (b) a caretaker’s residence if associated with a non-residential use on the same *lot*;
- (c) associated relative’s accommodation that is not self contained; or,
- (d) a display home.

The term includes the ancillary use of a shed located on the same *lot*.

“Education or health premises” means the use of *premises*—

- (a) for educating or training people, including providing preschool, primary, secondary, or tertiary education, whether or not the use involves the ancillary residential use of the *premises*; or,
- (b) as a child care centre; or,
- (c) as a crematorium; or,
- (d) as a hospital or public health care facility.

“Extractive industry” means the use of *premises* for dredging or extracting sand, gravel, rock, soil or similar materials for commercial gain. The term includes the ancillary washing, crushing, screening and stockpiling of those materials. The term does not include the winning and processing of minerals authorised under the *Mineral Resources Act 1989*.

“Farm” means the use of *land* involving the commercial propagation, cultivation or harvesting of plants or the keeping, breeding, boarding, or training of animals, including livestock and birds, at an intensity where the animals’ main food source is obtained by grazing, browsing, or foraging on plants grown on the *land*. The term includes the following—

- (a) turf farming;



- (b) forestry, either native or farm but not secondary processing including milling, kiln drying, chemical treatment or oil extraction;
- (c) packing or otherwise placing into containers raw produce from the same holding;
- (d) keeping honey-bee hives to extract honey or other bee hive products;
- (e) emergency and supplementary feeding;
- (f) a *roadside stall*;
- (g) the production of fish, crustaceans, or shellfish if there are no discharges to watercourses, and production occurs in—
 - (A) tanks that have a total surface area less than 750m² utilising oxygen injection; OR,
 - (B) tanks that have a total surface area less than 2000m² if not utilising oxygen injection; OR,
 - (C) ponds and associated structures such as settlement dams that have a total surface area less than 20,000m²; and
- (h) any building or structure associated with the above activities.

The term does not include **dwelling house**, **intensive animal husbandry**.

“**Food or entertainment venue**” means the use of *premises*—

- (a) for the sale of food and/or beverages; or,
- (b) for the provision of entertainment and/or recreation; or,
- (c) at which more than three coin, card, or token operated amusement machines are available for use.

The term includes amusement parlour, cabaret, cinema, conference centre, function centre, gaming establishment, hotel, take-away food store, restaurant, sporting and other clubs, tourist theme park, and commercial sporting or recreation facilities such as squash courts and indoor cricket centres.

“**General industry**” means the use of *premises* for any *industrial activity* that is not an **extractive industry**, a **low-impact industry**, **rural industry** or a **special industry**. The term includes operating a workshop for carrying out *motor vehicle mechanical or panel repairs*.

“**Home business**” means the secondary use of a *dwelling* for commercial gain or as an occupation, where the use is conducted by people who are permanent residents of the *dwelling*. The term includes—

- (a) home based child-care;
- (b) home based residential care for people with special needs;
- (c) accommodation for persons away from their normal place of residence;

- (d) small scale activities such as ornamental fish production.

The term does not include **cattery or kennel** or a *brothel*.

“Intensive animal husbandry” means the use of *premises* for the keeping, farming or handling of animals at a density of which ordinarily requires supplementary feeding and/or containment in feed lots, sheds, pens or the like where one or more of the following apply—

- (a) if a feedlot or dairy—exceeding 10 standard cattle units;
- (b) if a piggery—exceeding 10 standard pig units;
- (c) if a poultry farm—there are more than 20 birds;
- (d) if an animal sales, handling yard or other activity—there are more than 150 animals.

The term does not include **aquaculture** or **farm**.

“Low-impact industry” means the use of *premises* for an *industrial activity* where—

- (a) all environmental effects, including noise, vibration, dust, odour and lighting can reasonably be expected to be contained on-site and the activity does not adversely affect the amenity of the locality; and,
- (b) the *industrial activity*, including the storage of buildings, equipment, plant, primary produce, vehicles or other articles, is conducted only within a building; and
- (c) the activity does not result in an undue load on public utilities, in excess of that normally provided for development in the area.

The term includes—

- (a) small engine repairs;
- (b) dry cleaning;
- (c) dressmaking and sewing;
- (d) locksmithing;
- (e) the manufacture of works of art or craft, such as handicrafts, paintings and sculptures;
- (f) the making of bread, cakes, pastries, or confectionary.

“Multi-residential” means the residential use of *premises* other than use for a **dwelling house, home business, or tourist accommodation**. The term includes—

- (a) multiple unit accommodation, whether involving *dwellings* or otherwise, including apartment buildings, duplexes, flats, townhouses;
- (b) dual occupancy of one *lot*;
- (c) boarding house or tenement building;
- (d) aged care facilities and retirement villages;
- (e) rural workers' accommodation.



“**Public utility**” means the use of *premises* for community or public purposes for—

- (a) a *telecommunications facility*, other than a “low impact facility” as defined by the *Telecommunications (Low Impact Facilities) Determination 1997*, being a network tower, mast, antenna, equipment shelter or cabinet; or,
- (b) operating works under the *Electricity Act 1994*¹ other than *minor electric lines*; or,
- (c) railway lines, stations and associated facilities; or,
- (d) water treatment and storage.

“**Rural industry**” means the use of *premises* for an *industrial activity* being—

- (a) handling, storage, treating, processing, or packing of primary products produced on another holding; or,
- (b) the slaughter of animals, including birds; or,
- (c) the garaging of no more than three buses or coaches used for carrying children to and from school; or,
- (d) a workshop for servicing machinery, plant and equipment used primarily in rural production in the locality.

The term does not include **farm**.

“**Service station**” means the use of *premises* for the retail sale of motor fuel for fuelling motor vehicles or vessels, whether or not the use also includes the sale of other goods provided that the total area in which such other goods are sold does not exceed 100m².

“**Shop**” means the use of *premises* for—

- (a) the display, sale, or offering for sale by retail of goods; or,
- (b) an activity that would otherwise be **low-impact industry** and the *total use area* is less than 100m²; or,
- (c) an activity that would otherwise be **low-impact industry** and the *total use area* is less than 200m², more than half of which involves the display, or offering for sale of goods to the general public; or,
- (d) a coin operated laundromat; or,
- (e) the reception or return of goods; or,
- (f) the hire of goods.

The term does not include **display yard**.

“**Special industry**” means the use of *premises* for any *industrial activity* that has the potential to cause significant off-site environmental effects. The term includes an *industrial activity* that—

¹ “Operating works” are defined in section 12(3) of the *Electricity Act 1994*.

- (a) is likely to present a significant hazard to the general public or the occupiers of other *premises*; or,
- (b) involves an activity or product stated in *Table: Special industry activities*

Table: Special industry activities

1. bottling or canning food or beverages	18. operating a scrap metal yard or dismantling automotive or mechanical equipment
2. chemical treatment of timber	19. processing or extracting substances from animal wastes or by-products or tanning or curing animal skins or hides
3. cleaning using a stream of abrasives	20. processing or producing mineral concentrates
4. concrete batching in works having a design production capacity of more than 100 tonnes per annum	21. producing castings, or smelting or processing ores or ore concentrates
5. distilling alcohol in works with a design capacity of more than 2 500 litres per annum	22. producing coke or hydrocarbons gas
6. incinerating wastes	23. recycling or reprocessing batteries, chemicals, oils, regulated wastes, or tyres
7. manufacturing a concrete, clay or ceramic product	24. refining or processing fuel gas, crude oil, shale oil, or vegetable oil
8. manufacturing cement	25. separating, evaporating or processing milk
9. manufacturing glass or glass fibre in works with a design production capacity of more than 200 tonnes per annum	26. slaughtering animals for producing meat or meat products for human consumption
10. manufacturing or retreading tyres	27. spray painting (other than spray painting motor vehicles), powder coating, enamelling, electroplating, anodising or galvanising in works having an annual production throughput of more than 2 000 tonnes of metal products
11. manufacturing or storing chemicals, gases or dangerous goods	28. storing or handling of crude oil or petroleum products with a combined storage design capacity of 10 000 litres or more, not being a service station
12. manufacturing paint in works with a design capacity of 10 000 litres per annum	
13. manufacturing plastic or plastic products having a design production capacity of more than 1 tonne per annum	
14. manufacturing pulp or paper	
15. manufacturing soil conditioners	
16. manufacturing textiles	
17. manufacturing tobacco or tobacco products	



“**Tourist accommodation**” means the use of *premises* for accommodating persons away from their normal place of residence, not being a **home business**. The term includes backpackers’ hostel, farmstay, motel, caravan park, camping ground, and relocatable home park.

“**Other**” means the use of *premises* for any use not otherwise defined.

5.2 Meanings of terms relating to advertising devices

“**Above awning sign**” means a sign attached to and supported above an awning.

“**Advertising device**” includes a structure, other than a building, that forms part of the advertisement or sign, or to which it is attached, or on which it is exhibited.

“**Awning fascia sign**” means a sign attached to the fascia of an awning.

“**Banner sign or bunting**” means a series of small flags, pennants, streamers, or ribbons suspended from a rope or cable above or within premises.

“**Below awning sign**” means a sign attached to and supported below the awning.

“**Billboard**” means an advertising sign with an area greater than 5 m² whether freestanding or attached or applied to a building.

“**Blind sign**” means a fabric or metal weather protector, either erectable or fixed, suspended from an awning or the face of a building over a door or window, to which a message is applied or attached.

“**Building fascia sign**” means a sign attached to the fascia of a building.

“**Business plate**” means a sign not exceeding 0.5m² that identifies a business operating on the property by displaying the name and/or occupation of the occupant of the premises.

“**Cabinet sign**” means a lockable compartment that is fixed to the wall of a non-residential building and which has a transparent face for the display of up to 2 square metres of notices and advertising.

“**Canopy sign**” means sign that is painted or otherwise fixed to a canopy located over a window or a doorway whether the canopy is constructed from flexible or solid materials.

“**Flag sign**” means a sign in the form of a flag attached to a pole or rope. The term does not include a flag showing only the national symbol of any nation, state, local government area, culture or people.

“**Frontage sign**” means a sign that is either painted on or attached to a fence or wall along the road alignment of premises.

“**Ground base sign**” means a sign permanently attached to the ground on its own supportive structure independent of any building. The term does not include a billboard or pylon sign.

“**Luminance**” (L) – the physical quantity corresponding to the brightness of a surface (eg. Lamp, luminaire, sky or reflecting material) in a specified direction. It is the luminous intensity of an area of the surface divided by that area. Unit: candela per square metre (cd/m²).

“**Pole or pylon sign**” means a sign erected on a pole or pylon independent of any building or other structure.

“**Projecting wall sign**” means a sign attached to and projecting from the street façade of a building.

“**Property name sign**” means a sign identifying the name of premises on which it is situated and containing no other advertisement.

“**Roof sign**” means a sign erected on a roof or parapet of a building.

“**Wall sign**” means a sign painted on or affixed flat to a wall of a building.

“**Window sign**” means a sign used on the inside or outside of a window for the display of advertisements.

5.3 Other general terms

In this planning scheme—

“**AHD**” means Australian Height Datum.

“**Annual Exceedance probability (AEP)**” the likelihood of occurrence of a flood of a given size or larger in any one year, usually expressed as a percentage. For example, if a flood has an AEP of 5% it means that there is a 5% risk (ie a probability of 0.05 or a likelihood of 1 in 20) of a peak flood discharge occurring in any one year. The AEP of a flood event gives no indication of when a flood of that size will occur next.

“**arterial road**”—see schedule 2.

“**assessment category**” means the type of assessment identified for *development* in accordance with the *IPA*, being one or other of the following—

1. exempt;
2. self-assessable;
3. assessable requiring code assessment, referred to as “code assessable”;
4. assessable requiring impact assessment, referred to as “impact assessable”.

“**assessment criteria**” means those parts of the scheme measures that establish the outcomes sought for self-assessable and assessable development, including overall and specific outcomes, acceptable solutions and probable solutions.

“**BCA**” means the Building Code of Australia.

“**boundary clearance**” means the minimum distance from a boundary, other than a frontage to a road, to a building or structure.



“*brothel*” has the same meaning as in the *IPA*².

“*building line or setback*” means the minimum distance from any *lot* boundary to a *building*.

“*building work*” has the same meaning as in the *IPA*.

“*building*” has the same meaning as in the *IPA*.

“*bushfire prone area*” see *Map BPA*.

“*class*” in relation to a *building*, has the same meaning as in the Building Code of Australia 1996.

“*close relative*” means a spouse, parent, parent in law, son, son in law, daughter, daughter in law, step parent, step-son, step-daughter, brother, sister, or the spouse of any of the preceding persons, or if that person is one of an unmarried couple, the other member of that couple.

“*code assessable*” see *assessment category*.

“*community infrastructure*” see *the IPA*.

“*community titles scheme*” has the same meaning as in the Body Corporate and Community Management Act 1997.

“*creek*” means a *watercourse* identified in Schedule 1 as a creek to the extent shown on Map NFRO2.

“*cropping land*” means land shown on *Map NFRO1* as Class A – Arable land.

“*demolition*” in relation to a building *includes* the removal of a building.

“*development*”—see the *IPA*.

“*domestic animal keeping*” means the keeping of any animal for interest, enjoyment or protection by residents of a dwelling.

“*dwelling*” means a building or part of a building used as a self-contained residence that includes³—

1. food preparation facilities; and,
2. a bath or shower; and,
3. clothes washing facilities, comprising at least one washtub, and space in the same room for a washing machine; and,
4. a closet pan and wash basin.

The term includes out-buildings and works normal to a dwelling.

“*electric line*” has the same meaning as in the *Electricity Act 1994*.

“*environmental harm*” has the same meaning as in the *Environmental Protection Act 1994*.

² The *IPA* definition references the *Prostitution Act 1999, schedule 4*.

³ The following are similar to the requirements for a Class 1 building under Clause 3.8.3.2 of the *Building Code of Australia 1996*.

“environmentally relevant activity” has the same meaning as in the *Environmental Protection Act 1994*.

“external building work” means *building* work that is outside the external surfaces of an existing building.

“filling and excavation” means *activities* that involve excavating or filling that materially affects premises or their use.

“frontage” means any boundary of a *lot* that abuts a road.

“gate” means a structure intended, when closed, to prevent the passage of livestock and vehicular traffic along a public road.

“good quality agricultural land” means land that is capable of sustainable use for agriculture with a reasonable level of inputs, without causing degradation of land or other natural resources. In this context agricultural land is defined as land used for crop or animal production, excluding *intensive animal husbandry* or plant nurseries based on either hydroponics or imported plant media.

“grid” means a structure intended to permit the unrestricted movement of pedestrians and vehicles, and to prevent the passage of livestock, along a road.

“GFA” or **“gross floor area”** means the total floor area of the building measured from the outside of the external walls or the centre of a common wall.

“grazing land” means land shown on *Map NRFO1* as Class C Pasture land.

“habitable room” has the same meaning as in the *Building Code of Australia*.

“hard stand surface” in relation to a parking area means asphaltic concrete, concrete, spray seal, or grass where the bearing surface comprises concrete projections.

“heritage building” means any *building* identified in the Schedule to the Heritage Code.

“high” or **“height”** in relation to a building or structure, means the height measured vertically from the natural ground level to the highest point of that building or structure.

“holding” means any number of contiguous *lots*, or *lots* that would be contiguous were it not for the presence of a road, where those *lots* are controlled, held or occupied by the same person or entity.

“household” in relation to a building, means a person or group of persons occupying a dwelling.

“IDAS” has the same meaning as in the *IPA*.

“impact assessable” see *assessment category*

“industrial activity” means an activity for a trade, business or government enterprise for—

1. assembling, breaking up, cleaning, dismantling, maintaining, making, manufacture, processing, repairing, servicing; or



2. storing, keeping, or garaging equipment, plant, relocated or relocatable buildings, primary produce, vehicles or other things; or
3. fitting parts, accessories or components to vehicles; or
4. treating wastes.

“IPA” means the *Integrated Planning Act 1997*.

“land” has the same meaning as in the *IPA*.

“landscaping” means the provision of gardens, screen planting, buffering or the like, through the planting of trees, shrubs, and ground cover, with or without the construction of incidental facilities including pathways, water features, shade structures, seating, irrigation, walls, and fences, all of which are constructed and maintained so as to enhance the appearance or amenity of an area.

“lot” has the same meaning as in the *IPA*.

“material change of use” has the same meaning as in the *IPA*⁴.

“minor building work” means *building work* that increases the *GFA* of a *building* existing at the *commencement* of this planning scheme by not more than 10% or 25 m² whichever is the lesser.

“minor electric line” means an *electric line*⁵ that has a nameplate of 66kV or less and includes all associated equipment and works.

“mixed farming land” means land shown on *Map NRFO1* as Class B – Limited Arable land.

“motor vehicle mechanical or panel repairs” has the same meaning as in the *Environmental Protection Regulation 1998*⁶.

“natural ground level” means—

1. The ground level of the *lot* on the day the first plan of survey showing the *lot* was registered; or
2. the level or likely level of land prior to any works which may materially change the level or land.

“noise sensitive place” means—

1. a dwelling house, mobile home, caravan park or other residential use;
2. a motel, hotel or hostel; or

⁴ Note however that the assessment tables identify that for some uses if making a material change of use involving building work that increases the *GFA* by more than 10% is code assessable and less than 10% is *exempt*.

⁵ see the *Electricity Act 1994*

⁶ see Schedule 9 of the regulation

3. a kindergarten, school, university or other educational institution; or
4. a medical centre or hospital; or
5. a park or gardens.

"on premises" in relation to an advertising device, includes on a fence or wall fronting a road.

"operational work" has the same meaning as in the *IPA*.

"overlay" means the geographical layer overlaying the *zones* in this planning scheme that are based on special attributes of an identified area, place or site.

"permanent irrigation" in relation to land means an operational system of permanent irrigation.

"person" has the same meaning as in the *IPA*.

"plot ratio" means the gross floor area divided by the area of the site

"pond" means a structure capable of holding water that has been formed by hollowing, excavating or embanking natural surfaces.

"potable water" means water with qualities that comply with the National Health and Medical Research Council's *Australian Drinking Water Guidelines*.

"premises" has the same meaning as in the *IPA*.

"private open space" means an open area of land or building attached to a dwelling (eg balcony or roof garden) intended for the exclusive use of the occupants of the dwelling.

"probable solution" see section 1.13.

"rear lot" means a lot in which the majority or its entire frontage comprises its access and in which most of its area is separated from dedicated roads by other lots.

"reconfiguring a lot" has the same meaning as in the *IPA*.

"river" means a watercourse being either the Burnett River, Kolan River, or Perry River.

"roadside stall" means premises used for selling produce from a farm on the same *holding*.

"roadway" means *works* constructed to provide for, as one of its main uses, the driving or riding of motor vehicles.

"rural area" means any part of the local government area not being in an *urban area*.

"scheme map" means any map included as part of this scheme that shows zones or overlay areas.

"sediment fence" means a purpose made, woven or non-woven geo textile fabric constructed as a vertical fence using support posts spaced at a distance of no greater than 2 metres.

The term does not include shade cloth or filter cloth.



“*sediment run-off*” means the movement by water, of gravel, sand, silt, clay or mud.

“*self-assessable*” see *assessment category*.

“*separate part of a lot*” has the meaning of paragraph (d) in “reconfiguring a lot” in the *IPA*.

“*service area*” has the same meaning as in the *Water Act 2000*.

“*setback*” means the distance from any allotment boundary to a building or structure.

“*shed*” means a Class 10 building⁷ or structure wholly or partly enclosed by walls whether fixed or moveable.

“*site area*” means a *lot*, part of a *lot* or contiguous *lots* where *development* is proposed or has been carried out.

“*site cover*” means the total area covered by all buildings expressed as a percentage of the total site area and measured by projecting onto a horizontal plane the outer most part of all buildings contained on the site, including—

1. all *verandahs*, balconies, patios, external staircases and building eaves; and,
2. all *ancillary* buildings.

“*standard cattle unit*” has the meaning given by the ‘*National Guidelines for Beef Cattle Feedlots in Australia*’, 2nd edition, prepared by the Standing Committee on Agriculture and Resource Management.

“*standard pig unit*” means the equivalent of a grower pig of 40 kg.

“*State-controlled road*” has the same meaning as in the *Transport Infrastructure Act 1994*.

“*stock route*” means a stock route shown on Map NFRO1.

“*tables of assessment*” see *section 4.1*.

“*tank*” a structure capable of *holding* water that has been constructed by not hollowing, excavating or embanking natural surfaces.

“*telecommunications facility*” means any part of the infrastructure of a telecommunications network, including any telecommunications line, equipment, apparatus, telecommunications tower, mast, antenna, tunnel, duct, hole, pit, pole, or other structure or thing used, or for use in or in connection with a telecommunications network.

“*total use area*” means the sum of all areas (including the plan areas of all walls, columns and stairways) of any *premises* used or intended to be used for a particular purpose. The term includes *GFA* but excludes areas used for landscaping and car parking and manoeuvring areas.

⁷ in accordance with the *Building Code of Australia 1996*.

“unit of accommodation” means a unit, building, part of a building or site used for temporary or permanent accommodation. The term includes—

1. tent sites;
2. caravan sites;
3. relocatable home sites;
4. cabin sites;
5. hotel accommodation; and
6. motel accommodation.

“unscreened window” means a window, facing or within 45 degrees of facing an adjacent boundary, where such window is not screened by louvres, shutters, lattice or a similar device. The term does not include a window comprising frosted glass, or similar, nor any window with a sill more than 1.5 metres above the adjacent floor level.

“urban area” means any land which is—

1. included in the Commercial Zone, Industry Zone, or Residential Zone; or
2. included in the Community Zone if contiguous with land in the Business Zone, Residential Zone or Industry Zone.

“use” has the same meaning as in the IPA.

“utility installation” means *works* for any of the following—

1. gas mains providing a reticulated gas supply directly to consumers;
2. *minor electric lines*;
3. sewerage or water mains;
4. sewerage pumping stations; or,
5. storm or flood water drains or detention basins;
6. electrical substations designed to operate at no more than 66,000 volts.

“vehicle crossover” means a vehicular *access* way between a road reserve and a *lot*.

“watercourse” has the same meaning as in the *Water Act 2000*.

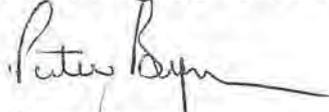
“waterway” means any permanent dam, lake, stream, river, or *watercourse*.

“zone” means an identified geographical area that is based on land use allocations and into which the planning scheme area has been divided⁸.

⁸ The planning scheme has five zones.



Planning Scheme for Kolan Shire Amendment Version 2



(Peter Byrne)

Chief Executive Officer

20 July 2011

Bundaberg Regional Council enacts—

Part 1 Preliminary

Clause 1 Title

Planning Scheme for Kolan Shire, Version 2.

Clause 2 Adopted

19 July 2011.

Clause 3 Commenced

20 July 2011.

Part 2 Amendment of the Planning Scheme for Kolan Shire

Clause 4 Amendment of Tables 4.1, 4.3, 4.5 and 4.7

Replace 'Code' assessable with 'Impact' assessable development when the use was identified as inconsistent.

Clause 5 Amendment of Table 6.3

Insert new subheadings 'Sheds' above Specific Outcome 126.

Clause 5 Amendment of Specific Outcome 126

Replace Specific Outcome 126 with—

'S0. 126 A shed on the same allotment as a Dwelling House—

- i. maintains the functionality of the site for domestic parking and provision of private open space;
- ii. is visually unobtrusive;
- iii. is subordinate to the dwelling house in scale and bulk;
- iv. retains the residential character of residential areas;
- v. is compatible in scale with existing or expected future development in the locality; and
- vi. contributes to attractive streetscapes or rural landscapes.'

Queensland Floods Commission of Enquiry

*Requirement to Provide Information to the
Commission – Bundaberg Regional Council*
Reference: 1683924

Statement by:

Mr Andrew William FULTON

**Director Infrastructure & Planning Services
Bundaberg Regional Council**

QUEENSLAND FLOODS COMMISSION OF INQUIRY

Requirement to Provide Written Information to Commission of Inquiry
Andrew William FULTON, Director Infrastructure & Planning Services
Bundaberg Regional Council

In accordance with *Section 5 of the Commissions of Inquiry Act 1950 (Qld)*, I, Andrew William FULTON, Director Infrastructure & Planning Services, Bundaberg Regional Council, provide the following statement of information as directed by letter dated 25 August 2011 (Reference 1683924).

Statement Prepared By:-

Mr Andrew William FULTON
Director Infrastructure & Planning Services
Bundaberg Regional Council



Digitally signed by Andrew Fulton
DN: cn=Andrew Fulton, o=Bundaberg Regional Council, ou=Infrastructure and Planning, email=Andrew.Fulton@bundaberg.qld.gov.au, c=AU
Date: 2011.09.06 10:34:35 +10'00'

.....
Signature

.....
7 September 2011

Dated

INDEX

PART A – Reference 1683924

The Council's planning scheme policy or other Council policy about sewerage and stormwater drainage infrastructure applicable to the following suburbs ('the Relevant Suburbs') at any time since 1 October 2010:-

[Question 1](#)

- | | | | |
|----|------------------|----|-------------------|
| a. | Avoca; | m. | Drinan; |
| b. | Avondale; | n. | Electra; |
| c. | Bargara; | o. | Gin Gin; |
| d. | Bargara Lakes | p. | Gooburrum; |
| e. | Branyan | q. | Millbank; |
| f. | Bucca; | r. | Moore Park Beach; |
| g. | Bundaberg; | s. | Mundubbera; |
| h. | Bundaberg East; | t. | North Isis; |
| i. | Bundaberg North; | u. | Redridge |
| j. | Bundaberg South; | v. | Thabeban; |
| k. | Bundaberg West; | w. | Woongarra |
| l. | Bungadoo; | | |

The Council's drainage plans applicable to the Relevant Suburbs at any time since 1 October 2010;

[Question 2](#)

The standards applicable to property owners or developers who seek to connect to a Council stormwater drain or sewerage infrastructure owned the Council since 1 October 2010;

[Question 3](#)

Whether and how the Council monitors the capacity of its stormwater drainage and sewerage infrastructure, and in particular, assesses the suitability of its capacity for existing and future needs;

[Question 4](#)

The existing and future needs for stormwater drainage or sewerage infrastructure within the Relevant Suburbs, including any report, study, investigation or briefing note prepared or commissioned by Council;

[Question 5](#)

The use of backflow prevention devices, including any plans to expand, upgrade or investigate the use of these devices, in the Relevant Suburbs;

[Question 6](#)

INDEX

The effect of the flooding, including any investigations, studies, reports or briefing notes about this, which occurred in the months of December 2010 and January 2011 on the following:-

[Question 7](#)

- a. the Council's waste water treatment plants and their operation; and
- b. surrounding areas

Any steps the Council has taken in response to the flooding referred to in 7 (above), including any investigations, studies, reports, briefing notes or plans to upgrade the plants whether prepared or commissioned by the Council.

[Question 8](#)

ATTACHMENTS

Name

Attachment A	Drainage Drawings – Avoca
Attachment B	Drainage Plans – Avondale
Attachment C	Drainage Plans – Bargara
Attachment D	Drainage Plans – Bargara Lakes
Attachment E	Drainage Plans – Branyan
Attachment F	Drainage Plans – Bundaberg
Attachment F1	Drainage Drawings – Bundaberg Central
Attachment G	Drainage Plans – Bundaberg East
Attachment H	Drainage Plans – Bundaberg North
Attachment I	Drainage Plans – Bundaberg South
Attachment J	Drainage Plans – Bundaberg West
Attachment K	Drainage Plans – Electra
Attachment L	Drainage Plans – Gin Gin
Attachment M	Drainage Plans – Gooburrum
Attachment N	Drainage Plans – Millbank
Attachment O	Drainage Plans – Moore Park Beach
Attachment P	Drainage Plans – Redridge
Attachment Q	Drainage Plans – Thabeban
Attachment R	Drainage Plans - Woongarra
Attachment S	Bundaberg City 2010-11 Flood spot levels
Attachment T	Burnett River Flood Levels Metadata
Attachment U	Flood Overview Notes
Attachment V	Bundaberg Engineering Design Planning Scheme Policy
Attachment W	Bundaberg Engineering Design Planning Scheme Policy – Standard Drawings
Attachment X	Burnett Shire Development Works Planning Scheme Policy
Attachment Y	Burnett Shire Development Works Guidelines
Attachment Z	Isis Shire Planning Scheme Policy 6/07 – Development Standards
Attachment AA	Kolan Shire Policy 5 – Design and Construction Standards for Infrastructure Works

ATTACHMENTS

Name

Attachment AB	Bundaberg City Planning Scheme
Attachment AC	Burnett Shire Planning Scheme
Attachment AD	Isis Shire Planning Scheme
Attachment AE	Kolan Shire Planning Scheme
Attachment AF	Bundaberg City Drainage Analysis and Catchment Management Plan 1996
Attachment AG	Bundaberg Regional Council Saltwater Creek Flood Study February 2010
Attachment AH	Coastal Small Steams Flood Study – Final Report November 2010
Attachment AI	Coastal Small Steams Flood Study – Final Report – Drawing Addendum Nov 2010
Attachment AJ	Coastal Small Steams Flood Study – Broad Scale Assessment Modelling Results Nov 2010
Attachment AK	Burnett Shire Aus-Spec#1 Extract – Stormwater
Attachment AL	Burnett Shire Aus-Spec#1 Extract – Sewer
Attachment AM	Queensland Urban Drainage Manual
Attachment AN	Bundaberg Regional Council – Stormwater Overview Plans
Attachment AO	Catchment Plan Bundaberg
Attachment AP	Bundaberg Sewerage Planning Report 2008
Attachment AQ	Bundaberg City Council Planning Strategy for Bundabergs Wastewater Plants
Attachment AR	Wastewater Treatment and Effluent Management Master Plan 2009
Attachment AS	Coastal Sewerage Reticulation Planning 2010
Attachment AT	Gin Gin Sewerage Treatment Plant Report 2009
Attachment AU	10 Year Forward Capital Stormwater Program
Attachment AV	2011/2012 Drainage Capital Works List
Attachment AW	10 Year Forward Capital Sewerage Program

Digitally signed by Andrew Fulton
DN: cn=Andrew Fulton, o=Bundaberg Regional Council, ou=Infrastructure
and Planning, email=Andrew.Fulton@bundaberg.qld.gov.au, c=AU
Date: 2011.09.06 16:35:31 +1000

Andrew William FULTON

- Page 3

PART A*(Reference 1683924)*

1. *The Council's planning scheme policy or other Council policy about sewerage and stormwater drainage infrastructure applicable to the following suburbs ('the Relevant Suburbs') at any time since 1 October 2010:-*

- | | |
|----------------------------|-----------------------------|
| <i>a. Avoca;</i> | <i>m. Drinan;</i> |
| <i>b. Avondale;</i> | <i>n. Electra;</i> |
| <i>c. Bargara;</i> | <i>o. Gin Gin;</i> |
| <i>d. Bargara Lakes;</i> | <i>p. Gooburrum;</i> |
| <i>e. Branyan;</i> | <i>q. Millbank;</i> |
| <i>f. Bucca;</i> | <i>r. Moore Park Beach;</i> |
| <i>g. Bundaberg;</i> | <i>s. Mundubbera;</i> |
| <i>h. Bundaberg East;</i> | <i>t. North Isis;</i> |
| <i>i. Bundaberg North;</i> | <i>u. Redridge;</i> |
| <i>j. Bundaberg South;</i> | <i>v. Thabeban;</i> |
| <i>k. Bundaberg West;</i> | <i>w. Woongarra;</i> |
| <i>l. Bungadoo;</i> | |

1. In response to this, the following is provided (reply should be read in conjunction with answer to Question 3):-

- 1.2 Bundaberg City

- 1.2.1 The [Bundaberg Engineering Design Planning Scheme Policy](#) (Attachment V) and [Standard Drawings](#) (Attachment W) contained within the [Planning Scheme for Bundaberg City](#) (Attachment AB) states that '*The policy shall be used in assessment and approval of Operational Works applications made to Council.*' Additionally, the Reconfiguring a Lot Code and Flood Management Code refer to the policy when nominating particular design and construction standards.

- 1.2.2 This Policy applies to the following relevant suburbs:-

- Avoca
- Branyan (part)
- Bundaberg
- Bundaberg East
- Bundaberg North
- Bundaberg South
- Bundaberg West
- Millbank
- Thabeban
- Woongarra (part)

1.3 Burnett Shire

1.3.1 The [Development Works Planning Scheme Policy \(Attachment X\)](#) and [Development Works Guidelines \(Attachment Y\)](#) contained within the [Planning Scheme for Burnett Shire \(Attachment AC\)](#) states that '*The purpose of this policy is to communicate the Local Government's position with respect to development works by stating the information the Local Government may request from an applicant to assist it in making an Operational Works Application*'. Additionally, the Development Infrastructure Works Code refers to the policy when nominating particular design and construction standards.

1.3.2 This Policy applies to the following relevant suburbs:-

- Avondale
- Bargara
- Bargara Lakes
- Branyan (part)
- Bucca
- Electra
- Gooburrum
- Moore Park Beach
- Woongarra (part)

1.4 Isis Shire

1.4.1 [Planning Scheme Policy 6/07 – Development Standards \(Attachment Z\)](#) contained within the [Planning Scheme for Isis Shire \(Attachment AD\)](#) states that '*This document shall provide the necessary requirements associated with the Operational Works design and construction.*' Additionally, the Infrastructure Code refers to the policy when nominating particular design and construction standards.

1.4.2 This Policy applies to the following relevant suburbs:-

- North Isis
- Redridge

1.5 Kolan Shire

1.5.1 [Policy 5 – Design and Construction Standards for Infrastructure Works \(Attachment AA\)](#) contained within the [Planning Scheme for Kolan Shire \(Attachment AE\)](#) provide standards, specifically standard drawing, as nominated by the Infrastructure Works Code.

1.5.2 This Policy applies to the following relevant suburbs:-

- Bungadoo
- Drinan
- Gin Gin

2. *The Council's drainage plans applicable to the Relevant Suburbs at any time since 1 October 2010;*

2.1 To assist the Commission, overview plans of the Regions stormwater pipe drainage are provided in addition to all drainage plans as applicable to the relevant suburbs (Attachments).

2.2 Overview Plans (Attachment AN) – [Bundaberg Regional Council – Stormwater Overview Plans](#)

2.3 Overview Plan (Attachment AO) – [Catchment Plan Bundaberg](#)

2.4 Council's drainage plans applicable to the relevant suburbs are listed below:-

2.1.1 **Avoca**

Attachment A – [Drainage Drawings – Avoca](#)

2.1.2 **Avondale**

Attachment B – [Drainage Drawings – Avondale](#)

2.1.3 **Bargara**

Attachment C – [Drainage Drawings – Bargara](#)

2.1.4 **Bargara Lakes**

Attachment D – [Drainage Drawings – Bargara Lakes](#)

2.1.5 **Branyan**

Attachment E – [Drainage Drawings – Branyan](#)

2.1.6 **Bucca**

None Available.

2.1.7 Bundaberg

Attachment F – [Drainage Plans – Bundaberg](#)

Attachment F1 – [Drainage Plans – Bundaberg Central](#)

2.1.8 Bundaberg East

Attachment G – [Drainage Plans – Bundaberg East](#)

2.1.9 Bundaberg North

Attachment H – [Drainage Plans – Bundaberg North](#)

2.1.10 Bundaberg South

Attachment I – [Drainage Plans – Bundaberg South](#)

2.1.11 Bundaberg West

Attachment J – [Drainage Plans – Bundaberg West](#)

2.1.12 Bungadoo

None Available.

2.1.13 Drinan

None Available.

2.1.14 Electra

Attachment K – [Drainage Plans – Electra](#)

2.1.15 Gin Gin

Attachment L – [Drainage Plans – Gin Gin](#)

2.1.16 Gooburrum

Attachment M – [Drainage Plans – Gooburrum](#)

2.1.17 Millbank

Attachment N – [Drainage Plans – Millbank](#)

2.1.18 Moore Park Beach

Attachment O – [Drainage Plans – Moore Park Beach](#)

2.1.19 Mundubbera

Not within Bundaberg Regional Council boundaries.

2.1.20 North Isis

None Available.

2.1.21 Redridge

Attachment P – [Drainage Plans – Redridge](#)

2.1.22 Thabeban

Attachment Q – [Drainage Plans – Thabeban](#)

2.1.23 Woongarra

Appendix R – [Drainage Plans – Woongarra](#)

3. *The standards applicable to property owners or developers who seek to connect to a Council stormwater drain or sewerage infrastructure owned the Council since 1 October 2010;*

3.1 Stormwater

3.1.1 In respect to the standards applicable to property owners or developers who seek to connect to a Council stormwater drain owned by Council, the following is provided:

3.1.1.1 Bundaberg City Council – refer extract of the [Bundaberg City Engineering Design Planning Scheme Policy – Volume 1](#) (Stormwater) ([Attachment V](#)). This volume also refers to the [Queensland Urban Drainage Manual](#) Volume 1 and 2 ([Attachment AM](#)), Water Resources Commission, Local Government Engineers Association, Brisbane 1992. However, Bundaberg Regional Council defaults to the later version of Volume 1 - February 2007;

3.1.1.2 Burnett Shire Council, Isis Shire and Kolan Planning Scheme – refer extract of [Burnett Shire Council's AUS-SPEC #1 – Chapter D5 – Stormwater Drainage Design](#) ([Attachment AK](#)). Note:

3.1.1.2.1 Isis Shire Council in its [Planning Scheme Policy 6/07](#) refers to AUS-SPEC #1 (Isis Shire Council) for drainage - Council defaults to the Burnett Shire Council version of AUS-SPEC #1; and

3.1.1.2.2 Kolan Shire Council in its [Planning Scheme Policy 5](#) refers to AUS-SPEC #1 for drainage - Council defaults to the Burnett Shire Council version of AUS-SPEC #1.

3.1.1.3 Isis Shire Council section 6.6 of its [Planning Scheme Policy 6/07](#) provides for major storm events for Q₁₀₀ ARI for all development types except rural where the major event is Q₅₀ ARI;

3.2 Sewerage

3.2.1 In respect to the standards applicable to property owners or developers who seek to connect to a Council sewerage infrastructure owned by Council, the following is provided:-

3.2.1.1 Bundaberg City Council – refer to extract of the [Bundaberg City Engineering Design Planning Scheme Policy – Volume 1](#) (sewerage) (Attachment V).

3.1.2.2 Burnett Shire Council, Isis Shire and Kolan Planning Scheme – refer extract of [Burnett Shire Council's AUS-SPEC #1 – Chapter D12 – Sewerage System](#) (Attachment AL).

3.1.2.3 Isis Shire Council in its [Planning Scheme Policy 6/07](#) refers The Water Act (2000) and subsidiary Regulations and /or WSA Sewerage Code of Australia (with Queensland Addendum) for Childers and Woodgate.

3.1.2.4 Kolan Shire Council in its [Planning Scheme Policy 5](#) refers to WSA Sewerage Code and the Sewerage Pumping Code of Australia.

4. *Whether and how the Council monitors the capacity of its stormwater drainage and sewerage infrastructure, and in particular, assesses the suitability of its capacity for existing and future needs;*

4.1 Stormwater

4.1.1 Council does not physically measure the stormwater capacity of trunk stormwater infrastructure. Council operates and maintains a number of computer models for its major trunk stormwater drainage lines. These models predominantly cover areas in the City and Coast and identify Q₁₀₀ drainage levels. The models for the City are based on the [GHD stormwater Study 1996](#) and are in RAFTS/HEC. These models are being updated to SWMM on an on-going basis. The models are used primarily to assess the impact of development and to ascertain development conditions accordingly. The models are also used for long-term planning for the drainage network. Upgrading of the Saltwater Creek SWMM model is complete. Upgrading of the Bundaberg Creek SWMM model is approaching completion. (See [Attachment AO](#))

4.1.2 Hinterland Regions – Former Isis and Kolan Shire

4.1.2.1 The Apple Tree Creek Flood Study by Cardno MBK provides Q₁₀₀ flood levels in the Apple Tree Creek area. No other models exist for the hinterland areas.

4.1.3 The following attachments are pertinent:-

4.2.1 Attachment AF – [Bundaberg City Drainage Analysis and Catchment Management Plan 1996](#)

- 4.2.2 [Attachment AG – Bundaberg Regional Council Saltwater Creek Flood Study February 2010](#)
- 4.2.3 [Attachment AH – Coastal Small Steams Flood Study – Final Report November 2010](#) **
- 4.2.4 [Attachment AI - Coastal Small Steams Flood Study – Final Report – Drawing Addendum Nov 2010](#) **
- 4.2.5 [Attachment AJ - Coastal Small Steams Flood Study – Broad Scale Assessment Modelling Results Nov 2010](#) **

** **NOTE:** Not adopted by Council and still considered preliminary.

4.2 Sewerage

- 4.2.1 Sewerage flow measurement is undertaken at all Council sewerage pump stations and all Wastewater Treatment Plant inlets. All measuring equipment is linked to a SCADA system and data logged accordingly. All flow metres are linked to SCADA alarms as are pump station overflows. This data is used as calibration data for Council's computer sewer models. Currently the model is MOUSE by DHI. Council has recently purchased Sewer GEMS from Bentley International. This sewer model has improved sewer scenario analysis.
- 4.2.2 Council's sewerage planning engineer utilises these models to identify system requirements and identify areas requiring further investigation and upgrade. Sewer models are also used to address the impact of development proposals as well as being used for long-term growth planning. Population growth is based on data produced by State Government (PIFU) and in recent times, the Draft Wide Bay Burnett Regional Plan.

4.2.3 In addition, the data is used to identify 'leaky' catchments. Council addresses excessive infiltration through an ongoing program of CCTV inspections, jump-up repairs, raising sewer manholes and a sewer relining program.

5. *The existing and future needs for stormwater drainage or sewerage infrastructure within the Relevant Suburbs, including any report, study, investigation or briefing note prepared or commissioned by Council;*

5.1 Stormwater

5.1.1 Avoca, Branyan, Bundaberg, Bundaberg East, Bundaberg North, Bundaberg South, Bundaberg West, Bungadoo, Drinan, Electra, Millbank

5.1.1.1 Council is about to undertake updated flood modelling of the Burnett River. The results of this will input into flood management provisions within the new Bundaberg Regional Council Planning Scheme to be completed in 2013. This is expected to address Burnett River flooding issues in these localities

5.1.2 Bucca, Avondale

5.1.2.1 Council is about to undertake updated flood modelling of the Kolan River. The results of this will input into flood management provisions within the new Bundaberg Regional Council Planning Scheme to be completed in 2013. This is expected to address Kolan River flooding issues in these localities

5.1.3 Avoca, Branyan, Bundaberg, Bundaberg East, Bundaberg North, Bundaberg South, Bundaberg West, Millbank, Thabeban, Woongarra

5.1.3.1 These areas will be addressed by new localised flooding stormwater models developed within SWMM. The results of this will input into flood management provisions within the new Bundaberg Regional Council Planning Scheme to be completed in 2013. The first of these models – [Saltwater Creek](#), is complete ([Attachment AG](#)). This affects Bundaberg, Bundaberg West, Bundaberg South. The second model addressing Bundaberg Creek, which will soon be completed affects Bundaberg, Bundaberg East, Woongarra.

5.1.4 Bargara, Bargara Lakes

5.1.4.1 These areas will be addressed by new localised flooding mapping of coastal streams (See [Attachment AH](#)). The results of this will input into flood management provisions within the new Bundaberg Regional Council Planning Scheme to be completed in 2013.

5.1.5 Future Growth Areas

5.1.5.1 The Draft Wide Bay Burnett Regional Plan identifies the main growth areas to be Bundaberg East, Kepnock and parts of Woongarra, coastal areas between Burnett Heads and Elliott Heads and Branyan. It is expected that significant stormwater infrastructure will be required in these areas. This stormwater infrastructure will be provided by developers.

5.1.6 2011/2012 Drainage Program – Relevant Suburbs

- 5.1.6.1 Avoca – Extend drain in Robina Park;
- 5.1.6.2 Avondale – Purchase land and construct drain in township;
- 5.1.6.3 Bargara – Upgrade drain downstream of Beach Mileu Subdivision; minor upgrade Durden Road;
- 5.1.6.4 Bargara Lakes – Upgrade stormwater drain in vicinity of entrance from Woongarra Scenic Drive;
- 5.1.6.5 Branyan – Replace washed out culvert on Arcadia Drive;
- 5.1.6.6 Bundaberg – Works to drain at 4A Toonburra Street;
- 5.1.6.7 Bundaberg North – Upgrade stormwater in Hanbury Street; works to open drain in Wilmott Street; drainage works – Bonney Street, Whittington Road and Loeskow Street;
- 5.1.6.8 Bungadoo – Replace culverts on Wallaville-Goondoon Road and Halford Drive; replace Gerambulyan Bridge;
- 5.1.6.9 Drinan – Replace culverts – Sheepstation Creek;
- 5.1.6.10 Gooburrum – Construct/enlarge open drain east of Zorzan Subdivision; construct drain across Melaluca Drive; construct drain within Zorzan Subdivision;
- 5.1.6.11 Moore Park Beach – Consultants investigating stormwater/groundwater issues at Royal Parade, Sandpiper Drive; outlet at Murdochs Road;
- 5.1.6.12 Redridge – Drainage relocation and improvements, Mahogany Park;
- 5.1.6.13 Thabeban – Install pumps on Ring Road detention basin; improvements to drainage at The Strand/Langbeckers Road;
- 5.1.6.14 Woongarra – Drainage improvements, Chards Road area;

5.1.6.15 See [2011/2012 Drainage Capital Works List](#) (Attachment AV).

5.1.6 [Bundaberg Regional Council's 10 Year Forward Capital Program \(Stormwater\)](#)

5.1.6.1 This program identifies the projected expenditure for the next 10 years. Council has not identified the specific projects it intends to undertake with this proposed expenditure. (Attachment AU)

5.2 [Sewerage](#)

5.2.1 [Avoca, Branyan, Bundaberg West, Bundaberg South \(Part\), Millbank](#)

5.2.1.1 The following upgrades are planned:-

5.2.1.1.1 Millbank Treatment Plant to be upgraded (27,000 – 30,000 EP), effluent re-use scheme to be developed;

5.2.1.1.2 Growth in Branyan to be provided with trunk mains to service future development;

5.2.1.1.3 Sugarland Pump Station to be decommissioned and alternative trunk main provided;

5.2.1.1.4 Bourbong Street Pump Station to be upgraded;

5.2.1.1.5 See:-

5.2.1.1.5.1 [Bundaberg Sewerage Planning Report 2008](#) (Attachment AP)

5.2.1.5.2 [Bundaberg City Planning Strategy for Bundaberg's Wastewater Plants 2009](#) (Attachment AQ)

5.2.2 Bundaberg, Bundaberg East, Bundaberg North – East catchment

5.2.2.1 Proposed Rubyanna Wastewater Treatment Plant to be constructed (50,000 EP Stage 1; 90,000 EP Stage 2);

5.2.2.2 East Wastewater Treatment Plant to be decommissioned with flows diverted to proposed Rubyanna Wastewater Treatment Plant;

5.2.2.3 North Treatment Plant to be decommissioned and diverted to East Wastewater Treatment Plant (proposed Rubyanna Wastewater Treatment Plant);

5.2.2.4 Hartnell Street Pump Station to be upgraded;

5.2.2.5 See:-

5.2.2.5.1 [Bundaberg Sewerage Planning Report 2008](#) (Attachment AP)

5.2.2.5.2 [Wastewater Treatment and Effluent Management Master Plan 2009](#) (Attachment AR)

5.2.2.6 Provision of trunk mains to Gahans Road area;

5.2.2.7 Provision of trunk mains to Kepnock/Ashfield area;

5.2.2.8 Decommission Limpus Crescent Pump Station and divert;

5.2.3 Thabeban

5.2.3.1 Thabeban Catchment - Thabeban Wastewater Treatment Plant to be upgraded (2,700 – 9,000 EP);

5.2.3.2 Provision of upgraded trunk mains within catchment;

5.2.3.3 See:

5.2.3.3.1 [Bundaberg Sewerage Planning Report 2008](#)
(Attachment AP)

5.2.3.3.2 [Bundaberg City Planning Strategy for Bundaberg's Wastewater Plants 2009](#)
(Attachment AQ)

5.2.4 Coastal Catchments – Bargara

5.2.4.1 Bargara Wastewater Treatment Plant – development of effluent re-use scheme;

5.2.5 Coastal Catchments – Burnett Heads to Elliott Heads

5.2.5.1 Provision of trunk infrastructure and pump stations to service development within these communities and connect to proposed proposed Rubyanna Wastewater Treatment Plant;

5.2.5.2 See:-

5.2.5.2.1 [Coastal Sewerage Reticulation Planning 2010](#)
(Attachment AS)

5.2.6 Coastal Catchments – Moore Park Beach

5.2.6.1 Preliminary studies have been undertaken to look at provision of sewerage to Moore Park Beach. Council has made no commitment to this infrastructure at present;

5.2.6.2 See:-

5.2.6.2.1 [Coastal Sewerage Reticulation Planning 2010](#)
(Attachment AS)

5.2.7 Gin Gin

5.2.7.1 Gin Gin Sewerage Treatment Plant currently being upgraded and re-use scheme being developed;

5.2.7.2 See:-

5.2.7.2.1 [Gin Gin Sewerage Treatment Plant Report 2009](#)
(Attachment AT)

5.2.8 Not Sewered

5.2.8.1 Avondale, Bucca, Bungadoo, Drinan, Electra, Gooburrum, North Isis, Redridge, Woongarra, Gin Gin

5.2.9 [Bundaberg Regional Council 10 Year Forward Capital Sewerage Program](#) – (Attachment AW)

6. *The use of backflow prevention devices, including any plans to expand, upgrade or investigate the use of these devices, in the Relevant Suburbs;*

6.1 There are no significant backflow prevention devices for the purpose of stormwater flood control operating in the Region. Stormwater flaps exist on some outlets to control tidal inundation. These exist in the suburbs of Bargara, Bargara Lakes, Bundaberg, Bundaberg East, Bundaberg North and Moore Park Beach.

7. *The effect of the flooding, including any investigations, studies, reports or briefing notes about this, which occurred in the months of December 2010 and January 2011 on the following:-*

- a. *the Council's waste water treatment plants and their operation; and***
- b. *surrounding areas;***

7.1 Council's Wastewater Treatment Plants and their operation

7.1.1 Council operates eight (8) significant Wastewater Treatment Plants together with a number of minor plants. The December 2010 – January 2011 flood event affected Council's two largest Wastewater Treatment Plants, namely Millbank and East, which are both situated adjacent on the Burnett River in Bundaberg.

7.1.2 Millbank

7.1.2.1 During the flood the Millbank Wastewater Treatment Plant was physically isolated from surrounding land and the majority of its operating machinery submerged. The plant was unable to treat delivered wastewater during the period 28 December 2010 to 5 January 2011 and for a period of 2 days following the flood peak commencing 13 January 2011.

7.1.2.2 On 28 December 2010 the plant was electrically isolated to facilitate an orderly shutdown of the treatment chain. Some electrical components were removed at that time prior to inundation. The physical structure of the plant was not damaged by the floods, however, electrical operating components were damaged by water ingress. The plant recommenced partial operation on 5 January 2011. The Treatment Plant operations were returned to normal over the weeks following 5 January 2011 by cleaning and repair of electrical components, tanks and associated tasks.

7.1.2.3 Over the period of no or partial operation of the Treatment Plant, following 28 December 2010, the delivered wastewater in a highly diluted state was discharged to the flood waters by an overflow pipe configured in a by-pass mode around the non-operating Treatment Plant elements. During the period of the second flood peak, 13-14 January 2011, the delivered wastewater was partially diverted to the East Wastewater Treatment Plant via existing sewerage infrastructure.

7.1.3 East

7.1.3.1 During the December 2010 – January 2011 flooding event, the East Wastewater Treatment Plant was partially affected by inundation of its lower areas. These areas comprised sludge beds, sludge storage areas, chlorination ditch and secondary sedimentation tanks. Other parts of the treatment trains were not affected by flood water. The plant was able to treat delivered wastewater as normal until 28 December 2010 when the electricity supply was discontinued to the lower levels (areas with chlorination ditch etc). The remainder of the plant remained operational.

7.1.3.2 Partial treatment operations continued until 5 January 2011 within the design capacity of the plant. The balance, in a highly diluted state, discharged to flood waters. The Treatment Plant operations were returned to normal over the weeks following 5 January 2011.

7.1.3.3 As stated earlier, during the period of the second flood peak, 13-14 January 2011, effluent was transferred to East Wastewater Treatment Plant from the Millbank Wastewater Treatment Plant via existing infrastructure. No major capital plant required replacement in the East Treatment Plant as a result of the floods.

7.1.4 See Also [Attachment U – Flood Overview Notes](#)

7.1.5 Sewerage Pump Stations that were inundated were returned to operation as soon as possible such that local health issues were minimised. No major capital plant (wastewater treatment or reticulation) required replacement as a result of the floods.

7.2 Surrounding Areas

7.2 Council staff went to significant effort to capture accurate flood level data across the Region following the December 2010 – January 2011 flood event. The community involvement with this was encouraged through media and Council's website. This data is provided in the attachments below. The data will be most useful in calibrating future flood modelling.

7.2.1 Attachment S – [Bundaberg City 2010-11 Flood spot levels](#)

7.2.2 Attachment T – [Burnett River Flood Levels Metadata](#)

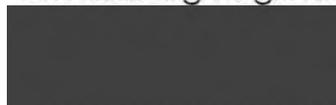
8. *Any steps the Council has taken in response to the flooding referred to in 7 (above), including any investigations, studies, reports, briefing notes or plans to upgrade the plants whether prepared or commissioned by the Council.*

8.1 Council has budgeted \$200,000 for the review and development of a Burnett River flood model extending across its entire Local Government Area. Council has also budgeted \$40,000 for a flood model of the Kolan River. Council is in the process of drafting a new Planning Scheme which will incorporate updated and more comprehensive flood provisions. This work is expected to be completed in 2013.

8.2 In recognising the importance of stormwater drainage planning, Council is in the process of reallocating a current technical position to focus on stormwater drainage planning.

Statement Prepared By:-

Mr Andrew William FULTON
Director Infrastructure & Planning Services
Bundaberg Regional Council



Digitally signed by Andrew Fulton
DN: cn=Andrew Fulton, o=Bundaberg Regional Council, ou=Infrastructure and Planning, email=Andrew.Fulton@bundaberg.qld.gov.au, c=AU
Date: 2011.09.06 10:42:21 +10'00'

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Signature

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7 September 2011

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Dated

Due to the large number, and size, of the annexures to this statement, it is not possible to publish the annexures to this statement.

No annexures to this statement were cited in the Commission's Final Report.

Queensland Floods Commission of Enquiry

*Requirement to Provide Information to the
Commission – Bundaberg Regional Council*
Reference: 1741010

Statement by:

Mr Andrew Fulton

Director Infrastructure & Planning Services

On behalf of

Mr Peter Byrne

Chief Executive Officer

Bundaberg Regional Council

QUEENSLAND FLOODS COMMISSION OF INQUIRY

Requirement to Provide Written Information to Commission of Inquiry
Andrew William FULTON, Director Infrastructure & Planning Services on
behalf of Peter John BYRNE, Chief Executive Officer
Bundaberg Regional Council

In accordance with *Section 5 of the Commissions of Inquiry Act 1950 (Qld)*, I, Andrew William FULTON, Director Infrastructure & Planning Services, Bundaberg Regional Council, provide the following statement of information as directed by letter dated 30 September 2011 (Reference 1741010).

Statement Prepared By:-

Mr Andrew William FULTON
Director Infrastructure & Planning Services
Bundaberg Regional Council

[Redacted Signature]

Signature

6/10/2011

Dated

[Redacted Witness Name]

Witness
GOVERNMENT
Reg. No.: 83708
OF JUSTICE &

BUNDABERG
REGIONAL COUNCIL

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Reference 1741010

1. An overview of the interaction between the Bundaberg Regional Council (council) and the Queensland Reconstruction Authority (QRA) regarding interim floodplain mapping, including any consultation, data sharing or provision of information. [Question 1](#)
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5. An explanation of whether the Council intends to use the interim floodplain maps provided by the QRA in its emergency management, land planning or any other Council function, and [Question 5](#)
 - (a) if so, for what purpose and why
 - (b) if not, why
6. An explanation of whether, and if so how, the Council intends to incorporate the interim floodplain mapping or the Model Interim Floodplain Assessment Code (which appears as Schedule 1 to the QRA Guideline Planning for stronger, more resilient floodplains) into its planning scheme. [Question 6](#)
7. If the interim floodplain mapping is to be incorporated into the planning scheme, an explanation of how council officers assessing development applications will use the map. [Question 7](#)
8. Whether, and if so how, the council intends to use the interim floodplain mapping performed by the QRA to set a habitable floor level or other flood height relevant to development in the council area. [Question 8](#)
9. The council's plans, if any, to promote the interim flood plain maps to the public, and if so for what purpose. [Question 9](#)
10. An account of any public feedback, enquiry or comment given to the council about the QRA interim floodplain maps by residents of the council area. [Question 10](#)



(Reference 1741010)

1. An overview of the interaction between the Bundaberg Regional Council (council) and the Queensland Reconstruction Authority (QRA) regarding interim floodplain mapping, including any consultation, data sharing or provision of information.

1.1 Council has provided the Queensland Reconstruction Authority flood level data that Council collected within the Bundaberg Regional Council Local Government Area for the 30 December 2010 and 13 January 2011 flood peaks.

2. An account of materials received by the Council from the QRA since the release of the interim floodplain mapping, including hard copy map books.

2.1 Council was aware that the QRA had mounted state-wide flood mapping on its website together with a proposed Temporary State Planning Policy – 2/11 Planning for stronger, more resilient floodplains. No hard copy material has been received by Bundaberg Regional Council to date.



3. The Councils understanding of what the interim floodplain area (yellow shaded area on maps available at www.qld.gov.au/floodcheck) represents.

3.1 Council supports the concept of state-wide consistent flood mapping readily available to all of the community. The floodcheck website is considered the first step in the journey to achieve this goal. At this point in time, Council is uncertain what the yellow shaded area represents in terms of water levels, frequency of event or type of event (localised rainfall event, major river flood event, storm surge event). It is understood the floodline was developed from a number of data sets. The yellow shaded area within the Bundaberg City area approximates a 2% AEP flood (although it does not exactly align with Council's adopted mapping for such). The complete inundation of Moore Park and Woodgate may be attributable to storm surge flooding. The inundation of significant areas of Gin Gin is difficult to understand based on historical memory of flooding. The mapping does not reflect creek flooding from localised storm events.

4. A comparison of the area covered by the interim floodplain area with other flood mapping, development lines, natural hazard management areas or areas derived from flood studies available to the Council.

4.1 Council has detailed mapping of a 2% AEP Burnett River Flood within the former Bundaberg City boundary. The yellow shaded area on the interactive mapping approximates, but is not the same as, the Bundaberg City 2% AEP Burnett River Flood Map.

..... **Andrew William FULTON**

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4.2 The Planning Scheme for the former Burnett Shire identifies a 1% AEP Burnett River Flood inundation area downstream of Bundaberg City. The yellow shaded area on the interactive mapping is different to that provided in the Planning Scheme.

5. An explanation of whether the Council intends to use the interim floodplain maps provided by the QRA in its emergency management, land planning or any other Council function, and

(a) if so, for what purpose and why

(b) if not, why

5.1 As previously identified, the Council considers the initiative to compile state-wide consistent flood mapping to be of much benefit to Council and the community providing one (1) point of access for all flood information.

5.2 Council has not considered its position with respect its use of the interim flood maps at this point in time. As comment however, with a significant portion of the regional development occurring in the former Bundaberg City area and the former Burnett Shire coastal area, the respective planning schemes provide robust flood mapping and codes to adequately deal with Burnett River flooding in Bundaberg City and the Coast. Council will shortly finalise a Coastal Streams Flood Study that will further enhance flood mapping in the developing area between Burnett Heads and Elliott Heads.

5.3 The QRA Floodplain Mapping may be of use in identifying development applications that will require further consideration with respect to flooding where no other flood data is available. The mapping is of limited use however, because:-

- the basis of the mapping is unclear;
- no annual exceedance probability is given for the mapping;
- no flood levels are given by the mapping.

5.4 With further refinement and the rectification of these deficiencies, the interactive mapping tool will be a valuable flood data resource.

6. *An explanation of whether, and if so how, the Council intends to incorporate the interim floodplain mapping or the Model Interim Floodplain Assessment Code (which appears as Schedule 1 to the QRA Guideline Planning for stronger, more resilient floodplains) into its planning scheme.*

6.1 No decision has been made at this point in time as to how Council intends utilising the interim floodplain mapping. Council is about to engage consultants to revise and extend flood modelling for the Burnett River and to develop a new model for the Kolan River.

7. *If the interim floodplain mapping is to be incorporated into the planning scheme, an explanation of how council officers assessing development applications will use the map.*

7.1 This is not determinable at this point in time.

Statement Prepared By:-

Andrew William FULTON

Director Infrastructure & Planning Services
Bundaberg Regional Council

[Redacted Signature]

Signature

6/10/2011

Dated

[Redacted Witness Name]

Witness 



[Redacted Name]

Andrew William FULTON

[Redacted Name]

Due to the large number, and size, of the annexures to this statement, it is not possible to publish the annexures to this statement.

No annexures to this statement were cited in the Commission's Final Report.