

GATTON
PLANNING SCHEME

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Integrated Planning Act 1997

PLANNING SCHEME FOR GATTON SHIRE

Adoption

The local government for Gatton Shire adopted this planning scheme on 20 June 2007

Commencement

This planning scheme took effect on 1 July 2007.

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. SPP 1/92 Development and the Conservation of Agricultural Land
2. SPP 1/02 Development in the Vicinity of certain Airports and Aviation Facilities
3. **SPP 1/03** Mitigating the Adverse Impacts of Flood, Bushfire and Landslide, for bushfire and landslide matters only.

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PART 1—INTRODUCTION

Division 1—Relationship to Integrated Planning Act

1.1 Purpose of planning scheme

In accordance with the *Integrated Planning Act 1997* (IPA), the local government for Gatton Shire Council has prepared this planning scheme as a framework for managing development in a way that advances the purpose of the IPA¹ by—

- (a) identifying assessable and self-assessable development; and
- (b) identifying outcomes sought to be achieved in the local government area as the context for assessing development.

1.2 Planning scheme functions as part of IDAS

The planning scheme functions as part of IDAS² and must be read together with the IPA.

¹ Under IPA, section 1.2.1, the purpose of the IPA is to seek to achieve ecological sustainability by (a) coordinating and integrating planning at the local, regional and State levels; and (b) managing the process by which development occurs; and (c) managing the effects of development on the environment (including managing the use of premises).

² IDAS—integrated development assessment system—is the system detailed in chapter 3 of the IPA for integrating State and local government assessment processes for development.

Division 2—Strategic Framework

1.3 Preliminary

- (1) This division provides a summary of Parts 4, 5 and 6 of the planning scheme on the nature and location of development in the local government area, as well as expressing related decisions about community infrastructure.
- (2) This division does not have a role in development assessment under the planning scheme.

1.4 Strategic framework

This Section summarises the overall effect of Parts 4, 5 and 6 of the planning scheme as follows

- (a) The Rural Uplands zone allows the visual and landscape quality of land with steep slopes; significant habitat, vegetation, cultural heritage and topographical features to be maintained.
- (b) The Rural General zone provides for agricultural production, other rural activities and the maintenance of the Shire's landscape quality that is important to the overall character of the Shire.
- (c) The Rural Agriculture zone provides that good quality agricultural land is preserved for sustainable agricultural purposes.
- (d) The Emerging Communities Zone preserves opportunities for the logical, long term expansion of existing towns both within and beyond the life of this planning scheme by reserving areas from inappropriate development, including urban and rural residential development.
- (e) The Rural Residential zone accommodates residential development at rural residential densities in two precincts: the Existing Rural Residential Precinct and Homestead Residential Precinct. The Homestead Residential precinct provides for a semi-rural lifestyle in close proximity to the major centres of the Shire where domestic-scale rural activities may be pursued. The Existing Rural Residential precinct provides the opportunity to consolidate existing rural residential areas in relative proximity to local facilities including shops and schools.
- (f) The Village zone accommodates residential and non-residential uses in the Shire's smaller village communities of Grantham, Ma Ma Creek and Murphy's Creek to service local residents and residents of the surrounding rural areas, tourists or travellers and provide local employment or economic development opportunities.
- (g) The Urban Residential zone provides for residential development in the towns of Gatton, Withcott and Helidon.
- (h) The Park Residential zone provides for a low density urban environment in close proximity to the services and facilities of Gatton.
- (i) The Commercial zone identifies locations in the Shire that are suited for a range of commercial development, including retail uses in the central parts of the Shire's towns of Gatton, Withcott and Helidon.
- (j) The Industry zone provides for the establishment of Industrial development and industries important to the economic development of the Shire in areas which are used, or suitable for use, for industry purposes.
- (k) The Open Space and Recreation zone provides public open space for both active and passive recreational opportunities including public open space and recreational facilities within the towns and villages of the Shire, as well as the State forests, timber reserves, national parks and conservation parks within the Shire's rural areas.

- (l) The Community Facilities zone allows for the operation of the Shire's community facilities and infrastructure.
- (m) The Biodiversity Overlay protects and enhances the Shire's ecosystems and the species they support in a manner that ensures their long term viability.
- (n) The Potential Bushfire Risk Area Overlay ensures appropriate design of development in potential bushfire prone areas so as to minimise the number of people and properties subject to bushfire risk.
- (o) The Cultural Heritage Places and Precincts Overlay ensures that Gatton Shire's places and areas of indigenous and non-indigenous cultural heritage are protected and their ongoing significance for the community is maintained or enhanced.
- (p) The Steep and Unstable Land Overlay protects the physical and aesthetic integrity of land with steep slopes, particularly along the escarpment forming the western skyline of the Shire. It also ensure that risks to property and people is minimised.
- (q) The development in the vicinity of a Gas or Oil Pipeline Overlay ensures that incompatible activities are not located in the vicinity of oil and gas pipelines running through the Shire. It also ensures that development does not compromise the safety and efficiency of the pipelines.
- (r) The purpose of the Extractive / Mineral Resources and Transportation Routes Overlay protects extractive resources in the Shire by preventing inappropriate development and use of premises which could sterilise those resources from future extraction and the transportation routes required to transport resources and ensuring such resources can be extracted, when needed, in a manner that is efficient and environmentally sustainable and will not unduly impact on amenity values or the local area.
- (s) The Urban Growth Areas Overlay defines areas requiring structure planning within Gatton Shire with development not to occur in such areas until structure plans are completed. Local Growth Management Strategy (LGMS) for Gatton Shire is required for completion by June 2007 and will be a key tool in determining how much of these areas will be required for economic growth; urban and rural residential development and the required timing for the release of this land. The LGMS will ensure dwelling targets are being met as well as identifying the form of future development to accommodate and address dwelling needs, as well as satisfying environmental and community concerns. Structure Plans for these areas will be progressively undertaken in accordance with identified need and the outcomes of the Local Growth Management Strategy. Each Structure Plan will be managed by Gatton Shire in accordance with Council's applicable Planning Scheme Policy and the SEQ Regional Plan Implementation Guide No. 4: Structure Plan Guideline and will be conducted in partnership with landowners, key stakeholders and the community
- (t) The Helidon Explosives Magazine Overlay protects the operation of the facility; promotes the co-location of compatible uses in proximity to the facility; and ensures sensitive uses are not located in the vicinity without appropriate mitigation measures.
- (u) The Toowoomba Airport Operational Airspace Overlay protects the airport from the adverse impacts of development.

1.5 Strategy maps

The Strategic Framework Map (Schedule 4) shows relevant land use allocation boundaries, roads, cultural heritage features and natural features or resources mentioned in section 1.4.

Division 3—Planning scheme structural elements

1.6 Local government area divided into 12 zones

The planning scheme has 12 zones

- (1) Rural Uplands
- (2) Rural General
- (3) Rural Agriculture
- (4) Emerging Communities
- (5) Rural Residential
- (6) Village
- (7) Urban Residential
- (8) Park Residential
- (9) Commercial
- (10) Industry
- (11) Open Space and Recreation
- (12) Community Facilities

Zone Maps are located in Schedule 5 and comprise 7 maps:

Shire
Gatton Town 1
Gatton Town 2
Helidon
Withcott
Grantham
Murphys Creek.

1.7 Some zones incorporate precincts

- (a) The Rural General and the Rural Agriculture zones incorporate the following precinct:
 - (i) Tenthill Historic Subdivision A shown in Schedule 6.
- (b) The Rural Residential Zone incorporates precincts as follows:
 - (i) Existing Rural Residential Precinct; and
 - (ii) Homestead Residential Precinct.
- (a) The Commercial Zone incorporate precincts as follows:
 - (i) Gatton Town Centre Precinct (Precinct C1);
 - (ii) Gatton Frame Commercial Precinct (Precinct C2);
 - (iii) Gatton Southern Commercial Precinct (Precinct C3);
 - (iv) Gatton Southern Mixed Use Precinct (Precinct C4); and
 - (v) Gatton Eastern Gateway Commercial Precinct (Precinct C5).
- (b) The Industry Zone incorporates precincts as follows:
 - (i) Gatton South-West Industrial Precinct (Precinct G1);
 - (ii) Gatton South-East Industrial Precinct (Precinct G2);
 - (iii) Gatton Crescent Industrial Precinct (Precinct G3);

- (iv) Gatton Eastern Gateway Industrial Precinct (Precinct G4);
- (v) Gatton North Side Industrial Precinct (Precinct G5);
- (vi) Gatton Jubilee Street Optional Use Precinct (Precinct G6);
- (vii) Railway Street Precinct (Precinct H1);
- (viii) Lawlers Road (Precinct H2); and
- (ix) Helidon Explosives Magazine (Precinct I1)

1.8 Some Precincts incorporate Sub-Areas

- (a) The Exiting Rural Residential Precinct contains 14 Sub-Areas shown i Schedule 7.
 - 1. Adare
 - 2. Woodlands
 - 3. Placid Hills
 - 4. Winwill
 - 5. Veradilla
 - 6. Helidon
 - 7. Helendale Drive
 - 8. Postmans Ridge
 - 9. Blanchview
 - 10. Diana Crescent
 - 11. Park Ridge Drive
 - 12. Table Top
 - 13. Withcott West
 - 14. Murphys Creek

1.9 Roads, watercourses and reclaimed land

- (1) If a road, watercourse or reclaimed land in the local government area is not shown as being covered by a zone on the zone 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, watercourse or reclaimed land 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 centreline of the road or watercourse is the boundary between the two zones;
 - (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.
- (2) To remove any doubt, it is declared that subsections (1) and (2) also apply to a closed road if the road is closed after the commencement of the planning scheme.

1.10 Planning scheme has 9 types of overlays

The planning scheme has 9 overlays that apply to natural features, cultural heritage, resources and other aspects as shown on overlay maps

- (1) Biodiversity
- (2) Potential Bushfire Risk Areas
- (3) Cultural Heritage Places and Precincts
- (4) Steep and Unstable Land
- (5) Gas or Oil Pipeline
- (6) Extractive/Mineral Resources and Transportation Routes
- (7) Urban Growth Areas
- (8) Helidon Explosives Magazine
- (9) Toowoomba Airport Operational Airspace

1.11 Determining if development is assessable or self-assessable under planning scheme

- (1) Assessment tables for the zones and overlays identify development that is assessable, self-assessable or exempt under the planning scheme.
- (2) The assessment tables also identify assessable development under the planning scheme that requires code assessment or impact assessment. Defined uses included in the assessment table are considered consistent with the outcomes sought for a particular zone. Uses not specifically identified in column 1 of each assessment table are considered to be inconsistent uses.
- (3) If development is identified as having a different assessment category under a zone than under an overlay, or under different overlays, the higher assessment category applies as follows—
 - (a) self-assessable prevails over exempt;
 - (b) code assessable prevails over self-assessable or exempt;
 - (c) impact assessable prevails over self-assessable, code assessable or exempt.

Zone assessment category (or category for another overlay if more than one overlay applies)	Overlay assessment category			
	Exempt	Self-assessable	Code	Impact
Exempt	Exempt	Self-assessable	Code	Impact
Self-assessable	Self-Assessable	Self-assessable	Code	Impact
Code	Code	Code	Code	Impact
Impact	Impact	Impact	Impact	Impact

1.12 Codes

- (1) There are 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—
 - (a) Zone codes
 - (i) Rural Uplands
 - (ii) Rural General
 - (iii) Rural Agriculture
 - (iv) Emerging Communities
 - (v) Rural Residential
 - (vi) Village
 - (vii) Urban Residential
 - (viii) Park Residential
 - (ix) Commercial
 - (x) Industry
 - (xi) Open Space and Recreation
 - (xii) Community Facilities

 - (b) Overlay codes;
 - (i) Biodiversity
 - (ii) Potential Bushfire Risk Areas
 - (iii) Cultural heritage Places and Precincts
 - (iv) Steep and Unstable Land
 - (v) Gas or Oil Pipeline
 - (vi) Extractive/Mineral Resources and Transportation Routes
 - (vii) Urban Growth Areas
 - (viii) Helidon Explosives Magazine
 - (ix) Toowoomba Airport Operational Airspace

 - (c) Codes for development for a stated purpose or development of a state type
 - (A) General works codes**
 - (a) Advertising Device
 - (b) Building Work
 - (c) Earthworks Code
 - (d) Landscaping
 - (e) Lighting
 - (f) Vehicle Access, Parking and On-Site Movement
 - (g) Services and Infrastructure

(B) Rural Development and Land Use Codes

- (a) Farm Workers Accommodation
- (b) Natural Timber Harvesting
- (c) Rural Development Code
- (d) Rural Industries Code

(C) Residential Development Codes

- (a) Accommodation Unit and Dual Occupancy
- (b) Annexed Unit
- (c) Caravan and Relocatable Home Parks
- (d) Caretaker's Residence
- (e) Dwelling House
- (f) Home Based Business
- (g) Motel Code
- (h) Small Lot House

(D) Commercial Development Codes

- (a) Commercial Premises and Shops
- (b) Service Station and Car Wash

(E) Industrial Development Codes

- (a) Extractive Industry
- (b) Industrial Development
- (c) Intensive Animal Industries, Animal Product Processing Industries, Kennels and Catteries

(F) Development and Land Use Codes for other purposes

- (a) Bed and Breakfast Accommodation
- (b) Eco Tourism Facility
- (c) Telecommunication Facilities Code
- (d) Roadside Stall

(G) Reconfiguring a Lot

1.13 Codes applicable to ongoing use

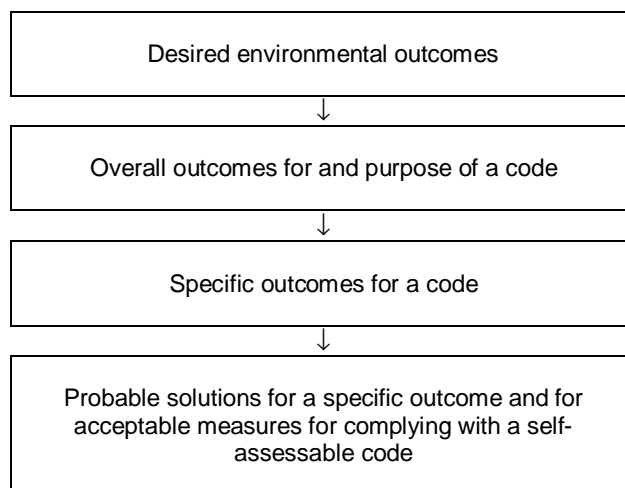
A code that is applicable to a material change of use is also applicable to the ongoing use that results from that change³.

³ 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.

1.14 Planning scheme seeks to achieve outcomes

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

- (a) desired environmental outcomes;
- (b) overall outcomes for and purpose of a code;
- (c) specific outcomes for a code;
- (d) probable solutions for a specific outcome, for complying with a self-assessable code.



1.15 Probable Solutions for code assessable development

A probable solution for a specific outcome provides a guide for achieving that outcome in whole or in part, and does not limit the assessment manager's discretion under the IPA⁴ to impose conditions on a development approval.

1.16 Premises zoned for an urban purpose

For the purposes of the regulatory provisions of the SEQ Regional Plan, a premise is zoned for an urban purpose only to the extent that it is located within the Urban Footprint.

⁴ IPA, chapter 3 (Integrated Development Assessment System (IDAS)), part 5 (Decision stage), division 6 (Conditions)

PART 2—INTERPRETATION

2.1 Definitions—the dictionary

The dictionary in PART 7 Schedule 1 defines particular words used in this planning scheme as follows—

- (a) defined uses and use classes;
- (b) administrative terms.

2.2 Terms defined in the IPA

Terms defined in the IPA have the same meaning as in the IPA.

2.3 Explanatory Notes assist interpretation of planning scheme

The Gatton Shire Planning Scheme Explanatory Notes are declared to be extrinsic material under the *Statutory Instruments Act 1992*, section 15, that assist interpretation of provisions

PART 3—DESIRED ENVIRONMENTAL OUTCOMES

3.1 Desired environmental outcomes

- (1) The desired environmental outcomes are based on ecological sustainability established by the IPA and are the basis for the measures of the planning scheme.
- (2) Each desired environmental outcome is sought to be achieved to the extent practicable having regard to each of the other desired environmental outcomes.
- (3) The desired environmental outcomes for the local government area are as follows—

Environment

- (a) Gatton Shire's natural environment is protected, so that biodiversity, ecological processes and air, land and water quality are maintained.
- (b) The disposal of wastes is effectively and sustainably managed.
- (c) Sustainable land management practices are promoted.
- (d) Places, areas or sites identified as being susceptible to land degradation, including erosion, landslip and contamination are protected and further degradation minimised.

Character and Landscape Quality

- (e) The rural character, significant natural features, cultural heritage and landscape values of the Shire are protected and enhanced.

Settlement Pattern, Amenity and Safety

- (f) The town of Gatton retains its role as the primary centre in the Shire for retail services, employment opportunities and higher order community services and facilities, with Helidon, Withcott and Grantham serving as secondary centres.
- (g) Urban and rural residential development in Gatton Shire occurs in discrete centres or localities that provide a sense of place and community identity, and possess a high level of safety, convenience and amenity for residents.
- (h) Housing options to meet the needs of community members throughout life are encouraged.
- (i) Planning and design takes into account the potential adverse effects from natural hazards such as bushfire, landslip or flooding.

Access to Services, Facilities and Employment Opportunities

- (j) Convenient and efficient access to services, facilities and employment opportunities is promoted.

Cultural Heritage

- (k) Gatton Shire's areas or places of cultural heritage significance such as those of indigenous cultural significance, or aesthetic, architectural, historical, scientific, social or technological significant, to the present generation of future generations are managed and their ongoing significance for the community is maintained or enhanced.

Economic Development and Natural Resource Management

- (l) A strong and diverse economic base is promoted that builds upon the Shire's established rural strengths, its natural resources, its landscape character, and its location on strategic transport routes; and provides a broad range of employment opportunities.
- (m) Sustainable industrial development is promoted with the concentration of industry activities encouraged in the centres of Gatton and Withcott achieving benefits of co-location, infrastructure availability and protection from inappropriate development.

- (n) Low-impact tourism activities based on the scenic and rural values of the Shire are encouraged to contribute to the economic growth of the Shire.
- (o) Development is encouraged to have regard to the function and effects of existing infrastructure.

PART 4—ZONES

The planning scheme contains 12 zones. The zone allocation to land on the zone maps triggers the respective assessment categories, assessment criteria and zone code. The zones are:

- (1) Rural Uplands
- (2) Rural General
- (3) Rural Agriculture
- (4) Emerging Communities
- (5) Rural Residential
- (6) Village
- (7) Urban Residential
- (8) Park Residential
- (9) Commercial
- (10) Industry
- (11) Open Space and Recreation
- (12) Community Facilities

Division 1—Assessment Tables for Rural Uplands zone

4.1 Assessment categories for Rural Uplands zone

The assessment categories are identified for development in the Rural Uplands zone in column 2 of tables 1 and 2 as follows—

- (a) table 1—making a material change of use for a defined use, or another use in a defined use class, listed in column 1; or
- (b) table 2—other development listed in column 1, including—
 - (i) carrying out building work not associated with a material change of use;
 - (ii) placing an advertising device on premises not associated with a material change of use;
 - (iii) carrying out operational work not associated with a material change of use
 - (iv) reconfiguring a lot;
 - (v) carrying out operational work for reconfiguring a lot.

4.2 Relevant assessment criteria for assessable development in the Rural Uplands zone

- (1) The relevant assessment criteria in the Rural Uplands zone are referred to in column 3 of tables 1 and 2.
- (2) For development requiring code assessment, the relevant assessment criteria are applicable codes.

TABLE 1

**ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR
RURAL UPLANDS ZONE—MAKING A MATERIAL CHANGE OF USE**

Note—

- Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected. Also see section 1.11(3) explaining how the higher assessment category prevails.
- Planning scheme policies indicate when the local government may undertake consultation or seek further information from the applicant about an application.

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria or Applicable Codes
Agriculture	Exempt	
Animal Husbandry	Exempt	
Animal Product Processing Industry	Impact Assessable	Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Annexed Unit	<p>Self Assessable if</p> <p>(a) Attached to the dwelling house; and</p> <p>(b) There is no other Annexed Unit on the site; and</p> <p>(c) the probable solutions for Self Assessable Development are complied with</p> <p>Code Assessable if:</p> <p>(a) the probable solutions for self assessable development are not complied with; and</p> <p>(b) there is no more than 1 existing annexed unit on the same site.</p>	<p>If Self Assessable:</p> <p>Annexed Unit Code</p> <p>Building Work Code</p> <p>Services and Infrastructure Code</p> <p>If Code Assessable:</p> <p>Annexed Unit Code</p> <p>Rural Uplands Zone Code</p> <p>Building Work Code</p> <p>Services and Infrastructure Code</p>
Bed and Breakfast Accommodation	<p>Self Assessable if</p> <p>(a) having capacity for up to 4 visitors at any one time; and</p> <p>(b) the probable solutions for Self Assessable Development are complied with</p>	<p>If Self Assessable:</p> <p>Bed and Breakfast Accommodation Code</p> <p>Advertising Device Code</p> <p>Building Work Code</p> <p>Services and Infrastructure Code</p> <p>Vehicle Access, Parking and On-Site Movement Code</p>

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria or Applicable Codes
Bed and Breakfast Accommodation	<p>Code Assessable if:</p> <p>(a) <i>having capacity for more than 4 and up to 8 visitors at any one time; and</i></p> <p>(b) <i>if the probable solutions for Self Assessable Development are not complied with</i></p> <p>Impact Assessable if having capacity for more than 8 visitors at any one time</p>	<p>If Code Assessable:</p> <p>Bed and Breakfast Accommodation Code</p> <p>Rural Uplands Zone Code</p> <p>Advertising Device Code</p> <p>Building Work Code</p> <p>Services and Infrastructure Code</p> <p>Vehicle Access, Parking and On-Site Movement Code</p> <p>Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA</p>
Caretaker's Residence	Code Assessable	<p>Caretaker's Residence Code</p> <p>Rural Uplands Zone Code</p> <p>Building Work Code</p> <p>Services and Infrastructure Code</p>
Dwelling House	<p>Self Assessable if the probable solutions for Self Assessable Development are complied with</p> <p>Code Assessable in all other circumstances</p>	<p>If Self Assessable:</p> <p>Dwelling House Code</p> <p>Building Work Code</p> <p>Services and Infrastructure Code</p> <p>If Code Assessable:</p> <p>Dwelling House Code</p> <p>Rural Uplands Zone Code</p> <p>Building Work Code</p> <p>Services and Infrastructure Code</p>
Eco Tourism Facility	Impact Assessable	Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Educational Establishment	Impact Assessable	Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Extractive Industry	Impact Assessable	Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Farm Workers' Accommodation	<p>Self Assessable if the probable solutions for Self Assessable Development are complied with</p> <p>Code Assessable in all other circumstances</p>	<p>Farm Workers' Accommodation Code</p> <p>Building Work Code</p> <p>Services and Infrastructure Code</p> <p>Farm Workers' Accommodation Code</p> <p>Rural Uplands Zone Code</p> <p>Building Work Code</p> <p>Services and Infrastructure Code</p>

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria or Applicable Codes
Home Based Business	<p>Self Assessable <i>if the probable solutions for Self Assessable Development are complied with</i></p> <p>Code Assessable <i>if the probable solutions for Self Assessable Development are not complied with</i></p>	<p>If Self Assessable: Home Based Business Code Advertising Device Code Building Work Code Services and Infrastructure Code</p> <p>If Code Assessable: Home Based Business Code Rural Uplands Zone Code Advertising Device Code Building Work Code Services and Infrastructure Code</p>
Intensive Animal Industry	<p>Code assessable <i>if aquaculture where the total surface area of the water bodies is 5 ha or less</i></p> <p>Impact Assessable <i>in all other circumstances</i></p>	<p>If Code Assessable: Intensive Animal Industries, Animal Product Processing Industries, Kennel and Cattery Code Rural Development Code Rural Uplands Zone Code Advertising Device Code Building Work Code Landscaping Code Lighting Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code</p> <p>If Impact Assessable: Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA</p>
Local Utility	Exempt	
Natural Timber Harvesting	Code Assessable	Natural Timber Harvesting Code Rural Development Code Rural Uplands Zone Code
Outdoor Entertainment	Impact Assessable	Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Park	Exempt	
Roadside Stall	Code Assessable	Roadside Stall Code Rural Uplands Zone Code Advertising Device Code Building Work Code Vehicle Access, Parking and On-Site Movement Code

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria or Applicable Codes
Rural Service Industry	<p>Code Assessable <i>if involving building work with a gross floor area of 500m² or less</i></p> <p>Impact Assessable <i>if involving building work with a gross floor area of more than 500m²</i></p>	<p>If Code Assessable: Rural Development Code Rural Service Industry Code Rural Uplands Zone Code Advertising Device Code Building Work Code Landscaping Code Lighting Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code</p> <p>If Impact Assessable: Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA</p>
Special Purpose	<p>Self Assessable <i>if</i></p> <p>(a) <i>involving a local, state or federal government purpose and where not conflicting with Schedule 8 of the IPA; or</i></p> <p>(b) <i>the probable solutions for Self Assessable Development are complied with</i></p> <p>Code Assessable <i>in all other Circumstances</i></p>	<p>If Self Assessable: Advertising Device Code Building Work Code Landscaping Code Lighting Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code</p> <p>If Code Assessable: Community Facilities Zone Code Rural Uplands Zone Code Advertising Device Code Building Work Code Landscaping Code Lighting Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code</p>
Telecommunications Facility	<p>Exempt <i>if a low impact facility (as defined under the Telecommunications Act)</i></p> <p>Code Assessable <i>if not a low impact facility (as defined under the Telecommunications Act)</i></p>	<p>If Code Assessable: Telecommunications Facility Code Rural Uplands Zone Code Advertising Device Code Building Work Code Landscaping Code Lighting Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code</p>

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria or Applicable Codes
Transport Depot	Impact Assessable	Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Other defined uses and Other (not defined uses) except use for a road	Impact Assessable	Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA

Footnote for Table 1:

Under section 1.14, only land within the Urban Footprint is zoned for an urban purpose for the purposes of the regulatory provisions of the SEQ Regional Plan.

TABLE 2

ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR
RURAL UPLANDS ZONE—OTHER DEVELOPMENT

Note—

- Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected. Also see section 1.11(3) explaining how the higher assessment category prevails.
- Planning scheme policies indicate when the local government may undertake consultation or seek further information from the applicant about an application.
- In all Rural Zones, the South East Queensland Regional Plan Regulations limit the scale and intensity of urban activities.

Column 1 Type of development	Column 2 Assessment category	Column 3 Relevant assessment criteria ⁷ — applicable code if development is self-assessable or requires code assessment
Placing an Advertising Device on Premises not associated with a material change of use	Code Assessable	Advertising Device Code Building Work Code
Carrying out building work not associated with a material change of use	Self Assessable if the probable solutions for Self Assessable Development are complied with Code Assessable if the probable solutions for Self Assessable Development are not complied with	Building Work Code Services and Infrastructure Code Building Work Code Earthworks Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code
Carrying out operational work not associated with a material change of use	Exempt where minor operational work Self Assessable if the probable solutions for Self Assessable Development are complied with; Code Assessable in all other circumstances	Earthworks Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code Earthworks Code Landscaping Code Lighting Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code

⁷ For impact assessable development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA.

Column 1 Type of development	Column 2 Assessment category	Column 3 Relevant assessment criteria ⁷ — applicable code if development is self-assessable or requires code assessment
Reconfiguring a lot	Code Assessable	Reconfiguration of a Lot Code
Carrying out operational work for reconfiguring a lot	Exempt <i>where minor operational work</i> Code Assessable <i>in all other circumstances</i>	Reconfiguration of a Lot Code Earthworks Code
Other	Exempt	

Division 2—Assessment Criteria for Rural Uplands zone

4.3 Rural Uplands Zone code

The provisions in this division comprise the Rural Uplands Zone code. They are—

- (1) compliance with Rural Uplands Zone code (section 4.4);
- (2) overall outcomes for Rural Uplands zone (section 4.5); and
- (3) specific outcomes for Rural Uplands zone (section 4.6).

4.4 Compliance with Rural Uplands Zone code

Development that is consistent with the specific outcomes in sections 4.6 complies with the Rural Uplands Zone code.

4.5 Overall outcomes for Rural Uplands zone

The overall outcomes are the purpose of the Rural Uplands Zone code.

The overall outcomes sought for the Rural Uplands zone are the following—

- (a) Land remains largely in a natural state with the visual and landscape quality of the steep slopes, significant topographical features, cultural heritage and significant vegetation and habitat maintained.
- (b) Closer settlement, particularly urban and rural residential development does not occur.

4.6 Specific outcomes for Rural Uplands zone —

The specific outcomes sought for the Rural Uplands zone are the following:

- (a) Downstream water quality is protected from impacts resulting from the development.
- (b) New uses and works associated with new development are located, designed and managed to minimise adverse effects on environmental values.
- (c) Access arrangements required to service new development are designed to accommodate the type and volume of traffic likely to be generated.
- (d) Development achieves effective separation or buffering from existing incompatible uses or those that may establish in the future.
- (e) Extensive (rather than intensive) rural uses, including natural timber harvesting, are consistent uses where land within this area is already cleared, or is able to be cleared pursuant to the *Vegetation Management Act*, provided development impacts on environmental values are minimised.
- (f) A range of other recreational, educational or tourism related uses is supported in the zone, where:
 - (i) the intensity and scale of the use does not reduce the amenity or operational effectiveness of neighbouring properties;
 - (ii) there are no adverse impacts on the natural environment, including:
 - (A) vegetation or other features identified as having significant ecological values; and
 - (B) downstream water quality;
 - (iii) there are no impacts on the quality of the visual landscape as uses involve only limited buildings or structures that are designed, sited and of a scale consistent with the natural environmental and landscape features;

- (iv) the site is connected to the Shire road network and urban centres by roads capable of accommodating the type and volume of traffic likely to be generated; and
 - (v) the site has access to an appropriate water supply, liquid and solid waste disposal systems and electricity supply adequate for all on-site purposes.
- (c) Development is restricted in the Tenthill historic subdivision area due to servicing constraints'
- (d) Extractive industry uses occur within this zone where it is demonstrated that:
 - (i) the resource is of sufficient size and of an acceptable quality to provide a sustainable and economically viable operation;
 - (ii) there is a community need for the product;
 - (iii) environmental harm or impacts on ecological values are prevented or minimised; and
 - (iv) the likely transportation routes are constructed to an standard sufficient to accommodate haulage vehicles, having regard to the safety of other road users and the physical impact on the roads.
- (e) All other defined uses and other not defined uses, not specifically identified in Table 1 are not consistent with the purpose of the zone.

Division 3—Assessment Tables for Rural General zone

4.7 Assessment categories for Rural General zone

The assessment categories are identified for development in the Rural General zone in column 2 of tables 1 and 2 as follows—

- (a) table 1—making a material change of use for a defined use, or another use in a defined use class, listed in column 1; or
- (b) table 2—other development listed in column 1, including—
 - (i) carrying out building work not associated with a material change of use;
 - (ii) placing an advertising device on premises not associated with a material change of use;
 - (iii) carrying out operational work not associated with a material change of use⁵
 - (iv) reconfiguring a lot;
 - (v) carrying out operational work for reconfiguring a lot.

4.8 Relevant assessment criteria for assessable development in the Rural General zone

- (1) The relevant assessment criteria in the Rural General zone are referred to in column 3 of tables 1 and 2.
- (2) For development requiring code assessment, the relevant assessment criteria are applicable codes.

⁵ See Planning Scheme Explanatory Notes giving examples that explain the type of development involved in different proposals.

TABLE 1

ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR
RURAL GENERAL ZONE—MAKING A MATERIAL CHANGE OF USE

Note—

- Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected. Also see section 1.11(3) explaining how the higher assessment category prevails.
- Planning scheme policies indicate when the local government may undertake consultation or seek further information from the applicant about an application.

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria or Applicable Codes
Agriculture	Exempt	
Animal Husbandry	Exempt	
Animal Product Processing Industry	Impact Assessable	Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Annexed Unit	<p>Self Assessable if</p> <p>(a) Attached to the dwelling house; and</p> <p>(b) There is no other Annexed Unit on the site; and</p> <p>(c) the probable solutions for Self Assessable Development are complied with</p> <p>Code Assessable if:</p> <p>(a) the probable solutions for self assessable development are not complied with; and</p> <p>(b) there is no more than 1 existing annexed unit on the same site.</p>	<p>If Self Assessable:</p> <p>Annexed Unit Code Building Work Code Services and Infrastructure Code</p> <p>If Code Assessable:</p> <p>Annexed Unit Code Rural General Zone Code Building Work Code Services and Infrastructure Code</p>
Arts, Crafts and Antiques	Code Assessable where within or adjoining Shire towns and villages and in an existing building	<p>Rural Development Code Rural General Zone Code Advertising Device Code Building Work Code Landscaping Code Lighting Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code</p>

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria or Applicable Codes
Arts, Crafts and Antiques	Impact Assessable in all other circumstances	If Impact Assessable: Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Bed and Breakfast Accommodation	<p>Self Assessable if</p> <p>(a) having capacity for up to and including 4 visitors at any one time; and</p> <p>(b) the probable solutions for Self Assessable Development are complied with</p> <p>Code Assessable if:</p> <p>(a) having capacity for more than 4 and up to and including 8 visitors at any one time; and</p> <p>(b) if the probable solutions for Self Assessable Development are not complied with</p> <p>Impact Assessable if having capacity for more than 8 visitors at any one time</p>	<p>If Self Assessable: Bed and Breakfast Accommodation Code Advertising Device Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code</p> <p>If Code Assessable: Bed and Breakfast Accommodation Code Rural General Zone Code Advertising Device Code Building Work Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code</p> <p>If Impact Assessable: Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA</p>
Caretaker's Residence	Code Assessable	Caretaker's Residence Code Rural General Zone Code Building Work Code Services and Infrastructure Code
Dwelling House	<p>Self Assessable if</p> <p>(a) the subject site is not within the Tenthill Historic Subdivision Area shown on Schedule 6; and</p> <p>(b) the probable solutions for Self Assessable Development are complied with; or</p> <p>Code Assessable in all other circumstances</p> <p>Impact Assessable if on land in the Tenthill Historic Subdivisions Area shown on Schedule 6.</p>	<p>If Self Assessable: Dwelling House Code Building Work Code Services and Infrastructure Code</p> <p>If Code Assessable: Dwelling House Code Rural General Zone Code Building Work Code Services and Infrastructure Code</p> <p>If Impact Assessable: Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA</p>

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria or Applicable Codes
Eco Tourism Facility	Impact Assessable	Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Educational Establishment	Impact Assessable	Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Extractive Industry	<p>Code Assessable <i>where involving removal of 5,000m³ or less per annum</i></p> <p>Impact Assessable <i>where exceeding 5,000m³ per annum</i></p>	<p>If Code Assessable: Extractive Industry Code Rural General Zone Code Advertising Device Code Building Work Code Earthworks Code Landscaping Code Lighting Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code</p> <p>If Impact Assessable: Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA</p>
Farm Workers' Accommodation	<p>Self Assessable <i>if the probable solutions for Self Assessable Development are complied with</i></p> <p>Code Assessable <i>in all other circumstances</i></p>	<p>Farm Workers' Accommodation Code Building Work Code Services and Infrastructure Code</p> <p>Farm Workers' Accommodation Code Rural General Zone Code Services and Infrastructure Code Building Work Code</p>
Home Based Business	<p>Self Assessable <i>if the probable solutions for Self Assessable Development are complied with</i></p> <p>Code Assessable <i>if the probable solutions for Self Assessable Development are not complied with</i></p>	<p>If Self Assessable: Home Based Business Code Advertising Device Code Building Work Code Services and Infrastructure Code</p> <p>If Code Assessable: Home Based Business Code Rural General Zone Code Advertising Device Code Building Work Code Services and Infrastructure Code</p>

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria or Applicable Codes
Intensive Animal Industry	<p>Code assessable if</p> <p>(a) <i>aquaculture where the total surface area of the water bodies is 5 ha or less;</i></p> <p>(b) <i>feedlot where the number of animals is 30 or less;</i></p> <p>(c) <i>kennel and cattery and the probable solutions are complied with</i></p> <p>Impact Assessable in all other circumstances</p>	<p>If Code Assessable:</p> <p>Intensive Animal Industries, Animal Product Processing Industries, Kennel and Cattery Code</p> <p>Rural Development Code</p> <p>Rural General Zone Code</p> <p>Advertising Device Code</p> <p>Building Work Code</p> <p>Landscaping Code</p> <p>Lighting Code</p> <p>Services and Infrastructure Code</p> <p>Vehicle Access, Parking and On-Site Movement Code</p> <p>If Impact Assessable:</p> <p>Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA</p>
Local Utility	Exempt	
Motel	Impact Assessable	Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Natural Timber Harvesting	Code Assessable	<p>Natural Timber Harvesting Code</p> <p>Rural Development Code</p> <p>Rural General Zone Code</p> <p>Earthworks Code</p>
Outdoor Entertainment	Impact Assessable	Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Park	Exempt	
Roadside Stall	Code Assessable	<p>Roadside Stall Code</p> <p>Rural General Zone Code</p> <p>Advertising Device Code</p> <p>Building Work Code</p> <p>Vehicle Access, Parking and On-Site Movement Code</p>

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria or Applicable Codes
Rural Service Industry	<p>Code Assessable <i>if involving a building with a gross floor area of 500m² or less</i></p> <p>Impact Assessable <i>where involving a building that has a gross floor area of more than 500m²</i></p>	<p>If Code Assessable: Rural Development Code Rural Service Industry Code Rural General Zone Code Advertising Device Code Building Work Code Landscaping Code Lighting Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code</p> <p>If Impact Assessable: Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA</p>
Service Station	Impact Assessable	<p>If Impact Assessable: Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA</p>
Special Purpose	<p>Self Assessable</p> <p>(a) <i>if for a local, state or federal government purpose; and</i></p> <p>(b) <i>where not conflicting with Schedule 8 of the IPA; and</i></p> <p>(c) <i>where complying with Probable solutions for Self Assessable development</i></p> <p>Code Assessable <i>in all other circumstances</i></p>	<p>If Self Assessable: Advertising Device Code Building Work Code Landscaping Code Lighting Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code</p> <p>If Code Assessable: Rural General Zone Code Advertising Device Code Building Work Code Landscaping Code Lighting Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code</p>
Telecommunications Facility	Exempt <i>if a low impact facility (as defined under the Telecommunications Act)</i>	

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria or Applicable Codes
Telecommunications Facility	Code Assessable <i>if not a low impact facility (as defined under the Telecommunications Act)</i>	If Code Assessable: Telecommunications Facility Code Rural General Zone Code Advertising Device Code Building Work Code Landscaping Code Lighting Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code
Transport Depot	Code Assessable <i>where no building work or only minor building work</i> Impact Assessable <i>in all other circumstances</i>	If Code Assessable: Rural Development Code Rural Service Industry Code Rural General Zone Code Advertising Device Code Building Work Code Landscaping Code Lighting Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code If Impact Assessable: Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Warehouse	Impact Assessable	Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Other defined uses and Other (not defined uses) except use for a road	Impact Assessable	Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA

Footnote for Table 1:

Under section 1.14, only land within the Urban Footprint is zoned for an urban purpose for the purposes of the regulatory provisions of the SEQ Regional Plan.

TABLE 2

ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR
RURAL GENERAL ZONE—OTHER DEVELOPMENT

Note—

- Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected. Also see section 1.11(3) explaining how the higher assessment category prevails.
- Planning scheme policies indicate when the local government may undertake consultation or seek further information from the applicant about an application.

Column 1 Type of development	Column 2 Assessment category	Column 3 Relevant assessment criteria ⁷ — applicable code if development is self-assessable or requires code assessment
Placing an Advertising Device on Premises not associated with a material change of use	Code Assessable	Advertising Device Code Building Work Code
Carrying out building work not associated with a material change of use	<p>Self Assessable if the probable solutions for Self Assessable Development are complied with</p> <p>Code Assessable if the probable solutions for Self Assessable Development are not complied with</p>	<p>Building Work Code Services and Infrastructure Code</p> <p>Building Work Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code</p>
Carrying out operational work not associated with a material change of use	<p>Exempt where minor operational work</p> <p>Self Assessable if the probable solutions for Self Assessable Development are complied with;</p> <p>Code Assessable in all other circumstances</p>	<p>Earthworks Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code</p> <p>Earthworks Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code</p>
Reconfiguring a lot	Code Assessable	Reconfiguration of a Lot Code
Carrying out operational work for reconfiguring a lot	<p>Exempt where minor operational work</p> <p>Code Assessable in all other</p>	Reconfiguration of a Lot Code

⁷ For impact assessable development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA.

Column 1 Type of development	Column 2 Assessment category	Column 3 Relevant assessment criteria ⁷ — applicable code if development is self-assessable or requires code assessment
	<i>circumstances</i>	Earthworks Code
Other	Exempt	

Division 4—Assessment Criteria for Rural General zone

4.9 Rural General Zone code

The provisions in this division comprise the Rural General Zone code. They are—

- (1) compliance Rural General Zone code (section 4.10);
- (2) overall outcomes for Rural General zone (section 4.11); and
- (3) specific outcomes for Rural General zone (section 4.12).

4.10 Compliance with Rural General Zone code

Development that is consistent with the specific outcomes in sections 4.12 complies with the Rural General Zone code.

4.11 Overall outcomes for Rural General zone

- (1) The overall outcomes are the purpose of the Rural General Zone code.
- (2) The overall outcomes sought for the Rural General zone are the following-
 - (a) The zone is to provide for agricultural production, other rural activities and the maintenance of the Shire's landscape quality that is important to the overall character of the Shire.
 - (b) Closer settlement, particularly urban and rural residential development, is not consistent with the zone, in accordance with the SEQ Regional Plan.

4.12 Specific outcomes for Rural General zone —

The specific outcomes sought for the Rural General zone are the following:

- (a) Downstream water quality is protected from impacts resulting from the development.
- (b) New uses and works associated with new development are located, designed and managed to minimise adverse effects on environmental values.
- (c) Access arrangements required to service new development are designed to accommodate the type and volume of traffic likely to be generated.
- (d) Development achieves effective separation or buffering from existing incompatible uses or those that may establish in the future.⁶
- (e) Rural service industries may be appropriate where complying with the purpose of the code.
- (f) A range of other recreational, educational or tourism related uses is supported in the zone, where:
 - (i) the intensity and scale of the use does not reduce the amenity or operational effectiveness of neighbouring properties;
 - (ii) there are no adverse impacts on the natural environment, including
 - (A) vegetation or other features identified as having significant ecological values; and
 - (B) downstream water quality;
 - (iii) there are no impacts on the quality of the visual landscape as uses involve only limited buildings or structures that are designed, sited and of a scale consistent with the natural environmental and landscape features;
 - (iv) the site is connected to the Shire road network and urban centres by roads capable of accommodating the type and volume of traffic likely to be generated; and
 - (v) the site has access to an appropriate water supply, liquid and solid waste disposal systems and electricity supply adequate for all on-site purposes.
- (g) Extractive industry uses occur within this zone where it is demonstrated that:
 - (i) the resource is of sufficient size and of an acceptable quality to provide a sustainable and economically viable operation;
 - (ii) there is a community need for the product;

⁶ Where non-rural development is proposed on land that is near to good quality agricultural land, the new use must include effective separation and buffering, in accordance with the State Planning Policy Guidelines Separating Agricultural and Residential Land Uses.

- (iii) environmental impacts are within sustainable levels; and
 - (iv) the likely transportation routes are constructed to an standard sufficient to accommodate haulage vehicles, having regard to the safety of other road users and the physical impact on the roads.
- (h) Intensive animal industries may be appropriate in this zone. Such uses will be sufficiently separated and buffered from the Shire's towns, villages and rural residential communities so that there will be no adverse impact on the amenity of these areas. Any expansion or intensification of any existing intensive animal industry use which has existing adverse impacts from odour, noise, traffic other impacts on a settlement within the Shire is inconsistent with this zone.
- (i) Industrial development relating to explosives manufacture is not located within 2 kilometres of the town of Helidon for safety reasons.
- (j) Development is restricted in the Tenthill historic subdivision area due to servicing constraints.
- (k) All other defined uses and other not defined uses, not specifically identified in Table 1 are not consistent with the purpose of the zone.

Division 5—Assessment Tables for Rural Agriculture Zone

4.13 Assessment categories for Rural Agriculture zone

The assessment categories are identified for development in the Rural Agriculture zone in column 2 of tables 1 and 2 as follows—

- (a) table 1—making a material change of use for a defined use, or another use in a defined use class, listed in column 1; or
- (b) table 2—other development listed in column 1, including—
 - (i) carrying out building work not associated with a material change of use;
 - (ii) placing an advertising device on premises not associated with a material change of use;
 - (iii) carrying out operational work not associated with a material change of use;
 - (iv) reconfiguring a lot;
 - (v) carrying out operational work for reconfiguring a lot.

4.14 Relevant assessment criteria for assessable development in the Rural Agriculture zone

- (1) The relevant assessment criteria in the Rural Agriculture zone are referred to in column 3 of tables 1 and 2.
- (2) For development requiring code assessment, the relevant assessment criteria are applicable codes.

TABLE 1

**ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR
RURAL AGRICULTURE ZONE—MAKING A MATERIAL CHANGE OF USE**

Note—

- Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected. Also see section 1.11(3) explaining how the higher assessment category prevails.
- Planning scheme policies indicate when the local government may undertake consultation or seek further information from the applicant about an application.

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria or Applicable Codes
Agriculture	Exempt	
Animal Husbandry	Exempt	
Animal Product Processing Industry	Impact Assessable	If Impact Assessable: Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Annexed Unit	<p>Self Assessable if</p> <p>(a) <i>Attached to the dwelling house; and</i></p> <p>(b) <i>There is no other Annexed Unit on the site; and</i></p> <p>(c) <i>the probable solutions for Self Assessable Development are complied with</i></p> <p>Code Assessable if:</p> <p>(a) <i>the probable solutions for self assessable development are not complied with; and</i></p> <p>(b) <i>there is no more than 1 existing annexed unit on the same site.</i></p>	<p>If Self Assessable: Annexed Unit Code Building Work Code Services and Infrastructure Code</p> <p>If Code Assessable: Annexed Unit Code Rural Agriculture Zone Code Building Work Code Services and Infrastructure Code</p>
Bed and Breakfast Accommodation	<p>Self Assessable if:</p> <p>(a) <i>having capacity for up to 4 visitors at any one time; and</i></p> <p>(b) <i>the probable solutions for Self Assessable Development are complied with</i></p>	If Self Assessable: Bed and Breakfast Accommodation Code Advertising Device Code Building Work Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria or Applicable Codes
Bed and Breakfast Accommodation	<p>Code Assessable if :</p> <p>(a) <i>having capacity for more than 4 and up to 8 visitors at any one time; and</i></p> <p>(b) <i>if the probable solutions for Self Assessable Development are not complied with</i></p> <p>Impact Assessable if having capacity for more than 8 visitors at any one time</p>	<p>If Code Assessable:</p> <p>Bed and Breakfast Accommodation Code</p> <p>Rural Agriculture Zone Code</p> <p>Advertising Device Code</p> <p>Building Work Code</p> <p>Services and Infrastructure Code</p> <p>Vehicle Access, Parking and On-Site Movement Code</p> <p>If Impact Assessable:</p> <p>Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA</p>
Caretaker's Residence	Code Assessable	<p>Caretaker's Residence Code</p> <p>Rural Agriculture Zone Code</p> <p>Building Work Code</p> <p>Services and Infrastructure Code</p> <p>Vehicle Access, Parking and On-Site Movement Code</p>
Dwelling House	<p>Self Assessable if</p> <p>(a) <i>the subject site is not within the Tenthill historic subdivision area shown on Schedule 6; and</i></p> <p>(b) <i>the probable solutions for Self Assessable Development are complied with; or</i></p> <p>Code Assessable in all other circumstances</p> <p>Impact Assessable if on land in the Tenthill Subdivisions Area shown on Schedule 6.</p>	<p>If Self Assessable:</p> <p>Dwelling House Code</p> <p>Building Work Code</p> <p>Services and Infrastructure Code</p> <p>If Code Assessable:</p> <p>Dwelling House Code</p> <p>Rural Agriculture Zone Code</p> <p>Building Work Code</p> <p>Services and Infrastructure Code</p> <p>If Impact Assessable:</p> <p>Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA</p>
Eco Tourism Facility	Impact Assessable	Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Educational Establishment	Impact Assessable	Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria or Applicable Codes
Extractive Industry	<p>Code Assessable <i>where involving removal of 5,000m³ or less per annum</i></p> <p>Impact Assessable <i>where exceeding 5,000m³ per annum</i></p>	<p>If Code Assessable: Extractive Industry Code Rural Agriculture Zone Code Advertising Device Code Building Work Code Earthworks Code Landscaping Code Lighting Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code</p> <p>If Impact Assessable: Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA</p>
Farm Workers' Accommodation	<p>Self Assessable <i>if the probable solutions for Self Assessable Development are complied with</i></p> <p>Code Assessable <i>in all other circumstances</i></p>	<p>Building Work Code Farm Workers' Accommodation Code Services and Infrastructure Code</p> <p>Building Work Code Farm Workers' Accommodation Code Rural Agriculture Zone Code Services and Infrastructure Code</p>
Home Based Business	<p>Self Assessable <i>if the probable solutions for Self Assessable Development are complied with</i></p> <p>Code Assessable <i>in all other circumstances</i></p>	<p>If Self Assessable: Home Based Business Code Advertising Device Code Building Work Code Services and Infrastructure Code</p> <p>If Code Assessable: Home Based Business Code Rural Agriculture Zone Code Advertising Device Code Building Work Code Services and Infrastructure Code</p>

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria or Applicable Codes
Intensive Animal Industry	<p>Code Assessable</p> <p>(a) <i>aquaculture where the total surface area of the water bodies is 5 ha or less;</i></p> <p>(b) <i>feedlot where the number of animals is 30 or less;</i></p> <p>(c) <i>kennel and cattery</i></p> <p>Impact Assessable <i>in all other circumstances</i></p>	<p>If Code Assessable:</p> <p>Intensive Animal Industries, Animal Product Processing Industries, Kennel and Cattery Code</p> <p>Rural Development Code</p> <p>Rural Agriculture Zone Code</p> <p>Advertising Device Code</p> <p>Building Work Code</p> <p>Landscaping Code</p> <p>Lighting Code Services and Infrastructure Code</p> <p>Services and Infrastructure Code</p> <p>Vehicle Access, Parking and On-Site Movement Code</p> <p>If Impact Assessable:</p> <p>Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA</p>
Local Utility	Exempt	Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Natural Timber Harvesting	<p>Self Assessable <i>where complying with Probable Solutions for Self Assessable development</i></p> <p>Code Assessable <i>in all other circumstances</i></p>	<p>Natural Timber Harvesting Code</p> <p>Rural Development Code</p> <p>Earthworks Code</p> <p>Natural Timber Harvesting Code</p> <p>Rural Development Code</p> <p>Rural Agriculture Zone Code</p> <p>Earthworks Code</p>
Outdoor Entertainment	Impact Assessable	Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Park	Exempt	
Roadside Stall	Code Assessable	<p>Roadside Stall Code</p> <p>Rural Agriculture Zone Code</p> <p>Advertising Device Code</p> <p>Building Work Code</p> <p>Vehicle Access, Parking and On-Site Movement Code</p>

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria or Applicable Codes
Rural Service Industry	<p>Code Assessable if involving a building with a gross floor area of 500m² or less</p> <p>Impact Assessable where involving a building that has a gross floor area of more than 500m²</p>	<p>If Code Assessable: Rural Development Code Rural Service Industry Code Rural Agriculture Zone Code Advertising Device Code Building Work Code Earthworks Code Landscaping Code Lighting Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code</p> <p>If Impact Assessable: Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA</p>
Special Purpose	<p>Self Assessable if</p> <ul style="list-style-type: none"> (a) for a local, state or federal government purpose; and (b) where not conflicting with Schedule 8 of the IPA; and (c) where complying with Probable solutions for Self Assessable development <p>Code Assessable in all other circumstances</p>	<p>If Self Assessable: Advertising Device Code Building Work Code Landscaping Code Lighting Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code</p> <p>If Code Assessable: Rural Agriculture Zone Code Advertising Device Code Building Work Code Landscaping Code Lighting Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code</p>
Telecommunications Facility	Exempt if a low impact facility (as defined under the Telecommunications Act)	

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria or Applicable Codes
Telecommunications Facility	<p>Code Assessable <i>if not a low impact facility (as defined under the Telecommunications Act)</i></p> <p>Impact Assessable <i>if not a low impact facility (as defined under the Telecommunications Act)</i></p>	<p>If Code Assessable: Telecommunications Facility Code Rural General Zone Code Advertising Device Code Building Work Code Landscaping Code Lighting Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code</p> <p>If Impact Assessable: Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA</p>
Warehouse	Impact Assessable	Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Other defined uses and Other (not defined uses) except use for a road	Impact Assessable	Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA

Footnote for Table 1:

Under section 1.14, only land within the Urban Footprint is zoned for an urban purpose for the purposes of the regulatory provisions of the SEQ Regional Plan.

TABLE 2

ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR
RURAL AGRICULTURE ZONE—OTHER DEVELOPMENT

Note—

- Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected. Also see section 1.11(3) explaining how the higher assessment category prevails.
- Planning scheme policies indicate when the local government may undertake consultation or seek further information from the applicant about an application.

Column 1 Type of development	Column 2 Assessment category	Column 3 Relevant assessment criteria ⁷ — applicable code if development is self-assessable or requires code assessment
Placing an Advertising Device on Premises not associated with a material change of use	Code Assessable	Advertising Device Code Building Work Code
Carrying out building work not associated with a material change of use	<p>Self Assessable if the probable solutions for Self Assessable Development are complied with</p> <p>Code Assessable if the probable solutions for Self Assessable Development are not complied with</p>	<p>Building Work Code Services and Infrastructure Code</p> <p>Building Work Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code</p>
Carrying out operational work not associated with a material change of use	<p>Exempt where minor operational work</p> <p>Self Assessable if the probable solutions for Self Assessable Development are complied with;</p> <p>Code Assessable in all other circumstances</p>	<p>Earthworks Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code</p> <p>Earthworks Code Landscaping Code Lighting Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code</p>
Reconfiguring a lot	Code Assessable	Reconfiguration of a Lot Code

⁷ For impact assessable development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA.

Column 1 Type of development	Column 2 Assessment category	Column 3 Relevant assessment criteria ⁷ — applicable code if development is self-assessable or requires code assessment
Carrying out operational work for reconfiguring a lot	Exempt <i>where minor operational work</i> Code Assessable <i>in all other circumstances</i>	Reconfiguration of a Lot Code Earthworks Code
Other	Exempt	

Division 6—Assessment Criteria for Rural Agriculture zone

4.15 Rural Agriculture Zone code

The provisions in this division comprise the Rural Agriculture Zone code. They are—

- (1) compliance with Rural Agriculture Zone code (section 4.16);
- (2) overall outcomes for Rural Agriculture zone (section 4.17); and
- (3) specific outcomes for Rural Agriculture zone (section 4.18).

4.16 Compliance with Rural Agriculture Zone code

Development that is consistent with the specific outcomes in sections 4.18 complies with the Rural Agriculture Zone code.

4.17 Overall outcomes for Rural Agriculture zone

- (1) The overall outcomes are the purpose of the Rural Agriculture Zone code.
- (2) The overall outcomes sought for the Rural General zone are the following-
 - (a) Good quality agricultural land is preserved for sustainable agricultural purposes.
 - (b) The ongoing use of good quality agricultural land for agricultural purposes is not prevented or constrained by:
 - (i) use of the land for other purposes;
 - (ii) non-rural development on nearby land which restricts agricultural practices;
 - (iii) fragmentation of holdings as a result of reconfiguration; and
 - (iv) land degradation resulting from development.

4.18 Specific outcomes for Rural Agriculture zone —

The specific outcomes the Rural Agriculture zone are the following:

- (a) Non-agricultural uses and related development occurs in the zone only where such uses:
 - (i) are allied to agricultural activities and/or could not be effectively located elsewhere;
 - (ii) are sited and operated to minimise any loss of agricultural land or potential disruption to agricultural activities, including provision of adequate buffering;
 - (iii) are consistent with the intent and provisions of State Planning Policy 1/92 and the supporting guidelines;
 - (iv) cause no adverse impact on the natural environment, including the retention of any vegetation or other feature identified as biodiversity areas; prevention of erosion and the protection of down stream water quality;
 - (v) are connected to the Shire road network and urban centres by roads capable of accommodating the type and volume of traffic likely to be generated; and
 - (vi) are provided with water supply, liquid and solid waste disposal systems and electricity supply adequate for all on-site purposes.
- (b) Intensive animal industries are inconsistent with the overall outcomes of the zone particularly where they may impact on a settlement within the Shire as a result of odours, noise or other impacts.
- (c) All other defined uses and other not defined uses, not specifically identified in Table 1 are not consistent with the purpose of the zone.

Division 7—Assessment Tables for Emerging Communities zone

4.19 Assessment categories for Emerging Communities zone

The assessment categories are identified for development in the Emerging Communities zone in column 2 of tables 1 and 2 as follows—

- (a) table 1—making a material change of use for a defined use, or another use in a defined use class, listed in column 1; or
- (b) table 2—other development listed in column 1, including—
 - (i) carrying out building work not associated with a material change of use;
 - (ii) placing an advertising device on premises not associated with a material change of use;
 - (iii) carrying out operational work not associated with a material change of use;
 - (iv) reconfiguring a lot;
 - (v) carrying out operational work for reconfiguring a lot.

4.20 Relevant assessment criteria for assessable development in the Emerging Communities zone

- (1) The relevant assessment criteria in Emerging Communities zone are referred to in column 3 of tables 1 and 2.
- (2) For development requiring code assessment, the relevant assessment criteria are applicable codes.

TABLE 1

**ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR
EMERGING COMMUNITIES ZONE—MAKING A MATERIAL CHANGE OF USE**

Note—

- Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected. Also see section 1.11(3) explaining how the higher assessment category prevails.
- Planning scheme policies indicate when the local government may undertake consultation or seek further information from the applicant about an application.

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria or Applicable Codes
Agriculture	Exempt	
Animal Husbandry	Exempt	
Annexed Unit	<p>Self Assessable if</p> <p>(a) Attached to the dwelling house; and</p> <p>(b) There is no other Annexed Unit on the site; and</p> <p>(c) the probable solutions for Self Assessable Development are complied with</p> <p>Code Assessable if:</p> <p>(a) the probable solutions for self assessable development are not complied with: and</p> <p>(b) there is no more than 1 existing annexed unit on the same site.</p>	<p>If Self Assessable:</p> <p>Annexed Unit Code Building Work Code Services and Infrastructure Code</p> <p>If Code Assessable:</p> <p>Annexed Unit Code Emerging Communities Zone Code Building Work Code Services and Infrastructure Code</p>
Bed and Breakfast Accommodation	<p>Self Assessable if</p> <p>(a) involving no building work; or</p> <p>(b) having capacity for up to 4 visitors at any one time; and</p> <p>(c) the probable solutions for Self Assessable Development are complied with</p>	<p>If Self Assessable:</p> <p>Bed and Breakfast Accommodation Code Advertising Device Code Building Work Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code</p>

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria or Applicable Codes
	<p>Code Assessable if:</p> <p>(a) <i>having capacity for more than 4 and up to 8 visitors at any one time; and</i></p> <p>(b) <i>if the probable solutions for Self Assessable Development are not complied with</i></p> <p>Impact Assessable if having capacity for more than 8 visitors at any one time</p>	<p>If Code Assessable:</p> <p>Bed and Breakfast Accommodation Code</p> <p>Emerging Communities Zone Code</p> <p>Advertising Device Code</p> <p>Building Work Code</p> <p>Services and Infrastructure Code</p> <p>Vehicle Access, Parking and On-Site Movement Code</p> <p>If Impact Assessable:</p> <p>Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA</p>
Caretaker's Residence	Code Assessable	<p>Caretaker's Residence Code</p> <p>Emerging Communities Zone Code</p> <p>Building Work Code</p> <p>Services and Infrastructure Code</p>
Dwelling House	<p>Self Assessable if the probable solutions for Self Assessable Development are complied with</p> <p>Code Assessable in all other circumstances</p>	<p>If Self Assessable:</p> <p>Dwelling House Code</p> <p>Building Work Code</p> <p>Services and Infrastructure Code</p> <p>If Code Assessable:</p> <p>Dwelling House Code</p> <p>Emerging Communities Zone Code</p> <p>Building Work Code</p> <p>Services and Infrastructure Code</p>
Eco Tourism Facility	Impact Assessable	<p>If Impact Assessable:</p> <p>Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA</p>
Farm Workers' Accommodation	<p>Self Assessable if the probable solutions for Self Assessable Development are complied with</p> <p>Code Assessable in all other circumstances</p>	<p>Building Work Code</p> <p>Farm Workers' Accommodation Code</p> <p>Services and Infrastructure Code</p> <p>Building Work Code</p> <p>Farm Workers' Accommodation Code</p> <p>Emerging Communities Zone Code</p> <p>Services and Infrastructure Code</p>

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria or Applicable Codes
Home Based Business	<p>Self Assessable <i>if the probable solutions for Self Assessable Development are complied with</i></p> <p>Code Assessable <i>in all other circumstances</i></p>	<p>If Self Assessable: Home Based Business Code Advertising Device Code Building Work Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code</p> <p>If Code Assessable: Home Based Business Code Emerging Communities Zone Code Advertising Device Code Building Work Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code</p>
Local Utility	Exempt	
Natural Timber Harvesting	Code Assessable	<p>Natural Timber Harvesting Code Rural Development Code Emerging Communities Zone Code Earthworks Code</p>
Outdoor Entertainment	Impact Assessable	Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Park	Exempt	
Roadside Stall	Code Assessable	<p>Roadside Stall Code Emerging Communities Zone Code Advertising Device Code Building Works Code Vehicle Access, Parking and On-Site Movement Code</p>

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria or Applicable Codes
Rural Service Industry	<p>Code Assessable if involving a building with a gross floor area of 500m² or less</p> <p>Impact Assessable where involving a building that has a gross floor area of more than 500m²</p>	<p>If Code Assessable: Rural Development Code Rural Service Industry Code Emerging Communities Zone Code Advertising Device Code Building Work Code Earthworks Landscaping Code Lighting Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code</p> <p>If Impact Assessable: Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA</p>
Small Lot House	Impact Assessable	Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Special Purpose	<p>Self Assessable if</p> <ul style="list-style-type: none"> (a) for a local, state or federal government purpose; and (b) where not conflicting with Schedule 8 of the IPA; and (c) where Probable solutions for Self Assessable development are complied with <p>Code Assessable in all other circumstances</p>	<p>If Self Assessable: Advertising Device Code Building Work Code Landscaping Code Lighting Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code</p> <p>If Code Assessable: Emerging Communities Zone Code Advertising Device Code Building Work Code Landscaping Code Lighting Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code</p>

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria or Applicable Codes
Telecommunications Facility	<p>Exempt if a low impact facility (as defined under the Telecommunications Act)</p> <p>Code Assessable if not a low impact facility (as defined under the Telecommunications Act)</p>	<p>If Code Assessable:</p> <p>Telecommunications Facility Code Emerging Communities Zone Code Advertising Device Code Building Work Code Landscaping Code Lighting Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code</p>
Other defined uses and Other (not defined uses) except use for a road	Impact Assessable	Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA

TABLE 2

ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR
EMERGING COMMUNITIES ZONE—OTHER DEVELOPMENT

Note—

- Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected. Also see section 1.11(3) explaining how the higher assessment category prevails.
- Planning scheme policies indicate when the local government may undertake consultation or seek further information from the applicant about an application.

Column 1 Type of development	Column 2 Assessment category	Column 3 Relevant assessment criteria ⁷ — applicable code if development is self-assessable or requires code assessment
Placing an Advertising Device on Premises not associated with a material change of use	Code Assessable	Advertising Device Code Building Work Code
Carrying out building work not associated with a material change of use	Self Assessable <i>if the probable solutions for Self Assessable Development are complied with</i> Code Assessable <i>if the probable solutions for Self Assessable Development are not complied with</i>	Building Work Code Services and Infrastructure Code Building Work Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code
Carrying out operational work not associated with a material change of use	Exempt <i>where minor operational work</i> Self Assessable <i>if the probable solutions for Self Assessable Development are complied with;</i> Code Assessable <i>in all other circumstances</i>	Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code Earthworks Code Landscaping Code Lighting Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code Earthworks Code
Reconfiguring a lot	Code Assessable	Reconfiguration of a Lot Code

⁷ For impact assessable development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA.

Column 1 Type of development	Column 2 Assessment category	Column 3 Relevant assessment criteria ⁷ — applicable code if development is self-assessable or requires code assessment
Carrying out operational work for reconfiguring a lot	Exempt <i>where minor operational work</i> Code Assessable <i>in all other circumstances</i>	Reconfiguration of a Lot Code Earthworks Code
Other	Exempt	

Division 8—Assessment Criteria for Emerging Communities zone

4.21 Emerging Communities Zone code

The provisions in this division comprise the Emerging Communities Zone code. They are—

- (1) compliance with Emerging Communities Zone code (section 4.22);
- (2) overall outcomes for Emerging Communities zone (section 4.23); and
- (3) specific outcomes for Emerging Communities zone (section 4.24).

4.22 Compliance with Emerging Communities Zone code

Development that is consistent with the specific outcomes in sections 4.24 complies with the Emerging Communities Zone code.

4.23 Overall outcomes for Emerging Communities zone

- (1) The overall outcomes are the purpose of the Emerging Communities Zone code.
- (2) The overall outcomes sought for the Emerging Communities zone are the following—
 - (a) Development within the Emerging Community Zone does not compromise the implementation of a structure plan.

4.24 Specific outcomes for Emerging Communities zone —

The specific outcomes for the Emerging Communities zone are the following:

- (a) Development to be consistent with the Gatton Local Growth Management Strategy (LGMS) and structure plan.

Note: Before a structure plan is approved, development for urban activities, rural residential development or intensive animal husbandry as defined by the SEQ Regional Plan's regulatory provisions, must demonstrate the development would not compromise the implementation of a structure plan. The LGMS for Gatton Shire will be a key tool in determining how these areas will be utilised for economic growth; urban and rural residential development and the required timing for the release of this land. The LGMS will ensure dwelling targets are being met as well as identifying the form of future development to accommodate and address dwelling needs, as well as satisfying environmental and community concerns.

Structure Plans for these areas will be progressively undertaken in accordance with identified need and the outcomes of the Local Growth Management Strategy. Each Structure Plan will be managed by Gatton Shire in accordance with Council's applicable Planning Scheme Policy and the SEQ Regional Plan Implementation Guide No. 4: Structure Plan Guideline and will be conducted in partnership with landowners, key stakeholders and the community.

- (b) All other defined uses and other not defined uses, not specifically identified in Table 1 are not consistent with the purpose of the zone.

Division 9—Assessment Tables for Rural Residential zone

4.25 Assessment categories for Rural Residential zone

The assessment categories are identified for development in the Rural Residential zone in column 2 of tables 1 and 2 as follows—

- (a) table 1—making a material change of use for a defined use, or another use in a defined use class, listed in column 1; or
- (b) table 2—other development listed in column 1, including—
 - (i) carrying out building work not associated with a material change of use;
 - (ii) placing an advertising device on premises not associated with a material change of use;
 - (iii) carrying out operational work not associated with a material change of use;
 - (iv) reconfiguring a lot;
 - (v) carrying out operational work for reconfiguring a lot.

4.26 Relevant assessment criteria for assessable development in the Rural Residential zone

- (1) The relevant assessment criteria in Rural Residential zone are referred to in column 3 of tables 1 and 2.
- (2) For development requiring code assessment, the relevant assessment criteria are applicable codes.

TABLE 1

**ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR
RURAL RESIDENTIAL ZONE—MAKING A MATERIAL CHANGE OF USE**

Note—

- Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected. Also see section 1.11(3) explaining how the higher assessment category prevails.
- Planning scheme policies indicate when the local government may undertake consultation or seek further information from the applicant about an application.

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria or Applicable Codes
Agriculture	Impact Assessable <i>where on a site with an area larger than 4ha</i>	Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Animal Husbandry	Impact Assessable <i>where on a site with an area larger than 4ha</i>	Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Annexed Unit	<p>Self Assessable if</p> <p>(a) <i>Attached to the dwelling house; and</i></p> <p>(b) <i>There is no other Annexed Unit on the site; and</i></p> <p>(c) <i>the probable solutions for Self Assessable Development are complied with</i></p> <p>Code Assessable if:</p> <p>(a) <i>the probable solutions for self assessable development are not complied with; and</i></p> <p>(b) <i>there is no more than 1 existing annexed unit on the same site.</i></p>	<p>If Self Assessable:</p> <p>Annexed Unit Code Building Work Code Services and Infrastructure Code</p> <p>If Code Assessable:</p> <p>Annexed Unit Code Rural Residential Zone Code Building Work Code Services and Infrastructure Code</p>
Bed and Breakfast Accommodation	<p>Self Assessable if:</p> <p>(a) <i>having capacity 2 or less visitors at any one time; and</i></p> <p>(b) <i>if the probable solutions or Self Assessable Development are complied with</i></p>	<p>If Self Assessable:</p> <p>Bed and Breakfast Accommodation Code Advertising Device Code Building Work Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code</p>

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria or Applicable Codes
Bed and Breakfast Accommodation	<p>Code Assessable if:</p> <p>(a) <i>having capacity for more than 2 and 4 or less visitors at any one time</i></p> <p>(b) <i>if the probable solutions for Self Assessable Development are not complied with</i></p> <p>Impact Assessable if having capacity for more than 4 visitors at any one time</p>	<p>If Code Assessable:</p> <p>Bed and Breakfast Accommodation Code Rural Residential Zone Code Advertising Device Code Building Work Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code</p> <p>If Impact Assessable:</p> <p>Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA</p>
Caretaker's Residence	Code Assessable	<p>Caretaker's Residence Code Rural Residential Zone Code Building Work Code Services and Infrastructure Code</p>
Dwelling House	<p>Self Assessable if the probable solutions for Self Assessable Development are complied with; or</p> <p>Code Assessable in all other circumstances</p>	<p>If Self Assessable:</p> <p>Dwelling House Code Building Work Code Services and Infrastructure Code</p> <p>If Code Assessable:</p> <p>Dwelling House Code Rural Residential Zone Code Building Work Code Services and Infrastructure Code</p>
Eco Tourism Facility	Impact Assessable	Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Farm Workers' Accommodation	Impact Assessable	Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Home Based Business	Self Assessable if the probable solutions or Self Assessable Development are complied with	<p>If Self Assessable:</p> <p>Home Based Business Code Advertising Device Code Building Work Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code</p>

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria or Applicable Codes
Home Based Business	Code Assessable <i>in all other circumstances</i>	If Code Assessable : Home Based Business Code Rural Residential Zone Code Advertising Device Code Building Work Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code
Local Utility	Exempt	
Park	Impact Assessable	Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Roadside Stall	Code Assessable	Roadside Stall Code Rural Residential Zone Code Advertising Device Code Building Work Code Vehicle Access, Parking and On-Site Movement Code
Rural Service Industry	Impact Assessable	Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Special Purpose	Self Assessable <i>if</i> (a) <i>for a local, state or federal government purpose; and</i> (b) <i>where not conflicting with Schedule 8 of the IPA; and</i> (c) <i>if the probable solutions or Self Assessable Development are complied with;</i> Code Assessable <i>in all other circumstances</i>	If Self Assessable : Advertising Device Code Building Work Code Landscaping Code Lighting Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code If Code Assessable : Rural Residential Code Advertising Device Code Building Work Code Landscaping Code Lighting Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria or Applicable Codes
Telecommunications Facility	Exempt if a low impact facility (as defined under the Telecommunications Act) Code Assessable if not a low impact facility (as defined under the Telecommunications Act)	If Code Assessable: Telecommunications Facility Code Rural Residential Zone Code Advertising Device Code Building Work Code Landscaping Code Lighting Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code
Other defined uses and Other (not defined uses) except use for a road	Impact Assessable	Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA

TABLE 2

**ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR
RURAL RESIDENTIAL ZONE—OTHER DEVELOPMENT**

Note—

- Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected. Also see section 1.11(3) explaining how the higher assessment category prevails.
- Planning scheme policies indicate when the local government may undertake consultation or seek further information from the applicant about an application.

Column 1 Type of development	Column 2 Assessment category	Column 3 Relevant assessment criteria ⁷ — applicable code if development is self-assessable or requires code assessment
Placing an Advertising Device on Premises not associated with a material change of use	Code Assessable	Advertising Device Code Building Work Code
Carrying out building work not associated with a material change of use	Self Assessable if the probable solutions for Self Assessable Development are complied with Code Assessable if the probable solutions for Self Assessable Development are not complied with	Building Work Code Services and Infrastructure Code Building Work Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code
Carrying out operational work not associated with a material change of use	Exempt where minor operational work Self Assessable if the probable solutions for Self Assessable Development are complied with; Code Assessable in all other circumstances	Earthworks Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code Earthworks Code Landscaping Code Lighting Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code
Reconfiguring a lot	Code Assessable	Reconfiguration of a Lot Code

⁷ For impact assessable development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA.

Column 1 Type of development	Column 2 Assessment category	Column 3 Relevant assessment criteria ⁷ — applicable code if development is self-assessable or requires code assessment
Carrying out operational work for reconfiguring a lot	Exempt <i>where minor operational work</i> Code Assessable <i>in all other circumstances</i>	Reconfiguration of a Lot Code Earthworks Code
Other	Exempt	

Division 10—Assessment Criteria for Rural Residential zone

4.27 Rural Residential Zone code

The provisions in this division comprise the Rural Residential Zone code. They are—

- (1) compliance with Rural Residential Zone code (section 4.28);
- (2) overall outcomes for Rural Residential zone (section 4.29); and
- (3) specific outcomes for Rural Residential zone (section 4.30).

4.28 Compliance with Rural Residential Zone code

Development that is consistent with the specific outcomes in sections 4.30 complies with the Rural Residential Zone code.

4.29 Overall outcomes for Rural Residential zone

- (1) The overall outcomes are the purpose of the Rural Residential Zone code⁷.
- (2) The overall outcomes sought for the Rural Residential zone are the following—
 - (a) Rural residential development is accommodated in the Shire as a legitimate form of residential development, providing for the establishment of large lots and a semi-rural lifestyle, with appropriate provision of on-site services or connection to town services.
 - (b) The Homestead Residential precinct of the Rural Residential zone provides for a semi-rural lifestyle in close proximity to the major centres of the Shire where domestic-scale rural activities may be pursued.
 - (c) The Existing Rural Residential precinct of the Rural Residential zone provides the opportunity to consolidate existing rural residential precincts in relative proximity to local facilities including shops and schools.
 - (d) The zone provides for small scale community and utility services.
 - (e) Use of Rural Residential areas for Urban Residential development is inconsistent with the overall outcomes of the zone until structure plans are completed for the areas defined on the Urban Growth Areas Overlay, consistent with the South East Queensland Regional Plan.⁸
 - (f) Rural Residential areas within the Urban Growth Areas Overlay are reserved from development which would prejudice the long term planning of the areas, including urban and rural residential development, to preserve opportunities for the logical, long term expansion of existing towns beyond the life of this planning scheme.

4.30 Specific outcomes for Rural Residential zone —

The specific outcomes for the Rural Residential zone are the following:

- (a) New Rural Residential development in the zone is designed to:
 - (i) meet a local need and not result in an oversupply of rural residential land in the locality;
 - (ii) include buffers to/from good quality agricultural land;
 - (iii) have no adverse impact on environmental or landscape values, or on downstream water quality;
 - (iv) be effectively buffered from any other potentially incompatible activity;
 - (v) ensure access points to new lots do not reduce the efficiency of the road system or impact on the functional needs of the transport system; and
 - (vi) not prevent, or constrain, the orderly development of existing, or potential, urban areas.

⁷ Some land in this zone is also affected by the Urban Growth Area Overlay, which applies additional criteria.

⁸ Structure plans (as defined in the South East Queensland Regional Plan) will detail the sequencing, type, scale and intensity of development for Emerging Communities areas, along with the other areas identified in the Urban Growth Areas Overlay of this planning scheme.

- (b) New lots in the Homestead Residential precinct are not less than:
 - (i) 8,000m² where reticulated water is available; and
 - (ii) 1.2 ha in other areas.
- (c) All new lots in the Homestead Residential precinct:
 - (i) are supplied with electricity and sealed road access, and
 - (ii) have an assured supply of potable water, and are able to adequately and safely dispose of wastewater within the boundary of the allotment.
- (d) New development in the Existing Rural Residential precinct achieves applicable standards in relation to the siting and design of buildings, road access and the provision of services (water supply, electricity supply and wastewater treatment).
- (e) All other defined uses and other not defined uses, not specifically identified in Table 1 are not consistent with the purpose of the zone.

Division 11—Assessment Tables for Village zone

4.31 Assessment categories for Village zone

The assessment categories are identified for development in the Village zone in column 2 of tables 1 and 2 as follows—

- (a) table 1—making a material change of use for a defined use, or another use in a defined use class, listed in column 1; or
- (b) table 2—other development listed in column 1, including—
 - (i) carrying out building work not associated with a material change of use;
 - (ii) placing an advertising device on premises not associated with a material change of use;
 - (iii) carrying out operational work not associated with a material change of use;
 - (iv) reconfiguring a lot;
 - (v) carrying out operational work for reconfiguring a lot.

4.32 Relevant assessment criteria for assessable development in the Village zone

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

TABLE 1

**ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR
VILLAGE ZONE—MAKING A MATERIAL CHANGE OF USE**

Note—

- Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected. Also see section 1.11(3) explaining how the higher assessment category prevails.
- Planning scheme policies indicate when the local government may undertake consultation or seek further information from the applicant about an application.

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria or Applicable Codes
Annexed Unit	<p>Self Assessable if</p> <p>(a) <i>Attached to the dwelling house; and</i></p> <p>(b) <i>There is no other Annexed Unit on the site; and</i></p> <p>(c) <i>the probable solutions for Self Assessable Development are complied with</i></p> <p>Code Assessable Code Assessable if:</p> <p>(a) <i>the probable solutions for self assessable development are not complied with; and</i></p> <p>(b) <i>there is no more than 1 existing annexed unit on the same site.</i></p>	<p>If Self Assessable:</p> <p>Annexed Unit Code Building Work Code Services and Infrastructure Code</p> <p>If Code Assessable:</p> <p>Annexed Unit Code Village Zone Code Building Work Code Services and Infrastructure Code</p>
Arts, Crafts and Antiques	Code Assessable	<p>Commercial Premises and Shops Code Village Zone Code Advertising Device Code Building Work Code Landscaping Code Lighting Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code</p>
Bed and Breakfast Accommodation	<p>Self Assessable if:</p> <p>(a) <i>having capacity for up to 2 visitors at any one time; and</i></p> <p>(b) <i>if the probable solutions for Self Assessable Development are complied with</i></p>	<p>If Self Assessable:</p> <p>Bed and Breakfast Accommodation Code Advertising Device Code Building Work Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code</p>

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria or Applicable Codes
Bed and Breakfast Accommodation	<p>Code Assessable if:</p> <p>(a) <i>having capacity for more than 2 and up to 4 visitors at any one time; and</i></p> <p>(b) <i>if the probable solutions for Self Assessable Development are not complied with</i></p> <p>Impact Assessable if having capacity for more than 4 visitors at any one time</p>	<p>If Code Assessable:</p> <p>Bed and Breakfast Accommodation Code Village Zone Code Advertising Device Code Building Work Code Landscaping Code Lighting Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code</p> <p>If Impact Assessable:</p> <p>Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA</p>
Caretaker's Residence	Code Assessable	<p>Building Work Code Caretaker's Residence Code Services and Infrastructure Code Village Zone Code</p>
Catering Shop	Code Assessable	<p>Commercial Premises and Shops Code Village Zone Code Advertising Device Code Building Work Code Landscaping Code Lighting Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code</p>
Commercial Premises	<p>Code Assessable if the gross floor area is 100 m² or less</p> <p>Impact Assessable in all other circumstances</p>	<p>If Code Assessable:</p> <p>Commercial Premises and Shops Code Village Zone Code Advertising Device Code Building Work Code Landscaping Code Lighting Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code</p> <p>If Impact Assessable:</p> <p>Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA</p>

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria or Applicable Codes
Dwelling House	<p>Self Assessable <i>if the probable solutions for Self Assessable Development are complied with; or</i></p> <p>Code Assessable <i>in all other circumstances</i></p>	<p>If Self Assessable: Dwelling House Code Building Work Code Services and Infrastructure Code</p> <p>If Code Assessable: Dwelling House Code Village Zone Code Building Work Code Services and Infrastructure Code</p>
Eco Tourism Facility	Impact Assessable	Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Educational Establishment	<p>Code Assessable <i>where having a gross floor area of 300m² or less</i></p> <p>Impact Assessable <i>where having a gross floor area of more than 300m²</i></p>	<p>Village Zone Code Advertising Device Code Building Work Code Landscaping Code Lighting Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code</p> <p>If Impact Assessable: Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA.</p>
Health Care Premises	Impact Assessable	Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Home Based Business	<p>Self Assessable <i>if the probable solutions for Self Assessable Development are complied with</i></p> <p>Code Assessable <i>in all other circumstances</i></p>	<p>If Self Assessable: Home Based Business Code Advertising Device Code Building Work Code Services and Infrastructure Code</p> <p>Code Assessable: Home Based Business Code Village Zone Code Advertising Device Code Building Work Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code</p>

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria or Applicable Codes
Hotel	Impact Assessable	Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Indoor Entertainment	Impact Assessable	Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Industry	Impact Assessable	Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Local Utility	Exempt	
Motel	Impact Assessable	Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Off-street Car Park	Impact Assessable	Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Outdoor Entertainment	Impact Assessable	Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Park	Exempt	
Roadside Stall	Code Assessable	Roadside Stall Code Village Zone Code Advertising Device Code Building Work Code Vehicle Access, Parking and On-Site Movement Code
Rural Service Industry	<p>Code Assessable where involving a building that has a gross floor area of 500m² or less</p> <p>Impact Assessable where involving a building that has a gross floor area of more than 500m²</p>	<p>If Code Assessable: Rural Development Code Rural Service Industry Code Village Zone Code Advertising Device Code Building Work Code Landscaping Code Lighting Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code</p> <p>If Impact Assessable: Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA</p>
Service Station	Impact Assessable	Regard will be given to the planning scheme as a whole in accordance with section 3.5.5

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria or Applicable Codes
		of the IPA
Service Trade	Impact Assessable	Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Shop	Code Assessable	Commercial Premises and Shops Code Village Zone Code
Showroom	Impact Assessable	Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Special Purpose	<p>Self Assessable if</p> <p>(a) for a local, state or federal government purpose; and</p> <p>(b) where not conflicting with Schedule 8 of the IPA; and</p> <p>(c) if the probable solutions for Self Assessable Development are complied with</p> <p>Code Assessable in all other circumstances</p>	<p>If Self Assessable:</p> <p>Advertising Device Code Building Work Code Landscaping Code Lighting Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code</p> <p>If Code Assessable:</p> <p>Village Zone Code Advertising Device Code Building Work Code Landscaping Code Lighting Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code</p>
Telecommunications Facility	<p>Exempt if a low impact facility (as defined under the Telecommunications Act)</p> <p>Code Assessable if not a low impact facility (as defined under the Telecommunications Act)</p>	<p>If Code Assessable:</p> <p>Telecommunications Facility Code Village Zone Code Advertising Device Code Building Work Code Landscaping Code Lighting Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code</p>
Transport Depot	Impact Assessable	Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria or Applicable Codes
Transport Terminal	Impact Assessable	Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Warehouse	Impact Assessable	Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Other defined uses and Other (not defined uses) except use for a road	Impact Assessable	Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA

TABLE 2

ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR
VILLAGE ZONE—OTHER DEVELOPMENT

Note—

- Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected. Also see section 1.11(3) explaining how the higher assessment category prevails.
- Planning scheme policies indicate when the local government may undertake consultation or seek further information from the applicant about an application.

Column 1 Type of development	Column 2 Assessment category	Column 3 Relevant assessment criteria ⁷ — applicable code if development is self-assessable or requires code assessment
Placing an Advertising Device on Premises not associated with a material change of use	Code Assessable	Advertising Device Code Building Work Code
Carrying out building work not associated with a material change of use	<p>Self Assessable if the probable solutions for Self Assessable Development are complied with</p> <p>Code Assessable if the probable solutions for Self Assessable Development are not complied with</p>	<p>Building Work Code Services and Infrastructure Code</p> <p>Building Work Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code</p>
Carrying out operational work not associated with a material change of use	<p>Exempt where minor operational work</p> <p>Self Assessable if the probable solutions for Self Assessable Development are complied with;</p> <p>Code Assessable in all other circumstances</p>	<p>Earthworks Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code</p> <p>Earthworks Code Landscaping Code Lighting Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code</p>
Reconfiguring a lot	Code Assessable	Reconfiguration of a Lot Code
Carrying out operational work for reconfiguring a lot	<p>Exempt where minor operational work</p> <p>Code Assessable in all other</p>	Reconfiguration of a Lot Code

⁷ For impact assessable development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA.

Column 1 Type of development	Column 2 Assessment category	Column 3 Relevant assessment criteria ⁷ — applicable code if development is self-assessable or requires code assessment
	<i>circumstances</i>	Earthworks Code
Other	Exempt	

Division 12—Assessment Criteria for Village zone

4.33 Village Zone code

The provisions in this division comprise the Village Zone code. They are—

- (1) compliance with Village Zone code (section 4.34);
- (2) overall outcomes for Village zone (section 4.35); and
- (3) specific outcomes for Village zone (section 4.36).

4.34 Compliance with Village Zone code

Development that is consistent with the specific outcomes in sections 4.36 complies with the Village Zone code.

4.35 Overall outcomes for Village zone

- (1) The overall outcomes are the purpose of Village Zone code.
- (2) The overall outcomes sought for the Village zone are the following—
 - (a) The Shire's smaller village communities of Grantham, Ma Ma Creek and Murphy's Creek accommodate residential and non-residential uses necessary to:
 - (i) service local residents and residents of the surrounding rural areas;
 - (ii) service tourists or travellers; and
 - (iii) provide local employment or economic development opportunities.
 - (b) New development in the Village Zone reflects the existing character and heritage values of the village, the site, and any adjoining premises.
 - (c) The reuse or redevelopment of existing buildings for either residential or non-residential uses is encouraged.
 - (d) The following forms of non-residential is consistent with the overall outcomes for the zone:
 - (i) tourist related activities, particularly with an Eco-tourism focus;
 - (ii) community purposes;
 - (iii) art, craft and antique establishments;
 - (iv) small professional, commercial and service businesses servicing local residents and the surrounding community; and
 - (v) activities related to agricultural production such as processing of produce, roadside stalls and the like.
 - (e) All other defined uses and other not defined uses, not specifically identified in Table 1 are not consistent with the purpose of the zone.

4.36 Specific outcomes for Village zone —

The specific outcomes for the Village zone are the following:

- (a) In Grantham, new residential development is accommodated by consolidation through re-subdivision of existing parcels and additional residential parcels off Christopher Street.
- (b) In Grantham and Murphy's Creek, the minimum residential lot size for new lots is 3,000m², in order to maintain the village character.
- (c) New development in Grantham and Murphy's Creek contributes to a cycle and pedestrian network serving those villages.

- (d) In Murphy's Creek, new residential development is accommodated off Penfold's Road and Dodt's Road, with consolidation through re-subdivision of land between Moon and Freya Streets.
- (e) In Ma Ma Creek, new residential development is located adjacent to existing retail or community uses and abutting residential uses in the village.
- (f) New shops, commercial premises and catering shops have a gross floor area of 100 m² or less.

Division 13—Assessment Tables for Urban Residential zone

4.37 Assessment categories for Urban Residential zone

The assessment categories are identified for development in the Urban Residential zone in column 2 of tables 1 and 2 as follows—

- (a) table 1—making a material change of use for a defined use, or another use in a defined use class, listed in column 1; or
- (b) table 2—other development listed in column 1, including—
 - (i) carrying out building work not associated with a material change of use;
 - (ii) placing an advertising device on premises not associated with a material change of use;
 - (iii) carrying out operational work not associated with a material change of use;
 - (iv) reconfiguring a lot;
 - (v) carrying out operational work for reconfiguring a lot.

4.38 Relevant assessment criteria for assessable development in the Urban Residential zone

- (1) The relevant assessment criteria in Urban Residential zone are referred to in column 3 of tables 1 and 2.
- (2) For development requiring code assessment, the relevant assessment criteria are applicable codes.

TABLE 1

**ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR
URBAN RESIDENTIAL ZONE—MAKING A MATERIAL CHANGE OF USE**

Note—

- Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected. Also see section 1.11(3) explaining how the higher assessment category prevails.
- Planning scheme policies indicate when the local government may undertake consultation or seek further information from the applicant about an application.

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria or Applicable Codes
Accommodation Units	<p>Code Assessable <i>if on a site designated as an accommodation units or dual occupancy site on an approval plan of subdivision or in accordance with a preliminary approval</i></p> <p>Impact Assessable <i>in all other circumstances</i></p>	<p>If Code Assessable: Accommodation Units and Dual Occupancy Code Urban Residential Zone Code Advertising Device Code Building Work Code Landscaping Code Lighting Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code</p> <p>If Impact Assessable: Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA</p>
Annexed Unit	<p>Self Assessable <i>if</i></p> <p>(a) <i>attached to the dwelling house; and</i></p> <p>(b) <i>there is no other Annexed Unit on the site; and</i></p> <p>(c) <i>the probable solutions for Self Assessable Development are complied with</i></p> <p>Code Assessable <i>if:</i></p> <p>(a) <i>the probable solutions for self assessable development are not complied with; and</i></p> <p>(b) <i>there is no more than 1 existing annexed unit on the same site.</i></p>	<p>If Self Assessable: Annexed Unit Code Building Work Code Services and Infrastructure Code</p> <p>If Code Assessable: Annexed Unit Code Urban Residential Zone Code Building Work Code Services and Infrastructure Code</p>

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria or Applicable Codes
Bed and Breakfast Accommodation	<p>Self Assessable if:</p> <p>(a) <i>having capacity for up to 2 visitors at any one time; and</i></p> <p>(b) <i>if the probable solutions for Self Assessable Development are complied with;</i></p> <p>Code Assessable if</p> <p>(a) <i>having capacity for more than 2 and up to 4 visitors at any one time; or</i></p> <p>(b) <i>if the probable solutions for Self Assessable Development are not complied with</i></p> <p>Impact Assessable if having capacity for more than 4 visitors at any one time</p>	<p>If Self Assessable:</p> <p>Bed and Breakfast Accommodation Code Advertising Device Code Building Work Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code</p> <p>If Code Assessable:</p> <p>Bed and Breakfast Accommodation Code Urban Residential Zone Code Advertising Device Code Building Work Code Landscaping Code Lighting Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code</p> <p>If Impact Assessable:</p> <p>Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA</p>
Caravan Park	Impact Assessable	Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Caretaker's Residence	Code Assessable	<p>Caretaker's Residence Code Urban Residential Zone Code Building Work Code Services and Infrastructure Code</p>
Dual Occupancy	<p>Self Assessable if:</p> <p>(a) <i>on a site in the area bounded by Crescent, William, Cochrane and Maitland Streets and the Lockyer Creek in the town of Gatton; or</i></p> <p>(b) <i>On a site designated as a dual occupancy site on an approval plan of subdivision; and</i></p> <p>(c) <i>the probable solutions for Self Assessable Development are complied with</i></p>	<p>If Self Assessable:</p> <p>Accommodation Units and Dual Occupancy Code Advertising Device Code Building Work Code Landscaping Code Lighting Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code</p>

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria or Applicable Codes
Dual Occupancy	Impact Assessable <i>in all other circumstance</i>	If Impact Assessable : Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Dwelling House	Self Assessable <i>if the probable solutions for Self Assessable Development are complied with</i> Code Assessable <i>in all other circumstances</i>	If Self Assessable : Dwelling House Code Building Work Code Services and Infrastructure Code If Code Assessable : Dwelling House Code Urban Residential Zone Code Building Work Code Services and Infrastructure Code
Educational Establishment	Impact Assessable	Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Home Based Business	Self Assessable <i>if the probable solutions for Self Assessable Development are complied with</i> Code Assessable <i>in all other circumstances Development are not complied with</i>	If Self Assessable : Home Based Business Code Advertising Device Code Building Work Code Services and Infrastructure Code If Code Assessable : Home Based Business Code Urban Residential Zone Code Advertising Device Code Building Work Code Services and Infrastructure Code
Local Utility	Exempt	
Motel	Impact Assessable	Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Park	Exempt	

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria or Applicable Codes
Small Lot House	Code Assessable	Small Lot House Code Urban Residential Zone Code Advertising Device Code Building Work Code Landscaping Code Lighting Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code
Special Purpose	<p>Self Assessable if</p> <p>(a) <i>for a local, state or federal government purpose; and</i></p> <p>(b) <i>where not conflicting with Schedule 8 of the IPA; and</i></p> <p>(c) <i>the probable solutions for Self Assessable Development are complied with</i></p> <p>Code Assessable in all other circumstances</p>	<p>If Self Assessable:</p> <p>Advertising Device Code Building Work Code Landscaping Code Lighting Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code</p> <p>If Code Assessable:</p> <p>Urban Residential Zone Code Advertising Device Code Building Work Code Landscaping Code Lighting Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code</p>
Telecommunications Facility	<p>Exempt if a low impact facility (as defined under the Telecommunications Act)</p> <p>Impact Assessable if not a low impact facility (as defined under the Telecommunications Act)</p>	<p>If Impact Assessable:</p> <p>Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA</p>
Other defined uses and Other (not defined uses) except use for a road	Impact Assessable	Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA

TABLE 2

ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR
URBAN RESIDENTIAL ZONE—OTHER DEVELOPMENT

Note—

- Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected. Also see section 1.11(3) explaining how the higher assessment category prevails.
- Planning scheme policies indicate when the local government may undertake consultation or seek further information from the applicant about an application.

Column 1 Type of development	Column 2 Assessment category	Column 3 Relevant assessment criteria ⁷ — applicable code if development is self-assessable or requires code assessment
Placing an Advertising Device on Premises not associated with a material change of use	Code Assessable	Advertising Device Code Building Work Code
Carrying out building work not associated with a material change of use	<p>Self Assessable if the probable solutions for Self Assessable Development are complied with</p> <p>Code Assessable if the probable solutions for Self Assessable Development are not complied with</p>	<p>Building Work Code Services and Infrastructure Code</p> <p>Building Work Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code</p>
Carrying out operational work not associated with a material change of use	<p>Exempt where minor operational work</p> <p>Self Assessable if the probable solutions for Self Assessable Development are complied with;</p> <p>Code Assessable in all other circumstances</p>	<p>Earthworks Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code</p> <p>Earthworks Code Landscaping Code Lighting Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code</p>
Reconfiguring a lot	Code Assessable	Reconfiguration of a Lot Code
Carrying out operational work for reconfiguring a lot	<p>Exempt where minor operational work</p> <p>Code Assessable in all other</p>	Reconfiguration of a Lot Code

⁷ For impact assessable development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA.

Column 1 Type of development	Column 2 Assessment category	Column 3 Relevant assessment criteria ⁷ — applicable code if development is self-assessable or requires code assessment
	<i>circumstances</i>	Earthworks Code
Other	Exempt	

Division 14—Assessment Criteria for Urban Residential zone

4.39 Urban Residential Zone code

The provisions in this division comprise the Urban Residential Zone code. They are—

- (1) compliance with Urban Residential Zone code (section 4.40);
- (2) overall outcomes for Urban Residential zone (section 4.41); and
- (3) specific outcomes for Urban Residential zone (section 4.42).

4.40 Compliance with Urban Residential Zone code

Development that is consistent with the specific outcomes in sections 4.42 complies with the Urban Residential Zone code.

4.41 Overall outcomes for Urban Residential zone

- (1) The overall outcomes are the purpose of Urban Residential Zone code.
- (2) The overall outcomes sought for the Urban Residential zone are the following—
 - (a) The zone provides for existing and new development for residential purposes at urban densities and a range of housing types in the Shire's main towns of Gatton, Helidon and Withcott.
 - (b) The Shire's main towns are characterised by high quality residential environments retaining the particular character of each centre.
 - (c) Development occurs in an orderly way, and provides for safe and convenient movement for pedestrians and cyclists.
 - (d) Residential amenity is maintained in areas where new residential development abuts or adjoins land used for non-residential purposes.
 - (e) Home Based Businesses do not adversely affect residential amenity are encouraged.

4.42 Specific outcomes for Urban Residential zone —

The specific outcomes for the Urban Residential zone are the following:

- (1) General – applicable to all development in the zone
 - (a) New residential development is located close to urban facilities.
 - (b) New residential development has access to the full range of urban services. In Withcott, sewerage services are not available.
 - (c) Non-residential uses on land in this zone are encouraged where the proposed use:
 - (i) is small in scale and performs a local function;
 - (ii) complements residential amenity;
 - (iii) primarily serves residents of the immediate area.
 - (a) Consistent non-residential uses include parks and recreational facilities, churches, local shops and community facilities.
 - (b) Industrial or higher order commercial development is inconsistent with the overall outcomes of the zone and is more appropriately located in the Commercial or Industry zone.
 - (c) Home Based Business is a consistent use where it does not adversely affect the amenity of the locality by way of noise, traffic generation or other reason.
 - (d) Residential development abutting or adjoining land used or allocated for industrial or other non-residential purposes provides for dwellings to be adequately screened, buffered, and/or separated from non-residential uses or land, so as to protect the amenity for future residents.
 - (e) All other defined uses and other not defined uses, not specifically identified in Table 1 are not consistent with the purpose of the zone.

- (2) Additional specific outcomes for specific areas

(A) Gatton

- (a) The established residential areas of Gatton continue to be used predominantly for residential purposes, together with other compatible uses that serve residents in the locality.
- (b) Accommodation Unit and dual occupancies occur on land which is:
 - (i) within convenient walking distance (500m) from the town centre precincts C1, C2 or C3; or
 - (ii) designated as an accommodation unit or dual occupancy site for which preliminary approval has been given.
- (c) New residential development occurs in a manner that is integrated with the existing residential subdivision pattern.
- (d) New residential development contributes to the establishment of a cycle and pedestrian network.
- (e) In the catchment of Lake Apex, development does not adversely affect the water quality of the lake.

(B) Withcott

- (a) New residential development consolidates the town of Withcott and maintains the existing spacious, low density character of the residential area.
- (b) New residential development predominantly takes the form of large lot subdivision.
- (c) Higher density residential development (such as a retirement home) may be appropriate in locations close to local services and facilities, where the site area is sufficient to accommodate on-site wastewater disposal.
- (d) New development contributes to a connected open space network throughout the town, linking Springbrook Park, the creek system, and other existing open space areas.
- (e) New residential development contributes to pedestrian and cycle connections between residential areas and community facilities.
- (f) The design of new local roads with new residential development areas avoids, or minimises, the need for motorists to use the Highway for local trips and reduces the need to cross the highway north/south to access homes or services.
- (g) New residential development does not have access direct to/from the Warrego Highway.

(C) Helidon

- (a) Residential development in Helidon predominantly takes the form of detached houses.
- (b) Houses are connected to the reticulated sewerage system.
- (c) New residential development contributes to a cycle and pedestrian network is developed.
- (d) Houses that have a character that contributes to the identity of the town are retained, wherever possible.
- (e) New residential development does not have access direct to/from the Warrego Highway.
- (f) The number of vehicle access points to allotments with a frontage to Railway Street is limited to retain the integrity of this thoroughfare.
- (g) Privacy and noise attenuation measures are incorporated into residential development that has a frontage to the highway or Railway Street.
- (h) All purposes not specifically listed in the Table of Development are inconsistent with the purpose of the zone.

Division 15—Assessment Tables for Park Residential zone

4.43 Assessment categories for Park Residential zone

The assessment categories are identified for development in the Park Residential zone in column 2 of tables 1 and 2 as follows—

- (a) table 1—making a material change of use for a defined use, or another use in a defined use class, listed in column 1; or
- (b) table 2—other development listed in column 1, including—
 - (i) carrying out building work not associated with a material change of use;
 - (ii) placing an advertising device on premises not associated with a material change of use;
 - (iii) carrying out operational work not associated with a material change of use;
 - (iv) reconfiguring a lot;
 - (v) carrying out operational work for reconfiguring a lot.

4.44 Relevant assessment criteria for assessable development in the Park Residential zone

- (1) The relevant assessment criteria in Park Residential zone are referred to in column 3 of tables 1 and 2.
- (2) For development requiring code assessment, the relevant assessment criteria are applicable codes.

TABLE 1

**ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR
PARK RESIDENTIAL ZONE—MAKING A MATERIAL CHANGE OF USE**

Note—

- Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected. Also see section 1.11(3) explaining how the higher assessment category prevails.
- Planning scheme policies indicate when the local government may undertake consultation or seek further information from the applicant about an application.

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria or Applicable Codes
Annexed Unit	<p>Self Assessable if</p> <p>(a) <i>Attached to the dwelling house; and</i></p> <p>(b) <i>There is no other Annexed Unit on the site; and</i></p> <p>(c) <i>the probable solutions for Self Assessable Development are complied with</i></p> <p>Code Assessable if:</p> <p>(a) <i>the probable solutions for self assessable development are not complied with: and</i></p> <p>(b) <i>there is no more than 1 existing annexed unit on the same site.</i></p>	<p>If Self Assessable:</p> <p>Annexed Unit Code Building Work Code Services and Infrastructure Code</p> <p>If Code Assessable:</p> <p>Annexed Unit Code Park Residential Zone Code Building Work Code Services and Infrastructure Code</p>
Bed and Breakfast Accommodation	<p>Self Assessable if:</p> <p>(a) <i>having capacity for up to 2 visitors at any one time; or</i></p> <p>(b) <i>if the probable solutions for Self Assessable Development are complied with</i></p> <p>Code Assessable if:</p> <p>(a) <i>having capacity for more than 2 and up to 4 visitors at any one time; or</i></p> <p>(b) <i>if the probable solutions for Self Assessable Development are not complied with</i></p> <p>Impact Assessable if having capacity for more than 4 visitors at any one time</p>	<p>If Self Assessable:</p> <p>Bed and Breakfast Accommodation Code Advertising Device Code Building Work Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code</p> <p>If Code Assessable:</p> <p>Bed and Breakfast Accommodation Code Park Residential Zone Code Advertising Device Code Building Work Code Landscaping Code Lighting Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code</p> <p>If Impact Assessable:</p> <p>Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA</p>

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria or Applicable Codes
Dwelling House	<p>Self Assessable if the probable solutions for Self Assessable Development are complied with</p> <p>Code Assessable in all other circumstances</p>	<p>If Self Assessable: Dwelling House Code Building Work Code Services and Infrastructure Code</p> <p>If Code Assessable: Dwelling House Code Park Residential Zone Code Building Work Code Services and Infrastructure Code</p>
Home Based Business	<p>Self Assessable if the probable solutions for Self Assessable Development are complied with</p> <p>Code Assessable in all other circumstances</p>	<p>If Self Assessable: Home Based Business Code Advertising Device Code Building Work Code Services and Infrastructure Code</p> <p>If Code Assessable: Home Based Business Code Park Residential Zone Code Advertising Device Code Building Work Code Services and Infrastructure Code</p>
Local Utility	Exempt	
Park	Exempt	
Special Purpose	<p>Self Assessable if for a local, state or federal government purpose and where not conflicting with Schedule 8 of the IPA; or</p> <p>Code Assessable (a) if for a non-government purpose, and (b) in all other circumstances</p>	<p>If Self Assessable: Advertising Device Code Building Work Code Landscaping Code Lighting Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code</p> <p>If Code Assessable: Park Residential Zone Code Advertising Device Code Building Work Code Landscaping Code Lighting Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code</p>

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria or Applicable Codes
Telecommunications Facility	Exempt if a low impact facility (as defined under the Telecommunications Act) Impact Assessable if not a low impact facility (as defined under the Telecommunications Act)	If Impact Assessable: Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Other defined uses and Other (not defined uses) except use for a road	Impact Assessable	Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA

TABLE 2

ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR
PARK RESIDENTIAL ZONE—OTHER DEVELOPMENT

Note—

- Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected. Also see section 1.11(3) explaining how the higher assessment category prevails.
- Planning scheme policies indicate when the local government may undertake consultation or seek further information from the applicant about an application.

Column 1 Type of development	Column 2 Assessment category	Column 3 Relevant assessment criteria ⁷ — applicable code if development is self-assessable or requires code assessment
Placing an Advertising Device on Premises not associated with a material change of use	Code Assessable	Advertising Device Code Building Work Code
Carrying out building work not associated with a material change of use	<p>Self Assessable if the probable solutions for Self Assessable Development are complied with</p> <p>Code Assessable if the probable solutions for Self Assessable Development are not complied with</p>	<p>Building Work Code Services and Infrastructure Code</p> <p>Building Work Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code</p>
Carrying out operational work not associated with a material change of use	<p>Exempt where minor operational work</p> <p>Self Assessable if the probable solutions for Self Assessable Development are complied with;</p> <p>Code Assessable in all other circumstances</p>	<p>Earthworks Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code</p> <p>Earthworks Code Landscaping Code Lighting Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code</p>
Reconfiguring a lot	Code Assessable	Reconfiguration of a Lot Code

⁷ For impact assessable development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA.

Column 1 Type of development	Column 2 Assessment category	Column 3 Relevant assessment criteria ⁷ — applicable code if development is self-assessable or requires code assessment
Carrying out operational work for reconfiguring a lot	Exempt <i>where minor operational work</i> Code Assessable <i>in all other circumstances</i>	Reconfiguration of a Lot Code Earthworks Code
Other	Exempt	

Division 16—Assessment Criteria for Park Residential zone

4.45 Park Residential Zone code

The provisions in this division comprise the Park Residential Zone code. They are—

- (1) compliance with Park Residential Zone code (section 4.46);
- (2) overall outcomes for Park Residential zone (section 4.47); and
- (3) specific outcomes for Park Residential zone (section 4.48).

4.46 Compliance with Park Residential Zone code

Development that is consistent with the specific outcomes in sections 4.48 complies with the Park Residential Zone code.

4.47 Overall outcomes for Park Residential zone

- (1) The overall outcomes are the purpose of Park Residential Zone code.
- (2) The overall outcome sought for the Park Residential zone is the following—
 - (a) The Park Residential zone is characterised by large residential lots providing for a low density urban environment in close proximity to the services and facilities of Gatton.
 - (b) Development occurs in an orderly way, and provides for safe and convenient movement for pedestrians and cyclists.
 - (c) Residential amenity is maintained in areas where new residential development abuts or adjoins land used for non-residential purposes.
 - (d) Home Based Businesses do not adversely affect residential amenity are encouraged.

4.48 Specific outcomes for Park Residential zone —

The specific outcomes for the Park Residential zone are the following:

- (a) New residential development is located close to urban facilities.
- (b) New residential development has access to the full range of urban services, except sewerage.
- (c) Non-residential uses on land in the zone are encouraged where the proposed use:
 - (i) is small in scale and performs a local function;
 - (ii) complements residential amenity;
 - (iii) primarily serves residents of the immediate area.
- (d) Consistent non-residential uses include parks and recreational facilities, churches, local shops and community facilities.
- (e) Industrial or higher order commercial development is inconsistent with the overall outcomes of the zone and are more appropriately located in zones accommodating such uses.
- (f) Home Based Business is a consistent use where it does not adversely affect the amenity of the locality by way of noise, traffic generation or other reason.
- (g) Residential development abutting or adjoining land used or allocated for industrial or other non-residential purposes provides for dwellings to be adequately screened, buffered, and/or separated from non-residential uses or land, so as to protect the amenity for future residents.
- (h) All other defined uses and other not defined uses, not specifically identified in Table 1 are not consistent with the purpose of the zone.

Division 17—Assessment Tables for Commercial zone

4.49 Assessment categories for Commercial zone

The assessment categories are identified for development in the Commercial zone in column 2 of tables 1 and 2 as follows—

- (a) table 1—making a material change of use for a defined use, or another use in a defined use class, listed in column 1; or
- (b) table 2—other development listed in column 1, including—
 - (i) carrying out building work not associated with a material change of use;
 - (ii) placing an advertising device on premises not associated with a material change of use;
 - (iii) carrying out operational work not associated with a material change of use;
 - (iv) reconfiguring a lot;
 - (v) carrying out operational work for reconfiguring a lot.

4.50 Relevant assessment criteria for assessable development in the Commercial zone

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

TABLE 1

**ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR
COMMERCIAL ZONE—MAKING A MATERIAL CHANGE OF USE**

Note—

- Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected. Also see section 1.11(3) explaining how the higher assessment category prevails.
- Planning scheme policies indicate when the local government may undertake consultation or seek further information from the applicant about an application.

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria or Applicable Codes
Accommodation Units	Impact Assessable if located: (a) above the ground level of the building, and (b) in Precinct C1 and C2	Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Arts, Crafts and Antiques	Self Assessable if in an existing building and complying with the probable solutions of the applicable codes Code Assessable in all other circumstances	If Self Assessable Commercial Premises and Shops Code Advertising Device Code Building Work Code Landscaping Code Lighting Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code If Code Assessable: Commercial Premises and Shops Code Commercial Zone code Advertising Device Code Building Work Code Landscaping Code Lighting Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code
Caretaker's Residence	Code Assessable if on the same site as catering shop, commercial premises or shop	If Code Assessable: Caretaker's Residence Code Commercial Zone code Building Work Code Services and Infrastructure Code

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria or Applicable Codes
Catering Shop	<p>Code Assessable if in precinct C1 or C4;</p> <p>Impact Assessable in all other circumstances</p>	<p>If Code Assessable: Commercial Zone Code Services and Infrastructure Code Advertising Device Code Building Work Code Landscaping Code Lighting Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code</p> <p>If Impact Assessable: Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA</p>
Commercial Premises	<p>Self Assessable if in an existing building and complying with the probable solutions of the applicable codes</p> <p>Code Assessable in all other circumstances</p>	<p>If Self Assessable Commercial Premises and Shops Code Advertising Device Code Building Work Code Landscaping Code Lighting Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code</p> <p>If Code Assessable Commercial Premises and Shops Code Commercial Zone Code Advertising Device Code Building Work Code Landscaping Code Lighting Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code</p>
Educational Establishment	Impact Assessable	Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Health Care Premises	Impact Assessable	Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Hotel	Impact Assessable	Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Local Utility	Exempt	

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria or Applicable Codes
Motel	Impact Assessable if located: (a) above the ground level of the building, and (b) in Precinct C1 and C2	Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Off Street Car Park	Code Assessable if covering an area of 2,000m ² or less Impact Assessable if covering an area greater than 2,000m ²	If Code Assessable: Commercial Zone Code Advertising Device Code Building Work Code Landscaping Code Lighting Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code If Impact Assessable: Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Outdoor Entertainment	Impact Assessable	Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Park	Exempt	
Service Station	Code Assessable if in precinct C1, C3, C4, W1 or H1 Impact Assessable in all other circumstances	If Code Assessable: Service Station and Carwash Code Commercial Zone Code Advertising Device Code Building Work Code Landscaping Code Lighting Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code If Impact Assessable: Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria or Applicable Codes
Service Trade	<p>Code Assessable if in precinct C2 C5, W1 or H1</p> <p>Impact Assessable in all other circumstances</p>	<p>Commercial Premises and Shops Code Industrial Use Code Commercial Zone Code Advertising Device Code Building Work Code Landscaping Code Lighting Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code</p> <p>If Impact Assessable: Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA</p>
Shop	<p>Self Assessable if in an existing building and complying with the probable solutions for self assessable development of the applicable codes</p> <p>Code Assessable in all other circumstances</p>	<p>If Self Assessable Commercial Premises and Shops Code Advertising Device Code Building Work Code Landscaping Code Lighting Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code</p> <p>If Code Assessable: Commercial Premises and Shops Code Commercial Zone code Advertising Device Code Building Work Code Landscaping Code Lighting Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code</p>
Showroom	Code Assessable if in precinct C1, C3, C4, C5, H1 or W1	<p>If Code Assessable: Commercial Premises and Shops Code Commercial Zone Code Advertising Device Code Building Work Code Landscaping Code Lighting Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code</p>

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria or Applicable Codes
Showroom	Impact Assessable <i>in all other circumstances</i>	If Impact Assessable: Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Special Purpose	<p>Self Assessable <i>if for a local, state or federal government purpose and where not conflicting with Schedule 8 of the IPA</i></p> <p>Code Assessable <i>if for a non-government use</i></p>	<p>If Self Assessable: Advertising Device Code Building Work Code Landscaping Code Lighting Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code</p> <p>If Code Assessable: Commercial Zone Code Advertising Device Code Building Work Code Landscaping Code Lighting Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code</p>
Telecommunications Facility	Exempt <i>if a low impact facility (as defined under the Telecommunications Act)</i>	
Telecommunications Facility	Impact Assessable <i>if not a low impact facility (as defined under the Telecommunications Act)</i>	If Impact Assessable: Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Transport Depot	<p>Code Assessable <i>if in precinct G1, G3, G4, H1 or W1</i></p> <p>Impact Assessable <i>in all other circumstances</i></p>	<p>If Code Assessable: Industrial Development Code Commercial Zone Code Advertising Device Code Building Work Code Landscaping Code Lighting Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code</p> <p>If Impact Assessable: Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA</p>
Transport Terminal	Code Assessable <i>if in precinct C1, C3, C4, H1 or W1</i>	If Code Assessable: Industrial Development Code

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria or Applicable Codes
	Impact Assessable <i>in all other circumstances</i>	Commercial Zone Code Advertising Device Code Building Work Code Landscaping Code Lighting Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code If Impact Assessable: Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Other defined uses and Other (not defined uses) except use for a road	Impact Assessable	Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA

TABLE 2

ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR
COMMERCIAL ZONE—OTHER DEVELOPMENT

Note—

- Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected. Also see section 1.11(3) explaining how the higher assessment category prevails.
- Planning scheme policies indicate when the local government may undertake consultation or seek further information from the applicant about an application.

Column 1 Type of development	Column 2 Assessment category	Column 3 Relevant assessment criteria ⁷ — applicable code if development is self-assessable or requires code assessment
Placing an Advertising Device on Premises not associated with a material change of use	Code Assessable	Advertising Device Code Building Work Code
Carrying out building work not associated with a material change of use	<p>Self Assessable if the probable solutions for Self Assessable Development are complied with</p> <p>Code Assessable if the probable solutions for Self Assessable Development are not complied with</p>	<p>Building Work Code Services and Infrastructure Code</p> <p>Building Work Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code</p>
Carrying out operational work not associated with a material change of use	<p>Exempt where minor operational work</p> <p>Self Assessable if the probable solutions for Self Assessable Development are complied with;</p> <p>Code Assessable in all other circumstances</p>	<p>Earthworks Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code</p> <p>Earthworks Code Landscaping Code Lighting Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code</p>
Reconfiguring a lot	Code Assessable	Reconfiguration of a Lot Code

⁷ For impact assessable development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA.

Column 1 Type of development	Column 2 Assessment category	Column 3 Relevant assessment criteria ⁷ — applicable code if development is self-assessable or requires code assessment
Carrying out operational work for reconfiguring a lot	Exempt <i>where minor operational work</i> Code Assessable <i>in all other circumstances</i>	Reconfiguration of a Lot Code Earthworks Code
Other	Exempt	

Division 18—Assessment Criteria for Commercial zone

4.51 Commercial Zone code

The provisions in this division comprise the Commercial Zone code. They are—

- (1) compliance with Commercial Zone code (section 4.52);
- (2) overall outcomes for Commercial zone (section 4.53); and
- (3) specific outcomes for Commercial zone (section 4.54).

4.52 Compliance with Commercial Zone code

Development that is consistent with the specific outcomes in sections 4.54 complies with the Commercial Zone code.

4.53 Overall outcomes for Commercial zone

- (1) The overall outcomes are the purpose of Commercial Zone code.
- (2) The overall outcomes sought for Commercial zone are the following—
 - (a) Commercial uses in the Shire are accommodated in the Commercial zone, which identifies locations that are suited for a range of commercial development, including retail uses in the central parts towns of Gatton, Withcott and Helidon.
 - (b) The convenience of and accessibility to commercial facilities is maintained and enhanced by new development.
 - (c) The intended role and function of the respective towns are maintained and enhanced.
 - (d) Non-commercial uses may be appropriate in the Commercial zone where they do not adversely impact on the viability or operation of commercial uses.
 - (e) Development in the zone occurs in an orderly manner and connects to the full range of services in accordance with Council standards.
 - (f) Consolidation of commercial uses is encouraged to ensure the most efficient use is made of existing services and infrastructure.

4.54 Specific outcomes for Commercial zone —

- (1) The specific outcomes for the Commercial zone are the following:
 - (A) **General** – applicable to all development in the zone
 - (a) The Commercial zone provides for a range of commercial activities appropriate to the needs of the Shire and the role of the respective town in which the Commercial zone is situated.
 - (b) Industrial development is inconsistent with the overall outcomes of the zone.
 - (c) All other defined uses and other not defined uses, not specifically identified in Table 1 are not consistent with the purpose of the zone.
- (2) Additional Specific Outcomes for specific areas
 - (B) **Gatton**
 - (a) Gatton is the major focus for the Shire's commercial and community activities, remaining the main service centre in the Shire and the Shire's only Principal Rural Activity Centre.
 - (b) New development in the Commercial zone retains and complements the character of Gatton, created by its places of cultural heritage significance, and vernacular building forms.
 - (c) Residential development is consistent development where it is not located on the ground floor in the Commercial Zone.

(I) Gatton Town Centre Precinct (Precinct C1)

- (a) Gatton Town Centre is the focus for the Shire's commercial and community activities, with the highest order goods and services available in the Shire provided in the Town Centre.
- (b) Consolidation of retail, entertainment, community and civic uses within this Precinct maintains the town centre business area as an identifiable and accessible community focus for the Town and Shire.
- (c) New development in the Town Centre identifies and reflects a character and image particular to Gatton Shire. This character is of a highly accessible and physically attractive pedestrian-oriented environment. In particular development provides for:
 - (i) the consolidation of pedestrian generating uses and activities;
 - (ii) an attractive, comfortable and safe street-level environment; and
 - (iii) the enhancement and promotion of places of heritage and/or social significance, and of vernacular forms and materials.
- (d) The design and finish of new buildings, and the relationship between buildings and public spaces reinforce the character and image of the town.
- (e) New development in the town centre contributes to a physically attractive, comfortable and safe pedestrian-oriented environment, accessible by cyclists and public transport.
- (f) Residential uses are appropriate in the precinct where they are located above the ground floor and can provide a satisfactory level of residential amenity.

(II) Gatton Frame Commercial Precinct (Precinct C2)

- (a) Development in the precinct is primarily for the establishment of a wide range of office, service trade and community uses.
- (b) Non-residential uses are appropriate in this precinct provided they are of a lesser scale than in the Town Centre.
- (c) Uses favouring sites fronting highly trafficked roads and not generating significant pedestrian activity are appropriate on that land within the precinct which fronts Spencer Street.
- (d) Vehicle access is not provided from Spencer Street, where alternative access can be reasonably provided from alternate streets. If this is not possible, access from other streets is shared, or otherwise integrated, in Spencer Street.
- (e) Convenient pedestrian links are provided to the Town Centre precinct.
- (f) Residential uses are appropriate in the precinct where they are located above the ground floor and can provide a satisfactory level of residential amenity.

(III) Gatton Southern Commercial Precinct (Precinct C3)

- (a) Development in the precinct is primarily for the establishment of a wide range of mainly vehicle-oriented, commercial uses and community facilities.
- (b) The siting and design of premises achieves a high quality urban environment.
- (c) Vehicle accesses to sites are located and designed to maximise safety and efficiency, and to minimise conflicts with through traffic.
- (d) Development is compatible with adjoining residential areas with regard to the scale of development, building design and site layout including building setbacks, buffering, screening treatment and location of access points.
- (e) Residential development is inconsistent in this precinct.

(IV) Gatton Southern Mixed Use Precinct (Precinct C4)

- (a) While the precinct is characterised by residential uses, these are gradually replaced by commercial uses over time.
- (b) Professional offices and other vehicle-orientated commercial activities are established, as well as community facilities, motels and other small scale commercial uses which may use existing buildings.

- (c) New buildings have a domestic scale and character.
- (d) Development is compatible with adjoining residential areas with regard to the scale of development; building design and site layout; buffering and screening treatment and the location of access.
- (e) Residential development is inconsistent in this precinct.

(V) Gatton Eastern Gateway Commercial Precinct (Precinct C5)

- (a) The precinct is characterised by a range of non-residential uses including indoor entertainment, industry having a commercial nature and showrooms.
- (b) Uses which may be appropriate on land in this precinct include expansion of existing uses and:
 - (i) Showrooms;
 - (ii) Educational Establishments;
 - (iii) Hotels;
 - (iv) Outdoor Entertainments;
 - (v) Service Trades;
 - (vi) Transport Depots; and
 - (vii) Transport Terminals.
- (c) Access routes to this precinct are protected from incompatible uses which could reduce the efficiency of the road network.

(C) Withcott

New commercial development in Withcott contributes to the consolidation of commercial development within the town centre.

- (a) New commercial development in Withcott includes highway-oriented uses, commercial and community uses and small-scale service industry.
- (b) Community facilities and services including local and State government services, are located in the Commercial zone along with multi-purpose or multi-use community facilities.
- (c) Development is compatible with the existing development in the town centre, particularly with regard to scale of development, building design and site layout, buffering and screening treatment and the location of access.
- (d) Development contributes positively to the visual character of the area especially for sites with exposure to through-traffic roads or visible from residential development.
- (e) Direct access to the Warrego Highway is restricted. Shared, or otherwise integrated, access points are preferred, and alternative access is provided where available and practical.
- (f) Buildings and other structures within this precinct are low-rise, offer a high standard of visual amenity, and are screened from adjoining land used, or intended for use, for residential purposes.

(D) Helidon

Development consolidates the business centre of the township between Railway and Turner Street. The area accommodates commercial uses, community uses and small-scale service trades. The centre contains the retail and commercial development for the town and the surrounding district.

- (a) Development in the zone provides for:
 - (i) high standards of appearance, particularly when viewed from the street;
 - (ii) maintenance of traditional architectural form;
 - (iii) screening from any land in an adjoining precinct used, or intended for use, for residential purposes;
 - (iv) minimising pedestrian-vehicle conflicts by managing vehicle access to give priority to pedestrian movement along Railway Street.; and
 - (v) a pedestrian-friendly streetscape.

- (b) New development respects the traditional architectural forms and pedestrian-friendly commercial streetscape of the town.
- (c) Streetscape elements, particularly the jacaranda trees, contribute to the visual amenity of the town and are further enhanced by the development.

(E) Grantham

- (a) The village centre of Grantham serves the retail and commercial needs of the local community and is located on Anzac Avenue between Railway Streets and William Street.
- (b) New development in the zone promotes local employment opportunities. Arts, crafts, café and agricultural produce retailing are encouraged and are located on the tourist route.

(F) Murphy's Creek

- (a) Commercial development occurs in the Commercial Zone in Odin Street and Dodt's Road and does not encroach on the residential amenity of the town.

Division 19—Assessment Tables for Industry zone

4.55 Assessment categories for Industry zone

The assessment categories are identified for development in the Industry zone in column 2 of tables 1 and 2 as follows—

- (a) table 1—making a material change of use for a defined use, or another use in a defined use class, listed in column 1; or
- (b) table 2—other development listed in column 1, including—
 - (i) carrying out building work not associated with a material change of use;
 - (ii) placing an advertising device on premises not associated with a material change of use;
 - (iii) carrying out operational work not associated with a material change of use;
 - (iv) reconfiguring a lot;
 - (v) carrying out operational work for reconfiguring a lot.

4.56 Relevant assessment criteria for assessable development in the Industry zone

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

TABLE 1

**ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR
INDUSTRY ZONE—MAKING A MATERIAL CHANGE OF USE**

Note—

- Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected. Also see section 1.11(3) explaining how the higher assessment category prevails.
- Planning scheme policies indicate when the local government may undertake consultation or seek further information from the applicant about an application.

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria or Applicable Codes
Caretaker's Residence	Code Assessable <i>if located on the same site as:</i> (a) <i>Industry; or</i> (b) <i>Service Trade; or</i> (c) <i>Transport Depot; or</i> (d) <i>Transport Terminal; or;</i> (e) <i>Warehouse</i>	If Code Assessable: Caretaker's Residence Code Industry Zone Code Advertising Device Code Building Work Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code
Catering Shop	Code Assessable <i>if</i> (a) <i>in precinct G1 or G4; and</i> (b) <i>primarily serving the needs of people associated with the industrial area</i>	If Code Assessable: Commercial Premises and Shops Code Industry Zone Code Advertising Device Code Building Work Code Landscaping Code Lighting Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code
Educational Establishment	Impact Assessable	Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Indoor Entertainment	Code Assessable	Industrial Development Code Industry Zone Code Commercial Premises and Shops Code Advertising Device Code Building Work Code Landscaping Code Lighting Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria or Applicable Codes
Industry (All categories)	<p>Code Assessable <i>if not in precinct H1, G5 or G6</i></p> <p>Impact Assessable <i>in all other circumstances</i></p>	<p>If Code Assessable: Industrial Development Code Industry Zone Code Advertising Device Code Building Work Code Landscaping Code Lighting Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code</p> <p>If Impact Assessable: Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA</p>
Local Utility	Exempt	
Off Street Car Park	<p>Code Assessable <i>if covering an area 2,000m² or less</i></p> <p>Impact Assessable <i>if covering an area greater than 2,000m²</i></p>	<p>If Code Assessable: Industry Zone Code Advertising Device Code Building Work Code Landscaping Code Lighting Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code</p> <p>If Impact Assessable: Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA</p>
Outdoor Entertainment	Code Assessable	Industrial Development Code Industry Zone Code Advertising Device Code Building Work Code Landscaping Code Lighting Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code
Park	Exempt	
Roadside Stall	Code Assessable	Roadside Stall Code Industry Zone Code Advertising Device Code Building Work Code Vehicle Access, Parking and On-Site Movement Code

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria or Applicable Codes
Rural Service Industry	Impact Assessable	Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Service Station	<p>Code Assessable if in precinct G1, G3, G4, W1 or H1</p> <p>Impact Assessable in all other circumstances</p>	<p>If Code Assessable: Service Station and Carwash Code Industry Zone Code Advertising Device Code Building Work Code Landscaping Code Lighting Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code</p> <p>If Impact Assessable: Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA</p>
Service Trade	Impact Assessable	Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Showroom	<p>Code Assessable if in precinct G1 (where fronting the Gatton – Helidon Road), G3, G4, H1 or W1</p> <p>Impact Assessable in all other circumstances</p>	<p>If Code Assessable: Commercial Premises and Shops Code Industry Zone Code Advertising Device Code Building Work Code Landscaping Code Lighting Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code</p> <p>If Impact Assessable: Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA</p>
Special Purpose	<p>Self Assessable if</p> <p>(a) for a local, state or federal government purpose; and</p> <p>(b) where not conflicting with Schedule 8 of the IPA; and</p> <p>(c) the probable solutions for Self Assessable Development are complied with</p>	<p>If Self Assessable: Advertising Device Code Building Work Code Landscaping Code Lighting Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code</p>

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria or Applicable Codes
Special Purpose	Code Assessable <i>in all other circumstances</i>	If Code Assessable: Industry Code Advertising Device Code Building Work Code Landscaping Code Lighting Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code
Transport Depot	Code Assessable <i>if in precincts G1, W1, H2 or I1</i> Impact Assessable <i>in all other circumstances</i>	If Code Assessable: Industrial Development Code Industry Zone Code Advertising Device Code Building Work Code Landscaping Code Lighting Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code If Impact Assessable: Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Transport Terminal	Code Assessable <i>if in precinct G1, G3, G4, H1, H2, I1 or W1</i> Impact Assessable <i>in all other circumstances</i>	If Code Assessable: Industrial Development Code Industry Zone Code Advertising Device Code Building Work Code Landscaping Code Lighting Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code If Impact Assessable: Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Warehouse	Code Assessable <i>if in precincts G1, G2, G3, G4, W1, H1, H2, or I1</i>	If Code Assessable: Industrial Development Code Industry Zone Code Advertising Device Code Building Work Code Landscaping Code Lighting Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria or Applicable Codes
Warehouse	Impact Assessable <i>in all other circumstances</i>	If Impact Assessable: Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Telecommunications Facility	Exempt <i>if a low impact facility (as defined under the Telecommunications Act)</i> Impact Assessable <i>if not a low impact facility (as defined under the Telecommunications Act)</i>	If Impact Assessable: Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Other defined uses and Other (not defined uses) except use for a road	Impact Assessable	Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA

TABLE 2

ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR
INDUSTRY ZONE—OTHER DEVELOPMENT

Note—

- Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected. Also see section 1.11(3) explaining how the higher assessment category prevails.
- Planning scheme policies indicate when the local government may undertake consultation or seek further information from the applicant about an application.

Column 1 Type of development	Column 2 Assessment category	Column 3 Relevant assessment criteria ⁷ — applicable code if development is self-assessable or requires code assessment
Placing an Advertising Device on Premises not associated with a material change of use	Code Assessable	Advertising Device Code Building Work Code
Carrying out building work not associated with a material change of use	<p>Self Assessable if the probable solutions for Self Assessable Development are complied with</p> <p>Code Assessable if the probable solutions for Self Assessable Development are not complied with</p>	<p>Building Work Code Services and Infrastructure Code</p> <p>Building Work Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code</p>
Carrying out operational work not associated with a material change of use	<p>Exempt where minor operational work</p> <p>Self Assessable if the probable solutions for Self Assessable Development are complied with;</p> <p>Code Assessable in all other circumstances</p>	<p>Earthworks Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code</p> <p>Earthworks Code Landscaping Code Lighting Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code</p>
Reconfiguring a lot	Code Assessable	Reconfiguration of a Lot Code

⁷ For impact assessable development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA.

Column 1 Type of development	Column 2 Assessment category	Column 3 Relevant assessment criteria ⁷ — applicable code if development is self-assessable or requires code assessment
Carrying out operational work for reconfiguring a lot	Exempt <i>where minor operational work</i> Code Assessable <i>in all other circumstances</i>	Reconfiguration of a Lot Code Earthworks Code
All other development	Exempt	

Division 20—Assessment Criteria for Industry zone

4.57 Industry Zone code

The provisions in this division comprise the Industry Zone code. They are—

- (1) compliance with Industry zone code (section 4.58);
- (2) overall outcomes for Industry zone (section 4.59); and
- (3) specific outcomes for Industry zone (section 4.60).

4.58 Compliance with Industry Zone code

Development that is consistent with the specific outcomes in sections 4.60 complies with the Commercial Zone code.

4.59 Overall outcomes for Industry zone

- (1) The overall outcomes are the purpose of Industry Zone code.
- (2) The overall outcomes sought for Industry zone are the following—
 - (a) Industrial development and industries important to the economic development of the Shire establish in land in the Industry Zone, which is used, or is suitable for use, for industry purposes.
 - (b) Land in the zone in the Shire's towns continues to provide opportunities to support the roles of the town as service and employment centres for Shire residents and the surrounding rural areas.

4.60 Specific outcomes for Industry zone —

The specific outcomes applicable for the Industry zone are the following:

- (1) **General** – applicable to all areas of the Shire
 - (a) Development for industrial is undertaken in a sustainable manner consistent with the environmental values, amenity and character of the sites and localities concerned.
 - (b) Development is for the establishment of a wide range of manufacturing, processing, repairing, packing, storing and similar activities that require a location with good access to transport facilities. Buildings and associated plant are established where they can be effectively:
 - (i) segregated, or buffered, from incompatible land uses; and
 - (ii) integrated without adversely affecting the road network.
 - (c) Other uses reasonably associated with industrial operations (like the sale of goods resulting from the industrial activities on the site, storage facilities and ancillary offices), or those directly serving workers (including catering shops, recreational facilities and child-care centres) may also locate in these areas.
 - (d) Where industry land adjoins, or is situated across a road from, land used or intended for residential use, or land environmentally or otherwise sensitive to industrial activity, the industrial development provides effective screening and buffering, and is designed and constructed so as to minimise any adverse impacts on the amenity or environmental values of the adjoining or facing land.
 - (e) New residential development, other than for a caretaker's residence, does not occur.
 - (f) All other defined uses and other not defined uses, not specifically identified in Table 1 are not consistent with the purpose of the zone.

(2) Additional specific outcomes for specific areas**(A) Gatton**

- (a) A wide range of industrial development occurs in suitable locations within the town.
- (b) Design of new development gives particular attention to:
 - (i) ensuring urban design is of a high standard;
 - (ii) consolidation of access points to reduce traffic conflict points;
 - (iii) ensuring landscaping, streetscape and amenity for industrial uses is of a high standard, particularly at sites forming gateways to the town or other major roads;
 - (iv) ensuring access by heavy vehicles does not reduce the efficiency and safety of the road network;
 - (v) the transport of goods to and from the site is able to use routes which are suitable for the type vehicles which will be used, particularly where hazardous and dangerous goods are involved; and
 - (vi) minimising visual, noise and other impacts on the amenity of nearby residential land uses.

(I) Gatton South-West Industrial Precinct (Precinct G1)

- (a) The central and southern parts of the precinct accommodate industry that is generally incompatible with uses carried out elsewhere in the township.
- (b) Development in this precinct facilitates an efficient internal road network that provides safe and efficient access to Tenthill Creek Road.
- (c) Showrooms and similar uses are located on land fronting the Gatton - Helidon Road.
- (d) Lots fronting Tenthill Creek Road have access from a new service road or from an internal road network for the precinct.
- (e) The design and scale of new development is generally compatible with that of surrounding areas.
- (f) Development on any site fronting the Tenthill Creek Road, or adjoining residential land contributes positively to the visual character of the area.
- (g) Development pays particular regard to the following in ensuring a high standard of building siting, design and finishes on the site is achieved by;
 - (i) landscaping (including screening and buffering);
 - (ii) vehicle access incorporating state agency requirements (where from the Gatton - Helidon Road);
 - (iii) lighting; and
 - (iv) noise and
 - (v) other emission controls.

(II) Gatton South-East Industrial Precinct (Precinct G2)

- (a) The precinct accommodates industrial uses which are generally compatible with the adjoining residential areas.
- (b) Industrial and related development does not generate high volumes of heavy traffic or high levels of noise or other emissions to be accommodated.
- (c) Where a site adjoins residential land, the development is sited, designed, and finished to minimise any adverse impacts on the visual and general amenity of the adjoining land. Development will:
 - (i) include effective screening and buffering (by landscaping and/or fencing); and
 - (ii) minimise any adverse impacts on the visual and general amenity of the adjoining land.

- (d) Uses containing a significant retail component are inconsistent with the outcomes sought in this precinct.

(III) Gatton Crescent Street Industrial Precinct (Precinct G3)

- (a) The precinct accommodates Industrial and commercial uses such as low impact industries and showrooms are accommodated appropriate to the high visibility of the location and proximity to commercial zoned land.
- (b) The layout of the development achieves adequate provision for servicing and vehicle circulation.
- (c) Development is of a design and scale generally compatible with the that of the surrounding area and contributes positively to the visual character of the area.
- (d) Integrated and shared use of land, particularly in relation vehicle movement and parking areas, is encouraged.

(IV) Gatton Eastern Gateway Industrial Precinct (Precinct G4)

- (a) A wide range of industrial and related uses is accommodated in this precinct.
- (b) Land fronting the Gatton-Helidon Road is developed for commercial and industrial uses appropriate to the high visibility of the location including showrooms, service trades and similar uses
- (c) The layout of the development must achieve adequate provision for servicing and vehicle circulation.
- (d) Development is of a design and scale generally compatible with the surroundings and contributes positively to the visual character of the area especially for sites with exposure to through-traffic roads or visible from residential development.
- (e) Development providing for integration of a range of uses on the land is encouraged.
- (f) While recognising existing access rights, heavy vehicle use of or access from a road that serves as a local residential street is discouraged.

(V) Gatton North Side Industrial Precinct (Precinct G5)

- (a) Small scale expansion of low impact industries, provision of showrooms, or uses ancillary to the sawmill, are appropriate in this precinct, provided that no adverse impact is caused to established residential development.
- (b) Redevelopment for non-industrial purposes may be consistent with outcomes for the precinct where it:
 - (i) is for any use more compatible with the surrounding residential area than the existing use;
 - (ii) is not for the purposes of a shopping centre;
 - (iii) involves large consolidated sites;
 - (iv) would not cause adverse effect on, and provides effective buffering to, any industrial use remaining in the precinct; and
 - (v) adequately addresses site contamination.

(VI) Gatton Jubilee Street Optional Use Precinct (Precinct G6).=

- (a) The industrial zoned land in this precinct is used for small-scale low impact industries, provided that no adverse impact is caused to residential development of the western side of Jubilee Street.
- (b) Development for residential purposes is consistent with the outcomes for the precinct where it will not cause any adverse effect on and provides effective buffering to any adjacent industrial land.

(B) Withcott

- (a) New industrial development accommodating a range of industrial activities is appropriate in Roches Road.
- (b) Vehicle access to new development is provided to a standard appropriate for industrial traffic.
- (c) Development is of a design and scale generally compatible with that of the surrounding area and contributes positively to the visual character of the area, especially for sites fronting Roches Road, visible from the Warrego Highway or visible from nearby residential buildings.
- (d) Development incorporates measures for access by heavy vehicles, transport routes for hazardous and dangerous goods and measures to prevent or ameliorate visual, noise and other impacts on the amenity of nearby residential land.
- (e) Substantial buffers to adjoining non-industry uses are provided within industry land.
- (f) Industry uses in this area are provided with an adequate reticulated water supply.
- (g) A range of industrial and commercial industry uses to be established in the area.
- (h) Development may be consistent with outcomes for the precinct where it can be demonstrated that:
 - (i) building siting, design and finishes are of a high standard;
 - (ii) landscaping (including screening and buffering to adjoining uses) is incorporated;
 - (iii) vehicle access and traffic generation do not adversely impact on the efficiency or safety of the road network;
 - (iv) lighting is provided which is sufficient to ensure safety of site users and surveillance of property, while not adversely impacting on neighbouring properties;
 - (v) hours of operation do not adversely impact on neighbouring properties;
 - (vi) noise and other emissions are minimised; and
 - (vii) impacts on the amenity, landscape or environmental values of adjoining or facing land are minimised, especially with regard to ground and surface water quality.

(C) Helidon

- (a) The industrial zone between Lawlers Road and the Highway to the east of Helidon accommodates a range of industrial uses.
- (b) The industrial area on Railway Street to the north of the town centre accommodates a mix of low impact industry and service trade uses that complement the primacy of the town centre.
- (c) In all areas, development has a high standard of appearance, particularly when viewed from the street or highway and;
 - (i) is screened from any residential land;
 - (ii) is provided with adequate arrangements for access;
 - (iii) is connected to the reticulated water supply;
 - (iv) has a wastewater disposal system; and safe access for heavy vehicles and transport arrangements for hazardous and dangerous goods.
- (d) Direct access onto the Warrego Highway is not provided.
- (e) Land in the immediate vicinity of the Helidon Explosives Magazine is used for industries that would benefit from co-location with the magazine. Potentially suitable uses involve the manufacture and/or assembly of explosives, initiating systems or the components of these Device or systems, or like industries.

- (f) New industries avoid impacts on Helidon town and nearby land included in the Rural Residential Zone and the existing, or potential use of, sandstone resources in the area.

(I) William Street (Precinct H1)

- (a) Land in this precinct is intended to accommodate a mix of low impact industrial uses and large scale commercial uses such as showrooms.
- (b) Development provides for a high standard of appearance, particularly when viewed from the street, and is adequately screened and buffered from any land intended for use for residential purposes.

(II) Lawlers Road (Precinct H2)

- (a) This land may potentially accommodate a range of uses, including warehousing, medium and low impact industries. Prior to determining the suitability of this land for such purposes, consideration will be required of the ability to provide adequate access arrangements, water supply and wastewater disposal. The potential visual impact of any proposed development is also of importance, particularly given the highway frontage of the land.

(D) Helidon

(I) Explosives Magazine (Precinct I1)

- (a) This precinct provides for the continuation of the existing Helidon Explosives Magazine facility. Some expansion of this facility may be undertaken or the establishment of new related industries, where compatible with the existing facility.
- (b) Industries unrelated to the Explosive Magazine in this area are not located in the precinct desirable.
- (c) Access routes for transport of hazardous and dangerous goods are to be protected.

Division 21—Assessment Tables for Open Space and Recreation Zone

4.61 Assessment categories for Open Space and Recreation zone

The assessment categories are identified for development in the Open Space and Recreation zone in column 2 of tables 1 and 2 as follows—

- (a) table 1—making a material change of use for a defined use, or another use in a defined use class, listed in column 1; or
- (b) table 2—other development listed in column 1, including—
 - (i) carrying out building work not associated with a material change of use;
 - (ii) placing an advertising device on premises not associated with a material change of use;
 - (iii) carrying out operational work not associated with a material change of use;
 - (iv) reconfiguring a lot;
 - (v) carrying out operational work for reconfiguring a lot.

4.62 Relevant assessment criteria for assessable development in the Open Space and Recreation zone

- (1) The relevant assessment criteria in Open Space and Recreation zone are referred to in column 3 of tables 1 and 2.
- (2) For development requiring code assessment, the relevant assessment criteria are applicable codes.

TABLE 1

**ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR
OPEN SPACE AND RECREATION ZONE—MAKING A MATERIAL CHANGE OF
USE**

Note—

- Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected. Also see section 1.11(3) explaining how the higher assessment category prevails.
- Planning scheme policies indicate when the local government may undertake consultation or seek further information from the applicant about an application.

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria or Applicable Codes
Agriculture	Exempt	
Animal Husbandry	Exempt	
Bed and Breakfast Accommodation	Code Assessable	Bed and Breakfast Accommodation Code Open Space and Recreation Zone Code Advertising Device Code Building Work Code Landscaping Code Lighting Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code
Caravan Park	Impact Assessable	Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Caretaker's Residence	Code Assessable	If Code Assessable : Caretaker's Residence Code Open Space and Recreation Zone Code Advertising Device Code Building Work Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria or Applicable Codes
Catering Shop	<p>Code Assessable if primarily serving the patrons of the Open Space and Recreation Zone facilities</p> <p>Impact Assessable in all other circumstances</p>	<p>Commercial Premises and Shops Code Industry Zone Code Advertising Device Code Building Work Code Landscaping Code Lighting Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code</p> <p>Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA</p>
Eco Tourism Facility	Impact Assessable	Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Hotel	Impact Assessable	Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Indoor Entertainment	Code Assessable	<p>Open Space and Recreation Zone Code Advertising Device Code Building Work Code Landscaping Code Lighting Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code</p>
Local Utility	Exempt	
Natural Timber Harvesting	Code Assessable	<p>Natural Timber Harvesting Code Rural Development Code Open Space and Recreation Zone Code Earthworks Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code</p>
Outdoor Entertainment	Self Assessable if the probable solutions for Self Assessable Development are complied with	<p>If Self Assessable: Advertising Device Code Building Work Code Landscaping Code Lighting Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code</p>

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria or Applicable Codes
Outdoor Entertainment	Code Assessable <i>in all other circumstances</i>	If Code Assessable: Open Space and Recreation Zone Code Advertising Device Code Building Work Code Landscaping Code Lighting Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code
Park	Exempt	
Roadside Stall	Code Assessable	Roadside Stall Code Open Space and Recreation Zone Code Advertising Device Code Building Work Code Vehicle Access, Parking and On-Site Movement Code
Special Purpose	<p>Self Assessable if:</p> <p>(a) <i>for a local, state or federal government purpose and</i></p> <p>(b) <i>where not conflicting with Schedule 8 of the IPA; and</i></p> <p>(c) <i>the probable solutions for Self Assessable Development are complied with</i></p> <p>Code Assessable if</p> <p>(a) <i>for a non-government purpose; and</i></p> <p>(b) <i>the probable solutions for Self Assessable Development are not complied with</i></p>	<p>If Self Assessable:</p> <p>Advertising Device Code Building Work Code Landscaping Code Lighting Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code</p> <p>If Code Assessable:</p> <p>Open Space and Recreation Zone Code Advertising Device Code Building Work Code Landscaping Code Lighting Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code</p>
Telecommunications Facility	<p>Exempt <i>if a low impact facility (as defined under the Telecommunications Act)</i></p> <p>Impact Assessable <i>if not a low impact facility (as defined under the Telecommunications Act)</i></p>	<p>If Impact Assessable:</p> <p>Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA</p>
Other defined uses and Other (not defined uses) except use for a road	Impact Assessable	Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA

TABLE 2

**ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR
OPEN SPACE AND RECREATION ZONE—OTHER DEVELOPMENT**

Note—

- Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected. Also see section 1.11(3) explaining how the higher assessment category prevails.
- Planning scheme policies indicate when the local government may undertake consultation or seek further information from the applicant about an application.

Column 1 Type of development	Column 2 Assessment category	Column 3 Relevant assessment criteria ⁷ — applicable code if development is self-assessable or requires code assessment
Placing an Advertising Device on Premises not associated with a material change of use	Code Assessable	Advertising Device Code Building Work Code
Carrying out building work not associated with a material change of use	Self Assessable if the probable solutions for Self Assessable Development are complied with Code Assessable if the probable solutions for Self Assessable Development are not complied with	Building Work Code Services and Infrastructure Code Building Work Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code
Carrying out operational work not associated with a material change of use	Exempt where minor operational work Self Assessable if the probable solutions for Self Assessable Development are complied with; Code Assessable in all other circumstances	Earthworks Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code Earthworks Code Landscaping Code Lighting Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code
Reconfiguring a lot	Code Assessable	Reconfiguration of a Lot Code

⁷ For impact assessable development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA.

Column 1 Type of development	Column 2 Assessment category	Column 3 Relevant assessment criteria ⁷ — applicable code if development is self-assessable or requires code assessment
Carrying out operational work for reconfiguring a lot	Exempt <i>where minor operational work</i> Code Assessable <i>in all other circumstances</i>	Reconfiguration of a Lot Code Earthworks Code
All other Development	Exempt	

Division 22—Assessment Criteria for Open Space and Recreation zone

4.63 Open Space and Recreation Zone code

The provisions in this division comprise the Open Space and Recreation Zone code. They are—

- (1) compliance with Open Space and Recreation Zone code (section 4.64);
- (2) overall outcomes for Open Space and Recreation zone (section 4.65); and
- (3) specific outcomes for Open Space and Recreation zone (section 4.66).

4.64 Compliance with Open Space and Recreation Zone code

Development that is consistent with the specific outcomes in sections 4.66 complies with the Open Space and Recreation Zone code.

4.65 Overall outcomes for Open Space and Recreation zone

- (1) The overall outcomes are the purpose of Open Space and Recreation Zone code.
- (2) The overall outcomes sought for Open Space and Recreation zone are the following—
 - (a) Public open space, in the form of parks and recreational facilities within the towns and villages, as well as the State forests, timber reserves, national parks and conservation parks within the Shire's rural areas provide active and passive recreational opportunities for the Shire's population.
 - (b) Environmentally significant areas and their associated ecological values are protected from encroachment from inappropriate development.
 - (c) Buffers are provided between incompatible uses.
 - (d) The provision of recreational opportunities throughout the Shire is well balanced.
 - (e) New public open space is created as development occurs.

4.66 Specific outcomes for Open Space and Recreation zone —

The specific outcomes for the Open Space and Recreation zone are the following:

- (a) A hierarchy of open space⁹ is achieved for the Shire and:
 - (i) local parks serve particular neighbourhoods,
 - (ii) district open space serves the whole of the Shire's population,
 - (iii) national parks and State forests are assets of the broader community; and
 - (iv) linear open space performs a connecting role between these other types of open space.
- (b) Co-location and multiple use of recreational facilities maximises convenience and accessibility for the community, as well as efficiency in infrastructure provision.
- (c) All land in the zone and in reserves and national parks is protected from encroachment by incompatible uses.
- (d) New development on, or near, any open space land:-
 - (i) protects or reinforces the continuing roles, or roles that land plays in the open space hierarchy and the community's use and enjoyment of that open space; and
 - (ii) is generally compatible with its surroundings with regard to the scale of development, its design and site layout whether or not involving buildings or other structures.
- (e) Land in this zone remains predominantly undeveloped in character with minimal intrusion of built elements.

⁹ The nature of the various components of the open space hierarchy is outlined in more detail in Council's Open Space Plan and Recreation Study.

- (f) Open space links are achieved both within and between towns and other key attractions in the Shire. New development contributes to and supports the achievement of such linkages.
- (g) New development contributes to the enhancement of cycle and pedestrian networks.
- (h) Uses and works are located, designed and managed to minimise adverse effects on landscape and environmental values, (including significant natural vegetation values, water quality or other features of significance) and avoid constraints and hazards such as flooding or drainage problems, potential unstable land, erosion and bushfire risk.
- (i) All other defined uses and other not defined uses, not specifically identified in Table 1 are not consistent with the purpose of the zone.

Division 23—Assessment Tables for Community Facilities zone

4.67 Assessment categories for Community Facilities zone

The assessment categories are identified for development in the Community Facilities zone in column 2 of tables 1 and 2 as follows—

- (a) table 1—making a material change of use for a defined use, or another use in a defined use class, listed in column 1; or
- (b) table 2—other development listed in column 1, including—
 - (i) carrying out building work not associated with a material change of use;
 - (ii) placing an advertising device on premises not associated with a material change of use;
 - (iii) carrying out operational work not associated with a material change of use;
 - (iv) reconfiguring a lot;
 - (v) carrying out operational work for reconfiguring a lot.

4.68 Relevant assessment criteria for assessable development in the Community Facilities zone

- (1) The relevant assessment criteria in Community Facilities zone are referred to in column 3 of tables 1 and 2.
- (2) For development requiring code assessment, the relevant assessment criteria are applicable codes.

TABLE 1

**ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR
COMMUNITY FACILITIES ZONE—MAKING A MATERIAL CHANGE OF USE**

Note—

- Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected. Also see section 1.11(3) explaining how the higher assessment category prevails.
- Planning scheme policies indicate when the local government may undertake consultation or seek further information from the applicant about an application.

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria or Applicable Codes
Accommodation Unit	Impact Assessable	Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Annexed Unit	Impact Assessable	Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Arts, Crafts and Antiques	Impact Assessable	Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Caretaker's Residence	Impact Assessable	Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Catering Shop	Impact Assessable	Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Eco Tourism Facility	Impact Assessable	Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Educational Establishment	Impact Assessable	Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Health Care Premises	Impact Assessable	Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Hotel	Impact Assessable	Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Indoor Entertainment	Impact Assessable	Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria or Applicable Codes
Local Utility	Exempt	
Outdoor Entertainment	Impact Assessable	Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Park	Exempt	
Special Purpose	<p>Self Assessable if:</p> <p>(a) for a local, state or federal government purpose; and</p> <p>(b) where not conflicting with Schedule 8 of the IPA and;</p> <p>(c) the probable solutions for Self Assessable Development are complied with</p> <p>Code Assessable In all other circumstances</p>	<p>If Self Assessable:</p> <p>Advertising Device Code</p> <p>Building Work Code</p> <p>Landscaping Code</p> <p>Lighting Code</p> <p>Services and Infrastructure Code</p> <p>Vehicle Access, Parking and On-Site Movement Code</p> <p>If Code Assessable:</p> <p>Community Facilities Zone Code</p> <p>Advertising Device Code</p> <p>Building Work Code</p> <p>Landscaping Code</p> <p>Lighting Code</p> <p>Services and Infrastructure Code</p> <p>Vehicle Access, Parking and On-Site Movement Code</p>
Telecommunications Facility	<p>Exempt if a low impact facility (as defined under the Telecommunications Act); or</p> <p>Impact Assessable if not a low impact facility (as defined under the Telecommunications Act 1997)</p>	<p>If Impact Assessable:</p> <p>Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA</p>
Other defined uses and Other (not defined uses) except use for a road	Impact Assessable	Regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA

TABLE 2

**ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR
COMMUNITY FACILITIES ZONE—OTHER DEVELOPMENT**

Note—

- Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected. Also see section 1.11(3) explaining how the higher assessment category prevails.
- Planning scheme policies indicate when the local government may undertake consultation or seek further information from the applicant about an application.

Column 1 Type of development	Column 2 Assessment category	Column 3 Relevant assessment criteria ⁷ — applicable code if development is self-assessable or requires code assessment
Placing an Advertising Device on Premises not associated with a material change of use	Code Assessable	Advertising Device Code Building Work Code
Carrying out building work not associated with a material change of use	Self Assessable if the probable solutions for Self Assessable Development are complied with Code Assessable if the probable solutions for Self Assessable Development are not complied with	Building Work Code Services and Infrastructure Code Building Work Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code
Carrying out operational work not associated with a material change of use	Exempt where minor operational work Self Assessable if the probable solutions for Self Assessable Development are complied with; Code Assessable in all other circumstances	Earthworks Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code Earthworks Code Landscaping Code Lighting Code Services and Infrastructure Code Vehicle Access, Parking and On-Site Movement Code
Reconfiguring a lot	Code Assessable	Reconfiguration of a Lot Code

⁷ For impact assessable development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA.

Column 1 Type of development	Column 2 Assessment category	Column 3 Relevant assessment criteria ⁷ — applicable code if development is self-assessable or requires code assessment
Carrying out operational work for reconfiguring a lot	Exempt <i>where minor operational work</i> Code Assessable <i>in all other circumstances</i>	Reconfiguration of a Lot Code Earthworks Code
All other development	Exempt	

Division 24—Assessment Criteria for Community Facilities zone

4.69 Community Facilities code

The provisions in this division comprise the Community Facilities Zone code. They are—

- (1) compliance with Community Facilities Zone code (section 4.70);
- (2) overall outcomes for Community Facilities zone (section 4.71); and
- (3) specific outcomes for Community Facilities zone (section 4.72).

4.70 Compliance with Community Facilities Zone code

Development that is consistent with the specific outcomes in sections 4.72 complies with the Community Facilities Zone code.

4.71 Overall outcomes for Community Facilities zone

- (1) The overall outcomes are the purpose of Community Facilities Zone code.
- (2) The overall outcomes sought for Community Facilities zone are the following —
 - (a) To protect the continued operation of the Shire's community facilities and infrastructure, which provide important services to the local and regional community, by ensuring these facilities are not encroached upon by new development that is not compatible, or that would otherwise prejudice their integrity, suitability, safety or efficiency.
 - (b) Gattton town and particularly its town centre remains the focus of the Shire's community activities

4.72 Specific outcomes for Community Facilities zone —

- (1) The specific outcomes for the Community Facilities zone are the following:
 - (a) Expansion or modification of existing community facilities occurs, where such works do not unduly impact on the surrounding environment.
 - (b) Where new community facilities adjoin, or are situated across a road from, land used or intended for residential use, or land environmentally or otherwise sensitive to the operation of certain community facilities, the community facilities are designed and constructed so as to minimise any adverse impacts on the amenity or environmental values of the adjoining or facing land.
 - (c) Should land included in this zone not be required for public purposes at some future time, any new use is compatible with surrounding uses.
 - (d) Where sites adjoin existing community facilities and infrastructure, new development is to be compatible with such facilities and not prejudice the suitability, safety or efficiency of such facilities or infrastructure
 - (e) New community facilities are located and sited to ensure they are able to function during and immediately after flood events.
 - (f) All other defined uses and other not defined uses, not specifically identified in Table 1 are not consistent with the purpose of the zone.

PART 5—OVERLAYS

Division 1 – Introduction to Overlays

5.1 List of Overlays

(a) The Overlays in the planning Scheme are:

- (1) Biodiversity
- (2) Potential Bushfire Risk Areas
- (3) Cultural Heritage Places and Precincts
- (4) Steep and Unstable Land
- (5) Gas or Oil Pipeline
- (6) Key Resources Areas
- (7) Urban Growth Areas
- (8) Helidon Explosives Magazine
- (9) Toowoomba Airport Operational Airspace

(b) Overlays, Triggers and Maps

Overlay Name	Map Number and Name Or Schedule	Trigger
Biodiversity	1 Biodiversity Areas	In defined area on Biodiversity Areas Map
Potential Bushfire Risk Areas	2 Potential Bushfire Risk Areas	In a medium or high risk bushfire area
Cultural Heritage Places and Precincts	Schedule 2 Cultural Heritage Places and Precincts	On land which is known to have cultural heritage significance
Steep and Unstable Land	3 Steep and Unstable Land	On land with a slope greater than 15%
Gas or Oil Pipeline	4 Major Infrastructure	Land within 100m of the identified pipelines
Extractive/Mineral Resources and Transportation Routes	5 Extractive/Mineral Resources and Transportation Routes Schedule 4 Road Hierarchy	In an Extractive/Mineral Resources and Transportation Routes Area, processing area or separation area extending 100m either side of the reserve boundary of the transportation route
Urban Growth Areas	6 Urban Growth Areas	Urban Footprint
Helidon Explosives Magazine	7 Helidon Explosives Magazine buffer	Buffer area around the Magazine
Toowoomba Airport Operational Airspace	8 Toowoomba Airport Operational Airspace	Toowoomba Airport Operational Airspace Map

Division 1—Assessment Tables for Biodiversity Overlay

5.2 Assessment categories for Biodiversity Overlay

The assessment categories are identified for development affected by a Biodiversity Overlay in column 2 of table 1.

5.3 Relevant assessment criteria for development affected by a Biodiversity Overlay

- (1) The relevant assessment criteria for development affected by a Biodiversity Overlay are referred to in column 3 of table 1.
- (2) For self-Assessable development and code Assessable development, the relevant assessment criteria are applicable codes.

TABLE 1

ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR BIODIVERSITY OVERLAY

Note—

- Zones also affect assessment categories. See zone maps to determine the zone of the land. Also see section 1.11(3) explaining how the higher assessment category prevails.
- Planning scheme policies indicate when the local government may undertake consultation or seek further information from the applicant about an application.

Column 1 Defined Use / Type of Development	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria or Applicable Codes
Dwelling House	Exempt	
Special Purpose	Code Assessable	Biodiversity Overlay Code
All other uses	Code Assessable	Biodiversity Overlay Code
Reconfiguration of a Lot	Code Assessable	Biodiversity Overlay Code
Building work not associated with a material change of use and for construction of Class 1b, 2, 3, 10a and 10b structures (as defined by the BCA)	Exempt <i>if within an approved development envelope</i> Code Assessable <i>in all other circumstances</i>	If Code Assessable: Biodiversity Overlay Code
Other Building work not associated with a Material Change of Use	Code Assessable	Biodiversity Overlay Code
Building work for construction of Class other than 1b, 2, 3, 10a and 10b	Exempt <i>if within an approved development envelope</i> Code Assessable <i>in all other circumstances</i>	If Code Assessable: Biodiversity Overlay Code

Column 1 Defined Use / Type of Development	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria or Applicable Codes
Operational Work associated with Reconfiguration of a Lot or Material Change of Use	Code Assessable	Biodiversity Overlay Code
Operational Work for vegetation clearing not associated with a Reconfiguration of a Lot or Material Change of Use	Code Assessable	Biodiversity Overlay Code
All other development	Exempt	

Division 2—Assessment Criteria for Biodiversity Overlay

5.4 Biodiversity Overlay Code

The provisions in this division comprise the Biodiversity Overlay code.

5.5 Compliance with Biodiversity Overlay Code

Development that is consistent with the performance criteria in sections 5.8 complies with the Biodiversity Overlay code.

5.6 Overall outcomes for Biodiversity Overlay Code

The overall outcomes are the purpose of the Biodiversity Overlay code.

5.7 Purpose of the Code

The purpose of this code is to protect and enhance the Shire's ecosystems and the species they support in a manner that ensures their long-term viability¹⁰.

Note:-

Biodiversity areas are areas that include: Regional Ecosystems protected under the *Vegetation Management Act 1999*; not of concern regional ecosystems containing habitat for EVR, locally, regionally and culturally significant flora and fauna species; significant waterways and wetland areas of state significance; essential habitat; State wildlife corridors; SEQ bioregional corridors; State significant habitat for priority taxa; koala habitat areas (*SEQ Regional Plan 2005-26: interim guideline: koalas and development*).

5.8 Specific Outcome and Probable Solutions

Specific Outcome	Probable Solutions
<p>P1. Identified biodiversity areas and populations of threatened species and their habitats are retained, or where degraded, rehabilitated, and the impacts of development are minimized.</p> <p>The relatively unfragmented nature of native vegetation areas in the Shire is maintained.</p> <p>Note: An Environmental Management Plan, prepared on and submitted by a suitably qualified person, could ensure that:</p> <ul style="list-style-type: none"> (a) rehabilitation of degraded habitats is undertaken; (b) known significant habitat areas and populations of threatened species are conserved; (c) development impacts on known conservation values are minimised 	<p>A1.1 Development occurs within existing cleared areas on a site;</p> <p>A1.2 The conservation values of any ecologically significant vegetation and fauna habitat on site are determined;</p> <p>A1.3 Development impacts on known conservation values are minimised;</p> <p>A1.4 Rehabilitation of degraded habitats is undertaken;</p> <p>A1.5 Known populations of threatened species that occur are conserved;</p> <p>A1.6 Development envelopes are defined to accommodate the extent of site works and construction.</p>

¹⁰ In this regard, this code is intended to support the adopted 'Recovery Plan for the Threatened Species and Ecological Communities of Gattton and Laidley Shires'.

Specific Outcome	Probable Solutions
<p>P2. Development provides that bank stability, channel integrity and habitat for aquatic flora and fauna species is—</p> <ul style="list-style-type: none"> (a) protected from degradation; and (b) maintained to or enhanced from the standard which was commensurate with the pre-development conditions of the bank and the channel. 	<p>A1.1 Development does not interfere with the channel of a wetland or a waterway, including avenues for fish passage along a waterway.</p> <p>A1.2 Development provides that the habitat elements in a wetland or a waterway (such as fallen logs, overhangs and rocks) are left in situ, replaced or restored.</p>
<p>P3. Ecological corridors within the Biodiversity Overlay area are identified and retained or re-established to maintain, improve or create connectivity to allow wildlife movement between habitat areas.</p>	<p>A3.1 Development does not occur in locations that would preclude or significantly diminish the retention or re-establishment of ecological corridors linking with identified biodiversity areas.</p> <p>A3.2 Degraded ecological corridors are rehabilitated or re-established.</p>
<p>P4. Development layout, planning and construction minimises impacts on the edges of areas of native vegetation.</p> <p>Note: Possible edge effects include:</p> <ul style="list-style-type: none"> (a) garden plants that are potential bushland weeds; (b) appropriate management of domestic animals; (c) rubbish dumping that could cause pollution of habitat or pose a risk to wildlife that may forage rubbish for food; (d) light pollution that may pose a risk to wildlife, in particular nocturnal wildlife; (e) noise pollution that may pose a risk to wildlife; and (f) vandalism that may pose a risk to native vegetation and wildlife. 	<p>A4.1 A buffer of not less than 50 metres is provided between proposed development (and development envelope) and areas of native vegetation to minimise the impacts of development. Native vegetation is established in the buffer.</p> <p>A4.2 Landscaping associated with the proposed development relies predominantly on the use of native species typical of the particular ecosystem.</p> <p>A4.3 Development design and layout incorporates fauna friendly fencing and road design.</p>
<p>P5. Layout, planning and construction of proposed development minimises impacts on waterways and wetlands, with regard to:</p> <ul style="list-style-type: none"> (a) surface and ground water flow patterns of waterways and wetlands; (b) the effects of siltation or pollution; and (c) the wet/dry cycles of seasonally inundated (ephemeral) waterways. 	<p>A5.1 Separation or buffering between the proposed development and waterways or wetlands on the site is provided a minimum buffer width of 50 metres (incorporating natural vegetation and other buffer elements) between developments and freshwater habitats, to minimise the impacts on those areas.</p> <p>A5.2 Riparian or wetland vegetation and habitat is retained or, where in a degraded state, rehabilitated.</p>
<p>P6. Biodiversity areas are protected from impacts from development in the long term by appropriate management and control.</p>	<p>A6.1 Biodiversity areas are protected in the long term or are transferred to community ownership or control (such as Council or community group trusteeship).</p>

Division 3—Assessment Table for Potential Bushfire Risk Area Overlay

5.9 Assessment categories for Potential Bushfire Risk Area Overlay

The assessment categories are identified for development affected by a Potential Bushfire Risk Area Overlay in column 2 of table 1.

5.10 Relevant assessment criteria for development affected by a Potential Bushfire Risk Area Overlay

- (1) The relevant assessment criteria for development affected by a Potential Bushfire Risk Area Overlay are referred to in column 3 of table 1.
- (2) For self-Assessable development and code Assessable development, the relevant assessment criteria are applicable codes.

TABLE 1

ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR POTENTIAL BUSHFIRE RISK AREA OVERLAY

Note—

- Zones also affect assessment categories. See zone maps to determine the zone of the land. Also see section 1.11(3) explaining how the higher assessment category prevails.
- Planning scheme policies indicate when the local government may undertake consultation or seek further information from the applicant about an application.

Column 1 Defined Use / Type of Development	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria or Applicable Codes
Special Purpose	<p>Self Assessable if</p> <p>(a) <i>located within a medium Potential Bushfire Risk Area; and</i></p> <p>(b) <i>acceptable measures are complied with</i></p> <p>Code Assessable in all other circumstances</p>	<p>If Self Assessable: Potential Bushfire Risk Area Overlay Code, acceptable measures A1.1 to A3 inclusive.</p> <p>If Code Assessable: Potential Bushfire Risk Area Overlay Code</p>
All Other Uses	<p>Self Assessable if</p> <p>(a) <i>located within a medium Potential Bushfire Risk Area; and</i></p> <p>(b) <i>acceptable measures are complied with</i></p> <p>Code Assessable in all other circumstances</p>	<p>If Self Assessable: Potential Bushfire Risk Area Overlay Code, acceptable measures A1.1 to A3 inclusive.</p> <p>If Code Assessable: Bushfire Area Risk Overlay Code</p>
Reconfiguration of a Lot	Code Assessable	Potential Bushfire Risk Area Overlay Code

Column 1 Defined Use / Type of Development	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria or Applicable Codes
Building work not associated with a Material Change of Use	<p>Self Assessable if</p> <p>(a) <i>located within a medium Potential Bushfire Risk Area; and</i></p> <p>(b) <i>acceptable measures are complied with</i></p> <p>Code Assessable in all other circumstances</p>	<p>If Self Assessable: Potential Bushfire Risk Area Overlay Code, acceptable measures A1.1 to A3 inclusive.</p> <p>If Code Assessable: Potential Bushfire Risk Area Overlay Code</p>
Operational Work for vegetation clearing not associated with a Reconfiguration of a Lot or Material Change of Use	<i>Exempt</i>	
Operational Work associated with Reconfiguration of a Lot or Material Change of Use	<p>Self Assessable if</p> <p>(a) <i>located within a medium Potential Bushfire Risk Area; and</i></p> <p>(b) <i>acceptable measures are complied with</i></p> <p>Code Assessable in all other circumstances</p>	<p>If Self Assessable: Potential Bushfire Risk Area Overlay Code, acceptable measures A1.1 to A3 inclusive.</p> <p>If Code Assessable: Potential Bushfire Risk Area Overlay Code</p>
Operational Work not associated with Reconfiguration of a Lot or Material Change of Use	<p>Self Assessable if</p> <p>(a) <i>located within a medium Potential Bushfire Risk Area; and</i></p> <p>(b) <i>acceptable measures are complied with</i></p> <p>Code Assessable in all other circumstances</p>	<p>If Self Assessable: Potential Bushfire Risk Area Overlay Code, acceptable measures A1.1 to A3 inclusive.</p> <p>If Code Assessable: Potential Bushfire Risk Area Overlay Code</p>
All other development	Exempt	

Division 4—Assessment Criteria for Potential Bushfire Risk Area Overlay

5.11 Potential Bushfire Risk Area Overlay Code

The provisions in this division comprise the Potential Bushfire Risk Area Overlay code.

5.12 Compliance with Potential Bushfire Risk Area Overlay Code

Development that is consistent with the performance criteria in sections 5.15 complies with the Potential Bushfire Risk Area Overlay code.

5.13 Overall outcomes for Potential Bushfire Risk Area Overlay

The overall outcomes are the purpose of the Potential Bushfire Risk Area Overlay code.

5.14 Purpose of the Code

The purpose of the code is to ensure appropriate design of development in potential bushfire prone areas so as to minimise the number of people and properties subject to Potential Bushfire Risk.

Definition: A Potential Bushfire Risk Area is defined as High and Medium Risk Areas defined on the applicable Overlay.

5.15 Specific Outcomes, Probable Solutions and Acceptable Measures

A. Specific Outcome and Acceptable Measures for Self-Assessable development

Specific Outcome		Acceptable Measures	
1. Development Design and Location			
P1.	Design and location of buildings in Potential Bushfire Risk Areas minimizes risk to life and property	A1.1	Buildings and structures are:- <ul style="list-style-type: none">(a) established on land with an area of greater than 2500m²;(b) setback from hazardous vegetation 1.5 times the predominant mature canopy tree height or 20m, whichever is the greater;(c) located on a site that faces north to south west (preferably between east and south) and(d) with a slope less than 15%;(e) located to avoid ridge tops, upper slopes, narrow ridge crests and the top of narrow gullies; and(f) located within a 20m wide asset protection zone on the site (measured from the outermost projection of the building or structure).

Specific Outcome	Acceptable Measures
	<p>A1.2 Buildings and structures:-</p> <ul style="list-style-type: none"> (a) have continuous rooflines that do not provide areas that will catch and congregate debris (e.g. avoids combinations of flat and pitched roofs in the same building, roof valleys and multiple hips) see Figure 5.1; and (b) have low pitched roofs between 12 and 21 degrees see Figure 5.2; and (c) are constructed on concrete slabs where the site reasonably allows; or (d) raised above ground have any external openings between the ground and floor sealed to prevent entry of embers or debris. <div data-bbox="815 786 1390 904"> </div> <p style="text-align: center;">Figure 5.2.1</p> <p>Figure 5.1</p> <div data-bbox="815 1003 1374 1397"> </div> <p style="text-align: center;">Figure 5.2.</p>
2. Water Supply	
<p>P2 Land uses established in Potential Bushfire Risk Areas include on site a reliable water supply to enable effective fire fighting if and when required.</p>	<p>A2.1 The site is connected to a reticulated water supply that has a minimum pressure and flow of 10 litres a second at 200kPa at all times; or</p> <p>A2.2 If the site is not connected to a reticulated water supply, an on-site water storage containing at least 22,500 litres (solely for fire fighting purposes) is available on each site in the asset protection zone and directly accessible by fire fighting appliances; and</p> <p>A2.3 Tanks used for fire fighting water storage are fitted with a Queensland Round Thread 50mm male camlock coupling and a 50mm gate or ball valve to enable connection by the rural fire brigade; and</p>

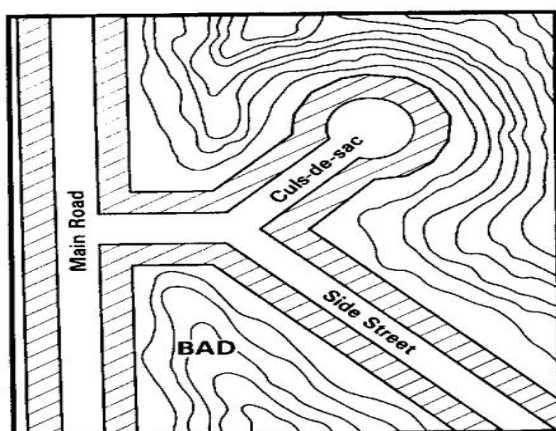
Specific Outcome	Acceptable Measures
	<p>A2.4 Above ground devices for the storage and supply of fire fighting water have a fire resistant level (FRL) for purposes of structural adequacy and integrity of no less than 60 minutes, or are protected by construction having an equivalent FRL; and</p> <p>A2.5 Non-reticulated on-site fire fighting water supply is supported by petrol or diesel powered pump or pumps.</p>
3. Revegetation	
<p>P3. Where revegetation of previously cleared areas is undertaken in Potential Bushfire Risk Areas, species used are those which minimise bushfire hazard.</p>	<p>A3 Where revegetation is undertaken, the species used in the revegetation have one or more of the following attributes:-</p> <ul style="list-style-type: none"> (a) high salt content in the leaves; (b) high moisture content in the leaves; (c) low volatile oil content in the leaves; (d) thick bark protecting conductive tissue and dormant buds; (e) seeds enclosed in woody capsules; (f) dense crown; and (g) lowest branches out of reach of ground fires.

B. Specific Outcome and Probable Solutions for code assessable development**Note –**

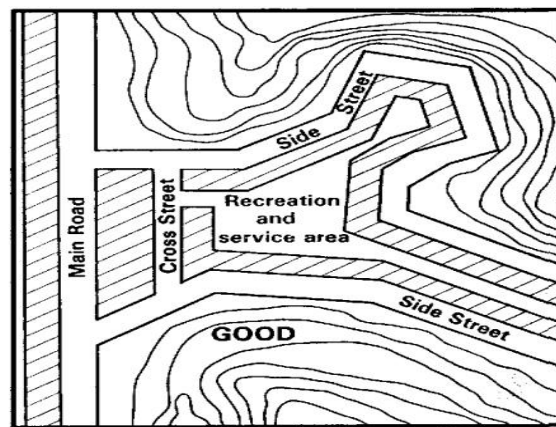
Information to be provided with an application for development on a site subject to the Development in Potential Bushfire Risk Areas Overlay Code is contained in Council's Planning Scheme Policy - Potential Bushfire Risk Areas. The information required may include a bushfire hazard assessment and/or a bushfire management plan.

Specific Outcome	Probable Solutions
1. Bushfire Areas – High Risk only	
<p>P1. In a High Potential Bushfire Risk Area, development does not put the safety and lives of people, and property seriously "at-risk" from bushfire.</p>	<p>A1.1 A site specific assessment is carried out in accordance with the procedures outlined in Council's Planning Scheme Policy - Potential Bushfire Risk Areas demonstrates that bushfire hazard is 'insignificant'.</p>

2. Bushfire Areas – High and Medium	
<p>P2. Where development involves reconfiguring a lot and opening new road, the road layout allows easy and safe movement away from any encroaching fire, and provides for alternative safe access routes should access in one direction be blocked in the event of a fire. Other fire management options, which reduce the risk of loss of life may be incorporated into the consideration of this element.</p>	<p>A2.1 The road layout provides for “through-roads” and does not include cul-de-sac and “dead end” roads (see Figure 5.3).</p> <p>A2.2 Where the use of a single entry road is unavoidable because of topographical constraints, a suitably established and maintained minimum 6 metre wide fire-trail which allows for safe access in an alternative direction to the road.</p> <p>A2.3 Roads have a maximum gradient of 12.5%.</p>



Poor design with high fire risk. Hazardous ridge top development has no breaks and obstructs fire fighters.



Better design. Ring road system provides a fire break and access for fire fighters.

Figure 5.3: Examples only refer to performance criteria for design guidelines

From Bushfire Hazard Planning in Queensland 1998

(Rural Fire Service and Department of Local Government and Planning)

Specific Outcome	Probable Solutions
<p>P3. Except where the proposed development is building works for a dwelling house, firebreaks are located around and within the development, and:</p> <ul style="list-style-type: none"> (a) have sufficient width to both serve as an effective fire break and allow continuous access for fire fighting vehicles, and (b) are in secure tenure and (c) maintained in perpetuity. 	<p>A3.1 Except where the proposed development is building works for a dwelling house firebreaks around development are provided by:</p> <ul style="list-style-type: none"> (a) a minimum 20m road reserve, which is sparsely vegetated, located between the development site and surrounding vegetated lands; or (b) secure fire breaking trails are provided between the development site and surrounding vegetated lands. The trails: <ul style="list-style-type: none"> (i) have a minimum cleared width of 6 metres, (ii) have a minimum formed width of 4 metres, (iii) have a maximum gradient of 1 in 6 (16%),

Specific Outcome	Probable Solutions
	<ul style="list-style-type: none"> (iv) are constructed and maintained to prevent erosion and provide continuous access for fire fighting vehicles, (v) use of pre-existing roads and trails where possible to reduce environmental and cultural heritage impacts, (vi) allow for vehicle access at least every 200 metres, and (vii) provide passing or turning areas at least every 400 metres.
<p>P4. Buildings are sited or able to be sited:</p> <ul style="list-style-type: none"> (a) in cleared areas or where the environmental impacts of vegetation clearing are acceptable, and (b) on land which is least prone to Potential Bushfire Risk having regard to aspect, elevation, slope and vegetation. 	<p>A4.1 Buildings are sited or able to be sited:</p> <ul style="list-style-type: none"> (a) in an existing cleared area able to accommodate the building(s) with a firebreak as outlined in P3; or (b) on land without ecologically significant vegetation; and (c) away from the tops of ridgelines and not on north to west facing vegetated slopes (see Figure 5.4); and (d) on land with slopes generally less than 20%; and (e) with a minimum 20m wide area serving as a firebreak around the building of which at least the first 10m is cleared while the outer 10m may be planted with fire retardant species and/or in ways that can mitigate a fire attack on the building (see Figure 5.5).

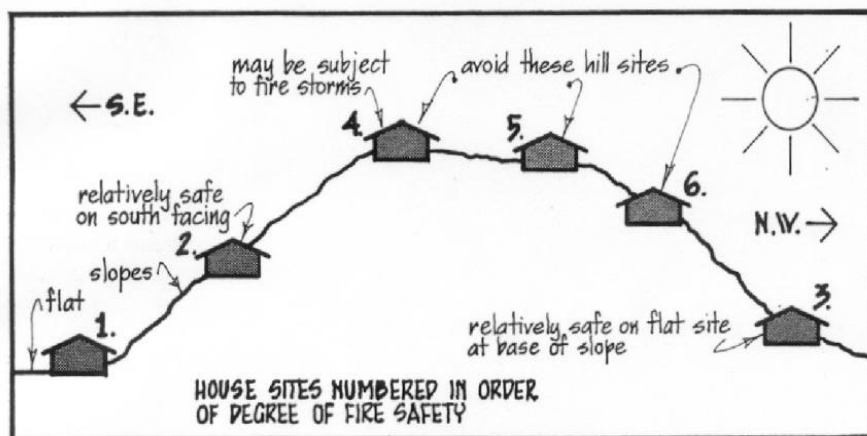
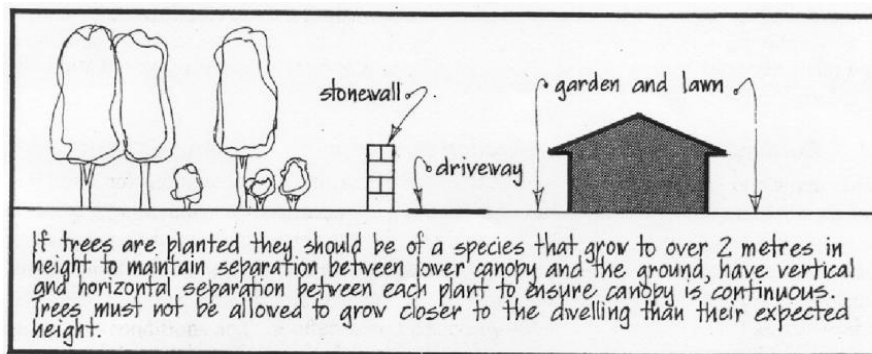


Figure 5.4

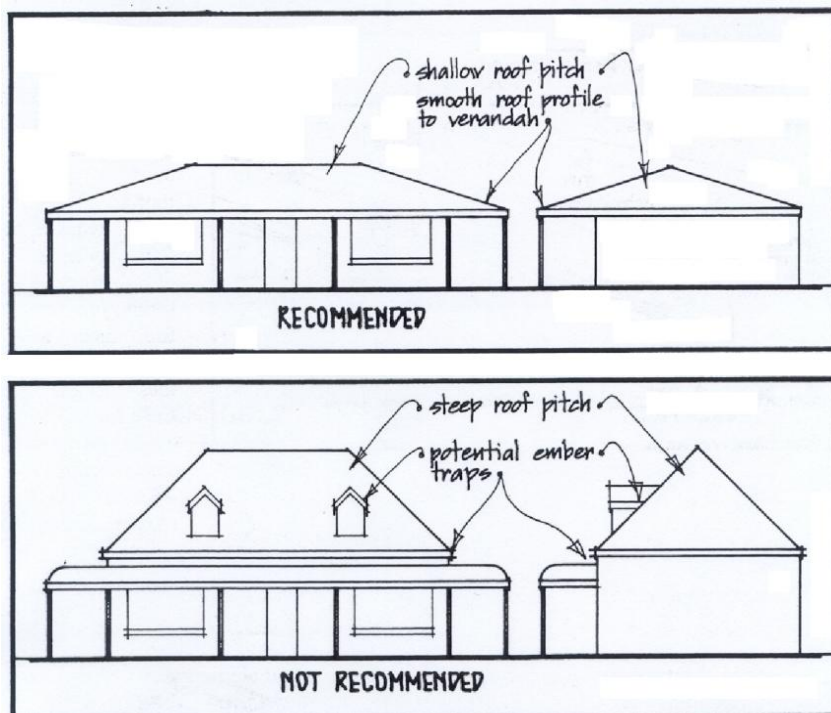
From Bushfire Prone areas: Siting and Design of Residential Buildings 1998
(Queensland Fire Service and Department of Housing, Local Government and Planning)

**Figure 5.5**

From Bushfire Prone areas: Siting and Design of Residential Buildings 1998
(Queensland Fire Service and Department of Housing, Local Government and Planning)

Specific Outcome	Probable Solutions
<p>P5. Buildings are constructed to provide protection in the event of a bushfire to reduce the risk of ignition by embers until the fire front passes.</p>	<p>A5.1 Buildings-</p> <ul style="list-style-type: none"> (a) have a continuous roof line (b) avoid catchment areas for debris in roof valleys, multiple hips and a combination of pitched and flat roofs on the same building and (c) have low pitched roofs between 12 and 21 degrees to reduce radiation pick up, and (d) are of slab-on-ground construction where this is responsive to the site; or (e) "pole homes" with floors elevated off the ground with all external openings (between the floor and the ground) sealed to prevent the entry of burning debris; and (f) minimise large expansive walls as these expose a greater surface area to a bushfire; and (g) are constructed in accordance with the relevant Bushfire provisions of the Standard Building Regulation 1993. <p>A5.2 Fencing material is</p> <ul style="list-style-type: none"> (a) masonry, stone, steel, Colorbond or wire, and (b) timber fencing is avoided.
<p>P6. Premises have a sufficient supply of water for fire fighting purposes.</p>	<p>A6.1 Premises are connected to a reticulated water supply having sufficient pressure and conveniently located hydrants for fire fighting in times of bushfire emergency; or</p> <p>A6.2 Premises have a dam or lake providing a reliable supply of at least 10,000L of water for fire-fighting purposes in times of bushfire emergency; or.</p>

Specific Outcome	Probable Solutions
	A6.3 An on-site water tank or swimming pool having a minimum capacity of 10,000L that could be made available, and is accessible, for fire-fighting purposes is installed at the premises at a location.
P7. Buildings have roofs of a shape and pitch that minimises radiation pick up and the potential for debris build-up.	A7.1 Buildings have simple shaped roofs with pitches of between 12 and 21 degrees (see Figure 5.6).

**Figure 5.6**

From Bushfire Prone areas: Siting and Design of Residential Buildings 1998
(Queensland Fire Service and Department of Housing, Local Government and Planning)

Division 5—Assessment Table for Cultural Heritage Places and Precincts Overlay

5.16 Assessment categories for Cultural Heritage Places and Precincts Overlay

The assessment categories are identified for development affected by a Cultural Heritage Places and Precincts overlay in column 2 of table 1.

5.17 Relevant assessment criteria for development affected by a Cultural Heritage Places and Precincts Overlay

- (1) The relevant assessment criteria for development affected by a Cultural Heritage Places and Precincts Overlay are referred to in column 3 of table 1.
- (2) For self-assessable development and code assessable development, the relevant assessment criteria are applicable codes.

TABLE 1

ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR CULTURAL HERITAGE PLACES AND PRECINCTS OVERLAY

Note—

- Zones also affect assessment categories. See zone maps to determine the zone of the land. Also see section 1.11(3) explaining how the higher assessment category prevails.
- Planning scheme policies indicate when the local government may undertake consultation or seek further information from the applicant about an application.

ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR CULTURAL HERITAGE PLACES AND PRECINCTS CODE

Column 1 Defined Use / Type of Development	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria or Applicable Codes
All uses	<p>Exempt if development requires referral to the Environmental Protection Agency</p> <p>Code Assessable in all other circumstances involving a Cultural Place or Precinct listed in Schedule 2 of the planning scheme or on land which is known to have indigenous cultural heritage significance</p>	If Code Assessable Cultural Heritage Places and Precincts Code
Reconfiguration of a Lot	<p>Exempt if development requires referral to the Environmental Protection Agency</p> <p>Code Assessable in all other circumstances involving a Cultural Place or Precinct listed in Schedule 2 of the planning scheme or on land which is</p>	If Code Assessable Cultural Heritage Places and Precincts Code

Column 1 Defined Use / Type of Development	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria or Applicable Codes
	<i>known to have indigenous cultural heritage significance</i>	
Building work not associated with a Material Change of Use	<p>Exempt if development requires referral to the Environmental Protection Agency</p> <p>Code Assessable in all other circumstances involving work which impacts on the external appearance of a character building when viewed from the street</p>	If Code Assessable Cultural Heritage Places and Precincts Code
Operational Work associated with the Reconfiguration of a Lot or Material Change of Use	Exempt	
Operational Work not associated with the Reconfiguration of a Lot or Material Change of Use	<p>Exempt if development requires referral to the Environmental Protection Agency</p> <p>Code Assessable in all other circumstances involving a Cultural Place or Precinct listed in Schedule 2 of the planning scheme or on land which is known to have indigenous cultural heritage significance</p>	If Code Assessable Cultural Heritage Places and Precincts Code
Placing and advertising device in premises not associated with a material change of use	<p>Exempt if development requires referral to the Environmental Protection Agency</p> <p>Code Assessable in all other circumstances in all other circumstances involving work which impacts on the external appearance of a character building when viewed from the street</p>	If Code Assessable Cultural Heritage Places and Precincts Code
All other development	Exempt	

Division 6—Assessment Criteria for Cultural Heritage Places and Precincts Overlay

5.18 Cultural Heritage Places and Precincts Overlay Code

The provisions in this division comprise the Cultural Heritage Places and Precincts Overlay code.

5.19 Compliance with Cultural Heritage Places and Precincts Overlay Code

Development that is consistent with the performance criteria in sections 5.22 complies with the Cultural Heritage Places and Precincts Overlay code.

5.20 Overall outcomes for Cultural Heritage Places and Precincts Overlay

The overall outcomes are the purpose of the Cultural Heritage Places and Precincts Overlay code.

5.21 Purpose of the Code

The purpose of the code is:-

- (1) To ensure that Gattton Shire's places and areas of indigenous and non-indigenous cultural heritage are protected and their ongoing significance for the community is maintained or enhanced.
- (2) To ensure that places of cultural heritage significance are retained.
- (3) To ensure that new development responds sensitively to these places.

Note:

Matters Relevant to the Assessment of Alternative Measures

- (a) The Australian ICOMOS Charter for the Conservation of Places of Cultural Significance (The Burra Charter).
- (b) The significance of the place or precinct and the potential impact of the proposal on its cultural heritage values.
- (c) The potential impacts of a proposed development on the character and amenity of the surrounding area.
- (d) The range of uses which may feasibly be made of the listed place(s).
- (e) The practical constraints of the particular site, particularly those that arise from the need to retain existing buildings or other features of cultural heritage significance.
- (f) The structural integrity of the building and the viability of necessary repairs;
- (g) Any advice received from the Community Heritage Committee.
- (h) Where a proposal may affect known indigenous cultural heritage values, any advice received from the relevant Aboriginal community.

Note:

Where a site is listed in Schedule 2 Register of Heritage Places and Precincts, some variation to requirements normally applicable to development through other codes might be considered.

5.22 Specific Outcome and Probable Solutions

Specific Outcome	Probable Solutions
P1 Where removal of external features (ie. finials, window rood, verandahs etc.) of a building listed in Schedule 2 Register of Heritage Places and Precincts is proposed, these features are retained and replaced by appropriate new features.	A1.1 Repair or reconstruction of the external features of the building are undertaken using materials which replicate the original feature. Exact copies are not essential, but replacement features are from the same architectural period.

Specific Outcome	Probable Solutions
P2. Development on or adjacent to a place, or within a precinct listed Schedule 2 Register of Heritage Places and Precincts (a) are sympathetic to and respectful of the cultural heritage values of that place or precinct; (b) are appropriate within the setting of the streetscape and of a scale consistent with surrounding buildings; and (c) does not obstruct the appearance or detract from the prominence of listed buildings or other features from an adjoining street or public place.	A2.1 Building works proposed on a listed place are: (a) substantially at the rear of the property; and (b) the gross floor area of the building is not increased by more than 50%. A2.2 New development on or adjacent to a listed place is: (a) not in front of listed buildings or features; (b) set back equal or greater distance from the street; and (c) of a lower or equal height to listed buildings.
P3. Building bulk, height and scale, siting and orientation, rooflines and materials are consistent with existing buildings of significance without replicating these elements.	A3.1 No probable solution is provided.
P4. Advertising Devices and landscaping at a site listed in Schedule 2 Register of Heritage Places and Precincts are of a character and style/type, which is sympathetic to and respectful of the cultural heritage values of that place.	A4.1 Landscape features and trees at a listed place are retained.
P5. Where it is proposed to relocate a building listed in Schedule 2 Register of Heritage Places and Precincts to another site within the Shire, the building is re-established such that its primary features of cultural heritage value are retained.	A5.1 The proposed building will maintain its original configuration, in terms of: (a) the relationship to natural ground lines (i.e. elevation above ground level); (b) the clearly visible outer line of stumps and sub-floor building details such as battening and steps; (c) orientation towards and distance from the street.

Division 7—Assessment Table for Steep and Unstable Land Overlay

5.23 Assessment categories for Steep and Unstable Land Overlay

The assessment categories are identified for development affected by a Steep and Unstable Land overlay in column 2 of table 1.

5.24 Relevant assessment criteria for development affected by a Steep and Unstable Land Overlay

The relevant assessment criteria for development affected by a Steep and Unstable Land Overlay are referred to in column 3 of table 1.

For self-assessable development and code assessable development, the relevant assessment criteria are applicable codes.

TABLE 1

ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR STEEP AND UNSTABLE LAND OVERLAY CODE

Note—

- Zones also affect assessment categories. See zone maps to determine the zone of the land. Also see section 1.11(3) explaining how the higher assessment category prevails.
- Planning scheme policies indicate when the local government may undertake consultation or seek further information from the applicant about an application.

Column 1 Defined Use / Type of Development	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria or Applicable Codes
Annexed Unit	Code Assessable	Steep and Unstable Land Overlay Code
Dwelling House	Code Assessable	Steep and Unstable Land Overlay Code
Special Purpose	Code Assessable	Steep and Unstable Land Overlay Code
All other uses	Code Assessable	Steep and Unstable Land Overlay Code
Reconfiguration of a Lot	Code Assessable	Steep and Unstable Land Code

Column 1 Defined Use / Type of Development	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria or Applicable Codes
Building work not associated with a Material Change of Use	Exempt <i>if minor building work</i> Code Assessable <i>in all other circumstances</i>	If Code Assessable: Steep and Unstable Land Overlay Code
Operational Work for vegetation clearing not associated with a Reconfiguration of a Lot or Material Change of Use	Exempt	
Operational Work associated with the Reconfiguration of a Lot or Material Change of Use	Code Assessable	Steep and Unstable Land Overlay Code
Operational Work not associated with the Reconfiguration of a Lot or Material Change of Use	Code Assessable	Steep and Unstable Land Overlay Code
All other development	Exempt	

Division 8—Assessment Criteria for Steep and Unstable Land Overlay

5.25 Steep and Unstable Land

The provisions in this division comprise the Steep and Unstable Land Overlay.

5.26 Compliance with Steep and Unstable Land Overlay Code

Development that is consistent with the performance criteria in sections 5.29 complies with the Steep and Unstable Land Overlay code.

5.27 Overall outcomes for Steep and Unstable Land Overlay

The overall outcomes are the purpose of the Steep and Unstable Land Overlay code.

5.28 Purpose of the Code

The purpose of the code is to protect the physical and aesthetic integrity of land with steep slopes, particularly along the escarpment forming the western skyline of the Shire, and to ensure risks to property and people is minimised, by:

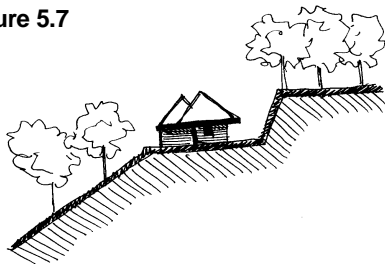
- (1) ensuring that the site is suitable for the proposed development, having regard to geological and topographic conditions;
- (2) ensuring that development is visually and physically integrated into the natural landform so that buildings do not dominate the natural environment by way of size, placement or material type;
- (3) development which follows, rather than transforms natural contour lines;
- (4) ensuring that slope stability is not threatened and erosion is not increased by inappropriate development; and
- (5) use of building colours and materials which blend with the natural environment.

5.29 Specific Outcome and Probable Solutions for Code Assessed Development

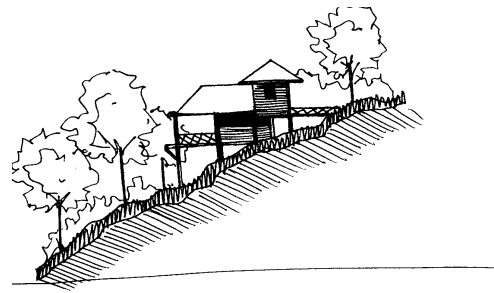
Specific Outcome	Probable Solutions
P1. Development in any area of steep slopes and/or potential instability is designed and constructed in a manner which addresses factors affecting land stability, including geotechnical and topographic conditions of the land, by: (a) demonstrating the stability of the site and soil structure for the development proposed; (b) siting of buildings or other structures in locations which minimise disturbance; (c) minimising the extent of earthworks and vegetation clearance; (d) locating and designing roads and access driveways to minimise soil erosion and landslide; (e) minimising changes to natural drainage patterns; and (f) minimising the amount of hard surfaces, such as paved areas and roof area, and ensuring stormwater is dispersed within the site.	A1.1 Development is carried out only on parts of the site which are identified as geologically stable land or unlikely to be affected by unstable land. A1.2 Development occurs on land that is: (a) stable; (b) readily accessible, (c) capable of proper drainage and waste disposal, and (d) suitable for the proposed development; and A1.3 A development envelope, stable for building works, excavation and/or filling, access works and drainage works is identified; and A1.4 Vehicular access is safe, with a slope not greater than 1 in 5 slope, and constructed to ensure it does not cause erosion.

Specific Outcome	Probable Solutions
<p>P2. Buildings and other structures, including driveways, are designed, sited and constructed to:</p> <ul style="list-style-type: none"> (a) not detract from the visual significance of the site and area by visually integrating with, not dominating, the natural land form and existing vegetation; (b) maintain as far as practical natural landforms/topography, surface and underground drainage patterns and existing vegetation; (c) minimise earthworks such as cut and fill; and (d) minimise slope instability and soil erosion. <p>Note: The visual significance of the site and area is determined having regard to the extent of the view catchment (whether the proposal will be visible from an extensive or localised view catchment) and whether there area prominent or important public viewpoints within the catchment (eg. public roads – Warrego Highway, Blanchview Road and lookouts/parks eg. Picnic Point).</p>	<p>A2.1 Buildings and other structures are designed, sited and constructed so as not to dominate the land form and vegetation by:</p> <ul style="list-style-type: none"> (a) having a height less than the height of the existing mature vegetation canopy, up to a maximum height of 8.5m; (b) incorporating external features such as walls, windows, door frames, roofs, gutters of dark or muted colours which do not contrast with the surrounding vegetation; (c) using non-reflective building materials; (d) not being visually intrusive, when viewed from critical public vantage points outside the site, including public lookouts, public land (eg. parks) and public roads; and <p>A2.2 Buildings are located and designed to minimise disturbance to natural surface and underground drainage patterns, landforms and vegetation and to minimise visual scarring.</p> <p>A2.3 The extent of excavation (cut) and fill is minimised and revegetated immediately following completion of the works, and does not:</p> <ul style="list-style-type: none"> (a) involve a total change of more than 1.3m relative to natural ground level at any point; and (b) occur within 1.5m of site boundaries. <p>A2.4 Buildings step down with the natural landform, and do not remodel the landform as shown in Figure 5.7.</p> <p>A2.5 Buildings and other structures are constructed with footings that are designed to be parallel to natural drainage flows, and are:</p> <ul style="list-style-type: none"> (a) point footings, or (b) minimise slab on ground construction; (c) confine construction to a development envelope, where defined in any required geotechnical reports; and <p>A2.6 Clear vegetation only within a development envelope identified in any required geotechnical report.</p>

Figure 5.7



Undesirable



Preferred

Division 9—Assessment Table for Gas or Oil Pipeline Overlay

5.30 Assessment categories for Gas or Oil Pipeline overlay

The assessment categories are identified for development affected by a Gas or Oil Pipeline Overlay in column 2 of table 1.

5.31 Relevant assessment criteria for development affected by a Gas or Oil Pipeline overlay

- (1) The relevant assessment criteria for development affected by a Gas or Oil Pipeline Overlay are referred to in column 3 of table 1.
- (2) For self-assessable development and code assessable development, the relevant assessment criteria are applicable codes.

TABLE 1

ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR GAS OR OIL PIPELINE OVERLAY

Note—

- Zones also affect assessment categories. See zone maps to determine the zone of the land. Also see section 1.11(3) explaining how the higher assessment category prevails.
- Planning scheme policies indicate when the local government may undertake consultation or seek further information from the applicant about an application.

Column 1 Defined Use / Type of Development	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria or Applicable Codes
All uses	<p>Exempt if subject to referral to the holder of Pipeline license Number 1 – Brisbane – Moonie Pipeline</p> <p>Self Assessable if</p> <p>(a) not subject to referral to the holder of Pipeline license Number 1 – Brisbane – Moonie Pipeline; and</p> <p>(b) within 100m of a pipeline; and</p> <p>(c) if the Probable Solutions for self Assessable Development are complied with</p> <p>Code Assessable if the Probable Solutions for self Assessable Development are not complied with</p>	<p>If Self Assessable Gas or Oil Pipeline Code</p> <p>If Code Assessable Gas or Oil Pipeline Code</p>
Reconfiguration of a Lot	<p>Exempt if subject to referral to the holder of Pipeline license Number 1 – Brisbane – Moonie Pipeline</p> <p>Code Assessable in all other circumstances</p>	<p>If Code Assessable Gas or Oil Pipeline Code</p>

Column 1 Defined Use / Type of Development	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria or Applicable Codes
All other development	Exempt	

Division 10—Assessment Criteria for Gas or Oil Pipeline overlay

5.32 Gas or Oil Pipeline

The provisions in this division comprise the Gas or Oil Pipeline Overlay.

5.33 Compliance with Gas or Oil Pipeline Overlay code

Development that is consistent with the performance criteria in sections 5.36 complies with the Gas or Oil Pipeline Overlay code.

5.34 Overall outcomes for Gas or Oil Pipeline Overlay Code

The overall outcomes are the purpose of the Gas or Oil Pipeline Overlay code.

5.35 Purpose of the Code

To ensure that incompatible activities are not located in the vicinity of oil and gas pipelines through the Shire and that development does not compromise the safety and efficiency of the pipelines.

5.36 Specific Outcome and Probable Solutions

Specific Outcome	Probable Solutions
P1. The safety and integrity of the pipeline's operations and the supply of natural oil or gas is not adversely affected. Risk to life and property in the event of an accident involving the pipeline is minimised.	A1.1 The pipeline is incorporated within open space, dedicated utility corridors or road reserve, and not within new lots or private land; A1.2 The density of persons proposed to be living or congregating near the pipeline (or within 100 metres of the pipeline) is not increased; A1.3 Uses adjoining the pipeline do not include activities or structures that may constitute an additional fire risk, such as the storage of flammable liquids.

Division 11—Assessment Table for Extractive/Mineral Resources and Transportation Routes Overlay

5.37 Assessment categories for Extractive/Mineral Resources and Transportation Routes overlay

The assessment categories are identified for development affected by the Extractive/Mineral Resources and Transportation Routes overlay in column 2 of table 1.

5.38 Relevant assessment criteria for development affected by a Extractive/Mineral Resources and Transportation Routes overlay

- (1) The relevant assessment criteria for development affected by the Extractive/Mineral Resources and Transportation Routes Overlay are referred to in column 3 of table 1.
- (2) For self-assessable development and code assessable development, the relevant assessment criteria are applicable codes.

TABLE 1

ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR EXTRACTIVE/MINERAL RESOURCES AND TRANSPORTATION ROUTES OVERLAY

Note—

- Zones also affect assessment categories. See zone maps to determine the zone of the land. Also see section 1.11(3) explaining how the higher assessment category prevails.
- Planning scheme policies indicate when the local government may undertake consultation or seek further information from the applicant about an application.

Column 1 Defined Use / Type of Development	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria or Applicable Codes
All uses	Code Assessable	Extractive/Mineral Resources and Transportation Routes Code
Reconfiguration of a Lot	Code Assessable	Extractive/Mineral Resources and Transportation Routes Code

Note-

The Key Resource Area boundary extends 100m either side of the reserve boundary of the transportation route.

Division 12—Assessment Criteria for Extractive/Mineral Resources and Transportation Routes overlay

5.39 Extractive/Mineral Resources and Transportation Routes Overlay Code

The provisions in this division comprise the Extractive/Mineral Resources and Transportation Routes Overlay.

5.40 Compliance with Extractive/Mineral Resources and Transportation Routes Overlay code

Development that is consistent with the performance criteria in section 5.43 complies with the Extractive/Mineral Resources and Transportation Routes Overlay code.

5.41 Overall outcomes for Extractive/Mineral Resources and Transportation Routes overlays

The overall outcomes are the purpose of the Extractive/Mineral Resources and Transportation Routes Overlay code.

5.42 Purpose of the Code

The purpose of this code is to protect extractive resources in the Shire by:

- (1) preventing inappropriate development and use of premises which could sterilise those resources from future extraction and the transportation routes required to transport resources; and
- (2) ensuring such resources can be extracted, when needed, in a manner that is efficient and environmentally sustainable and will not unduly impact on amenity values or the local area.

5.43 Specific Outcome and Probable Solutions

Specific Outcome	Probable Solutions
P1. The development and use of premises are compatible with existing or future extractive and haulage operations and allow for the winning of those resources in an efficient and sustainable manner.	A1.1 Development does not result in a higher concentration of people than existing prior to the development on land which is likely to be impacted upon by the extractive and haulage operations. A1.2 Development does not increase the total number of lots.
P2. Measures incorporated in the development and use of premises which avoid or mitigate impacts from the winning and transportation of extractive resources.	A2.1 No probable solution is provided.

Division 13—Assessment Table for Urban Growth Areas Overlay**5.44 Assessment categories for Urban Growth Areas Overlay**

The assessment categories are identified for development affected by an Urban Growth Areas overlay in column 2 of table 1.

5.45 Relevant assessment criteria for development affected by Urban Growth Areas Overlay

- (1) The relevant assessment criteria for development affected by the Urban Growth Areas Overlay are referred to in column 3 of table 1.
- (2) For self-assessable development and code assessable development, the relevant assessment criteria are applicable codes.

TABLE 1**ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR URBAN GROWTH AREAS OVERLAY****Note—**

- Zones also affect assessment categories. See zone maps to determine the zone of the land. Also see section 1.11(3) explaining how the higher assessment category prevails.
- Planning scheme policies indicate when the local government may undertake consultation or seek further information from the applicant about an application.

Column 1 Defined Use / Type of Development	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria or Applicable Codes
Dwelling House	Exempt	
Rural Use	Exempt	
All Other Uses	Code Assessable	Urban Growth Areas Overlay Code
Building or operational work associated with a material change of use	Exempt	
Building work not associated with a material change of use	Code Assessable	Urban Growth Areas Overlay Code
Operational work not associated with a material change of use	Exempt	
Reconfiguration of a Lot	Code Assessable	Urban Growth Areas Overlay Code

Division 14—Assessment Criteria for Urban Growth Areas overlay

5.46 Urban Growth Areas Overlay Code

The provisions in this division comprise the Urban Growth Areas Overlay.

5.47 Compliance with Urban Growth Areas Overlay code

Development that is consistent with the performance criteria in sections 5.50 complies with the Urban Growth Areas Overlay code.

5.48 Overall outcomes for Urban Growth Areas Overlay

The overall outcomes are the purpose of the Urban Growth Areas Overlay code.

5.49 Purpose of the Code

The purpose of the code is to define the areas subject to structure planning within Gatton Shire and ensure development does not occur in such areas until structure plans are completed consistent with the South East Queensland Regional Plan.

5.50 Specific Outcome and Probable Solutions

Specific Outcome	Probable Solutions
P1. Urban Growth Areas are reserved from inappropriate development, including urban and rural residential development, to preserve opportunities for the logical, long term expansion of existing towns beyond the life of this planning scheme	A1.1 Development which would prejudice the long term use of the land for standard residential purposes (ie.at a density of 10 dwellings per hectare or greater) does not locate an Urban Growth Area, unless: (a) otherwise specified in a Structure Plan (as defined in the SEQ Regional Plan) ¹¹ prepared and adopted by Gatton Shire Council; and (b) there is no available, existing zoned Urban Residential and Rural Residential land within Gatton or Withcott.
P2. Development to be consistent with the Gatton Local Growth Management Strategy and structure plan.	A2.1 No probable solution is provided.

¹¹ Structure planning is to be undertaken by Gatton Shire Council in accordance with the South East Queensland Regional Plan and the outcomes of any Local Growth Management Strategy for the Shire. Structure plans will detail the sequencing, type, scale and intensity of development for areas identified in the Urban Growth Areas Overlay.

Division 15—Assessment Tables for Helidon Explosives Magazine Overlay

5.51 Assessment categories for Helidon Explosives Magazine Overlay

The assessment categories are identified for development affected by Helidon Explosives Magazine overlay in column 2 of table 1.

5.52 Relevant assessment criteria for development affected by Helidon Explosives Magazine Overlay

- (1) The relevant assessment criteria for development affected by a Helidon Explosives Magazine are referred to in column 3 of table 1.
- (2) For self-assessable development and code assessable development, the relevant assessment criteria are applicable codes.

TABLE 1

ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR HELIDON EXPLOSIVES MAGAZINE OVERLAY

Note—

- Zones also affect assessment categories. See zone maps to determine the zone of the land. Also see section 1.11(3) explaining how the higher assessment category prevails.
- Planning scheme policies indicate when the local government may undertake consultation or seek further information from the applicant about an application.

ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR HELIDON EXPLOSIVES MAGAZINE CODE – MATERIAL CHANGE OF USE

Column 1 Defined Use / Type of Development	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria or Applicable Codes
Dwelling House	Code Assessable	Helidon Explosives Magazine Code
Industry	Code Assessable	Helidon Explosives Magazine Code
All Other Uses	Code Assessable	Helidon Explosives Magazine Code
Reconfiguration of a Lot	Code Assessable	Helidon Explosives Magazine Code
Building work not associated with a Material Change of Use	Exempt	
Operational Work associated with the Reconfiguration of a Lot or Material Change of Use	Exempt	

Column 1 Defined Use / Type of Development	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria or Applicable Codes
Operational Work not associated with the Reconfiguration of a Lot or Material Change of Use	Exempt	
All other development	Exempt	

Division 16—Assessment Criteria for Helidon Explosives Magazine overlay

5.53 Helidon Explosives Magazine Overlay code

The provisions in this division comprise the Helidon Explosives Magazine Overlay code.

5.54 Compliance with Helidon Explosives Magazine Overlay code

Development that is consistent with the performance criteria in section 5.57 complies with the Helidon Explosives Magazine code.

5.55 Overall outcomes for Helidon Explosives Magazine overlays

The overall outcomes are the purpose of the Helidon Explosives Magazine Overlay code.

5.56 Purpose of the Code

The purpose of the code is:-

- (1) To provide for the continued operation, and possible expansion, of the existing Helidon Explosives Magazine facility;
- (2) To permit the establishment of new industries where such uses can be demonstrated to be compatible with the operation of the explosives magazine; and
- (3) To ensure unrelated uses, particularly residential and other sensitive uses, are provided with appropriate buffering or mitigation elements where located in the vicinity of the explosives magazine.

5.57 Specific Outcome and Probable Solutions

Specific Outcome	Probable Solutions
P1. The level of risk to public safety, property and the environment from technological hazards (including explosion, fire and chemical release) is minimised.	A1.1 New industries related to the existing explosives magazine use are established within the Helidon Explosives Magazine buffer area, where such uses can be demonstrated to be compatible with the operation of the explosives magazine. A1.2 New uses unrelated to the existing explosives magazine use particularly residential and other sensitive uses incorporate appropriate mitigation elements from blast damage such as buffering where required.

Division 17—Assessment Table for Toowoomba Airport Operational Airspace Overlay

5.58 Assessment categories for Toowoomba Airport Operational Airspace overlay

The assessment categories are identified for development affected by a Toowoomba Airport Operational Airspace overlay in column 2 of table 1.

5.59 Relevant assessment criteria for development affected by the Toowoomba Airport Operational Airspace overlay

- (1) The relevant assessment criteria for development affected by a Toowoomba Airport Operational Airspace Overlay are referred to in column 3 of table 1.
- (2) For code assessable development, the relevant assessment criteria are applicable codes.

TABLE 1

ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR TOOWOOMBER AIRPORT OPERATIONAL AIRSPACE OVERLAY CODE

Note—

- Zones also affect assessment categories. See zone maps to determine the zone of the land. Also see section 1.11(3) explaining how the higher assessment category prevails.
- Planning scheme policies indicate when the local government may undertake consultation or seek further information from the applicant about an application.

Column 1 Defined Use / Type of Development	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria or Applicable Codes
All uses	Exempt if not within the Toowoomba Airport Operational Airspace 13 km buffer; and involving the disposal of putrescible waste. ¹²	
	Code Assessable if <ol style="list-style-type: none"> (a) within the Toowoomba Airport Operational Airspace 13 km buffer; and involving the disposal of putrescible waste; or (b) Within the Toowoomba Airport Operational Airspace 8 km buffer; and involving aquaculture, food handling or processing of an industrial nature, stock handling or slaughtering, pig production, fruit production, turf production or the keeping or protection of wildlife outside enclosures; or 	If Code Assessable: Toowoomba Airport Operational Airspace Overlay Code
	(c) Within the Toowoomba Airport Operational Airspace 6 km buffer; and involving external lighting that	

¹² Putrescible waste is waste that is liable to decay or spoil or become putrid.

Column 1 Defined Use / Type of Development	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria or Applicable Codes
	<i>includes straight parallel line 500m to 1,000m long; flare plumes, buildings with reflective cladding (eg. glass or metallic), upward shining lights, flashing or sodium lights</i>	

Division 18—Assessment Criteria for Toowoomba Airport Operational Airspace Buffer Overlay

5.60 Toowoomba Airport Operational Airspace Buffer Overlay

The provisions in this division comprise the Toowoomba Airport Operational Airspace Buffer Overlay.

5.61 Compliance with Toowoomba Airport operational airspace buffer Overlay ode

Development that is consistent with the assessment criteria in Section 64 complies with the Toowoomba Airport Operational Airspace Buffer Overlay code.

5.62 Overall outcomes for Toowoomba Airport Operational Airspace Buffer Overlay

The overall outcomes are the purpose of the Toowoomba Airport operational airspace buffer Overlay code.

5.63 Purpose of the Code

The purpose of this Code is to ensure that Toowoomba Airport is protected from the adverse impacts of development.

5.64 Specific Outcomes and Probable Solutions

Specific Outcomes		Probable Solutions	
Lighting			
P1	Development does not impact on the operational aspects of Toowoomba Airport with regard to light emission.	A1.1	External lighting does not cause significant interference by: (a) distracting or temporarily interfering with a pilot's vision; or (b) confusing a pilot because of similarities to approach or runway lighting. Note: Refer to standards specified in CASA Guidelines: Lighting in the vicinity of aerodromes: Advice to lighting designers.
Managing Bird and Bat Hazard to Aircraft			
P2	Development and the design of facilities in the environs of the airport does not compound the potentially serious hazard from wildlife (bird or bat) strike.	A2.1	For a Community Facility (refuse collection and disposal), the use is not located within the 13km radius shown on the overlay map; or

Specific Outcomes	Probable Solutions
	<p>A2.2 Where uses involving aquaculture, food handling or processing of an industrial nature, stock handling or slaughtering, pig production, fruit or turf production or the keeping or production of wildlife, outside enclosures are located within the 8km radius shown on the overlay map:</p> <ul style="list-style-type: none">(a) Potential food or waste sources are covered and collected so that they are not accessible to wildlife, or(b) For agriculture involving fruit or turf production, wildlife deterrent measures are carried out, or(c) The uses are located outside the 8km radius as shown on the overlay map.

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

Division 1 – Preliminary

6.1 Introduction - Codes for development for a stated purpose or development of a stated type

The provisions in this part comprise the following codes –

Division 2 General Works Codes

Advertising Device Code
Building Work Code
Earthworks Code
Landscaping Code
Lighting Code
Services and Infrastructure Code
Vehicle Access, Parking and On-Site Movement Code

Division 3 Rural Development and Land Use Codes

Farm Workers' Accommodation Code
Natural Timber Harvesting Code
Rural Development Code
Rural Service Industry Code

Division 4 Residential Development Codes

Accommodation Unit and Dual Occupancy Code
Annexed Unit Code
Caravan and Relocatable Home Parks Code
Caretaker's Residence Code
Dwelling House Code
Home Based Business Code
Motel Code
Small Lot Housing Code

Division 5 Commercial Development Codes

Commercial Premises and Shops Code
Service Station and Car Wash Code

Division 6 Industrial Development Codes

Extractive Industry Code
Industrial Development Code
Intensive Animal Industries, Animal Product Processing Industries, Kennels and Catteries Code

Division 7 Development and Land Use Codes for other purposes

Bed and Breakfast Accommodation Code
Eco Tourism Facility Code
Roadside Stall Code
Telecommunications Facility Code

Division 8 Reconfiguring a Lot Code

Division 2 - GENERAL WORKS CODES

The General Works Codes contained in the planning scheme are:

- (1) Advertising Device Code
- (2) Building Work Code
- (3) Earthworks Code
- (4) Landscaping Code
- (5) Lighting Code
- (6) Services and Infrastructure Code
- (7) Vehicle Access, Parking and On-Site Movement Code

6.2 Advertising Device Code

6.3 Purpose of the Code

The purpose of the code is to ensure advertising devices contribute to and strengthen the Shire image and:

- (1) are environmentally responsive;
- (2) create pleasant and safe working and living environments;
- (3) meet expected user requirements;
- (4) are appropriate to the use and site conditions;
- (5) enhance the appearance of the development and contributes to the positive streetscape character;
- (6) effectively buffer incompatible or sensitive uses where necessary;
- (7) do not compromise the safety of road users and the efficiency of the road network;
- (8) are located to ensure equitable access to advertising space, and does not compromise public safety or create or worsen a traffic safety hazard; and
- (9) minimise or mitigate adverse impact of development on the amenity of surrounding areas.

Definitions:

On-premises freestanding sign – a hoarding, billboard or other sign located on the same site as the business which it identifies or to which it refers, but not attached to a building or other structure and supported independently.

Off-premises freestanding sign - a hoarding, billboard or other sign not attached to a building or other structure and supported independently, and located on a second site.

Community sign – a sign provided as or to identify a community service by a recognised, non-profit and/or non-proprietary organisation such as:

- (a) a public authority;
- (b) community service authority (eg. rural fire brigade);
- (c) non-proprietary club (eg. Rotary/Apex/Lions);
- (d) other recognised community organisations (eg. churches and Lockyer Catchment Centre)

6.4 Probable Solutions for Self Assessable Development

The probable solutions are the Self Assessable criteria for Self Assessable development.

6.5 Specific Outcome and Probable Solutions for Code Assessable Development

Specific Outcome	Probable Solutions
<p>P1. Advertising devices are limited on any one site to those necessary to identify premises, and are designed such that they are:</p> <ul style="list-style-type: none"> (a) of a high quality appearance and visually attractive; (b) legible and readily communicates necessary information; (c) meets demonstrated corporate identity requirements; (d) for a recognised community organisation or activity/project. 	<p>A1.1 Advertising devices are for identification purposes relating to the activity and display only words, symbols, logos or replicas which:</p> <ul style="list-style-type: none"> (a) identify the name, location, or product/services of the business; or (b) name of occupier and occupation or profession of a Home Based Business; or (c) provide information related to a community organisation or activity including name, logo, slogan and/or details of project. <p>A1.2 Advertising devices are consistent with the recognised corporate identity of the business.</p> <p>A1.3 "Community signs" are limited in size and number to minimise impacts on amenity in the location.</p> <p>A1.4 Advertising devices do not include or comprise permanent bunting.</p>
<p>P2. Advertising devices are constructed in a manner to ensure public safety.</p>	<p>A2.1 Devices exceeding -</p> <ul style="list-style-type: none"> (a) 3m in height above ground level for freestanding signs or (b) 1.5m where attached to a building, or (c) 5m² in area, <p>receive an engineering certificate.</p>
<p>P3. Advertising devices are located, designed and constructed to contribute to a high quality streetscape appearance and maintains the character of the locality such that it:</p> <ul style="list-style-type: none"> (a) is located to ensure equitable access to advertising space; (b) prevents proliferation of signs within the streetscape to avoid visual clutter; (c) is of a size and number which does not visually dominate the streetscape or built form; 	<p>A3.1 The number of "on-premises free-standing signs" does not exceed:</p> <ul style="list-style-type: none"> (a) One (1) free-standing sign for a site having a maximum road frontage length of 30m; or (b) Two (2) free-standing signs for a site having a maximum road frontage of 100m; and (c) One (1) additional sign for each 100m of road frontage length where the site road frontage exceeds 100m.

Specific Outcome	Probable Solutions
<p>(d) is compatible with the surrounding streetscape;</p> <p>(e) does not obstruct significant views to adjoining sites;</p> <p>(f) does not create or worsen a traffic safety hazard, or detrimentally impact on the amenity of a locality;</p> <p>(g) is in keeping with the scale, architectural character and treatment of the development for which it is provided; and</p> <p>(h) does not comprise roof advertising devices.</p>	<p>A3.2 "On-premises free-standing signs" are designed, located and established to:</p> <p>(a) have a maximum height of 7m above ground level in the Commercial or Industry zone or 4m above ground level otherwise;</p> <p>(b) have a maximum surface area of 5m²/per side;</p> <p>(c) have the form of an index board where for a multi-tenancy development;</p> <p>(d) be located adjacent to the vehicular entry/exit to the premises;</p> <p>(e) have a maximum height of not more than 3m above ground level., here located on a secondary frontage adjacent, or opposite, existing or proposed residential development.</p> <p>A3.3 Advertising devices on buildings do not cover more than:</p> <p>(a) 25 to 30 % of the total shop front area where a commercial building; or</p> <p>(b) 20 to 25% of the total shop front area where an industrial building.</p> <p>A3.4 Window or hamper signs are limited to ground floor level only.</p> <p>A3.5 Advertising devices on buildings do not extend above the eaves height, or parapet height where located in the Town Centre Precinct (C1) of Gatton Town.</p> <p>A3.6 Signs on premises outside a commercial or industrial area are not illuminated or moving.</p> <p>A3.7 Ornamentation or 3D-replica signs are located within industrial premises and:</p> <p>(a) do not exceed one 3D-replica sign for each free-standing sign; and</p> <p>(b) do not exceed the maximum height of 7m for a free-standing sign.</p>
<p>P4. Off premises signs are designed, located and constructed to contribute to a high quality streetscape appearance and maintains the character of the locality such that they:</p> <p>(a) are located to ensure equitable access to limited advertising space in areas which attract passing motorists, including:</p> <p>(i) entrances to the Shire;</p> <p>(ii) close to townships;</p> <p>(iii) along principle tourist routes;</p>	<p>A4.1 "Off premises free-standing signs" are located:</p> <p>(a) within private property outside the road reserve;</p> <p>(b) along major roads and tourist routes (eg. Warrego Highway and Gatton-Helidon Road);</p> <p>(c) 30m or more from another existing or approved "off-premises sign" or approved commercial / industrial development to prevent obscuring or blocking of views to other signs or sites;</p>

Specific Outcome	Probable Solutions
<p>(b) do not restrict panoramic views of rural or open space areas (eg. plains/valleys/ranges);</p> <p>(c) are of a size and number to avoid visual clutter of the landscape and views/vistas of surrounding land;</p> <p>(d) do not cause a distraction to motorists as a result of size, illumination or movement.</p>	<p>(d) to prevent obscuring or blocking of views to other signs or existing or approved commercial /industrial sites with separation distances as follows:</p> <p>(a) 100m where in the Rural zones or Investigation Area and within 2km of a township; or</p> <p>(b) a maximum of two 2 signs per 500m and five (5) signs per 2 km where in the Rural zones or Investigation Area and outside the 2km area of a township and; or</p> <p>(c) have a maximum surface area of</p> <p>(I) maximum 10m² per side where within 2km of a township;</p> <p>(II) maximum 42.5m² per side where outside 2km of a township;</p> <p>A4.2 "Off premises free-standing signs" are:</p> <p>(a) not flashing or revolving, and may be illuminated by exposed baffled lamps or neon tubes;</p> <p>(b) a maximum height of 7m to the base of the sign face above natural ground level; and</p> <p>(c) situated with a vegetated/ landscaped setting.</p>
<p>P5. An Advertising device for Home Based Businesses is designed, located and constructed to be subordinate to the residential premises and to contribute to the character of the residential streetscape with regard to size and number of signs.</p>	<p>A5.1 Where for a home based business, advertising devices are limited to a single sign with a maximum surface area of 1m² located at or within the frontage of the site, and bearing only the name of the occupier and of the occupation or profession.</p>
<p>P6 Signs do not exceed the maximum height for a building in the respective zone.</p> <p>Note:</p> <p>The height of the sign is measured from natural ground level.</p>	<p>A6.1 Where no maximum height is prescribed for a zone, the sign does not exceed 8.5m in height.</p>

6.6 Building Work Code

6.7 Purpose of the Code

The purpose of this code is to ensure-

- (1) buildings are configured on site in a manner that optimises site amenity and the amenity of adjoining sites; and
- (2) buildings are of a scale and height that is consistent with the stated planning character for the surrounding area.

6.8 Probable Solutions for Self-Assessable Development

The probable solutions are the self-assessable criteria for self assessable development.

6.9 Specific Outcome and Probable Solutions for Code Assessable Development

Specific Outcome	Probable Solutions
P1. Building heights and setbacks are compatible with those existing in the zone in which the building work is proposed.	A1.1 Building height of the proposed development is in accordance with those specified in Table 6.9.1. A1.2 The proposed development is set back from boundaries in accordance with Table 6.9.2.

Table 6.9.1 Building Heights

Zone	Maximum Height (above natural ground level)
Rural Uplands	8.5 metres
Rural General	8.5 metres
Rural Agriculture	8.5 metres
Emerging Communities	8.5 metres
Rural Residential	8.5 metres
Village	10.0 metres
Urban Residential	10.0 metres
Park Residential	10.0 metres
Commercial	11.0 metres
Industry	11.0metres
Open Space and Recreation	8.5 metres
Community Facilities	8.5 metres

Note:

Where a code for a specific use or Precinct requires a different height, the lower standard prevails.

Table 6.9.2 Building Setbacks
(being Alternative Siting Standards for detached Class 1 and Class 10 buildings)

*These are alternative siting standards for the purpose of the Queensland Development Code Parts 11 and 12 applying to detached Class 1 and Class 10 buildings under the *Building Regulation 2006*.

Zone	Front		Rear		Side	
Rural Uplands	10 m		10 m		10 m	
Rural General	20 m		10 m		10 m	
Rural Agriculture	20 m		10 m		10 m	
Emerging Communities	20 m		10 m		10 m	
Rural Residential	6 m		6 m		3 m	
Village	To adjoining use:		To adjoining use:		To adjoining use:	
	retail, business or commercial	0 m	retail, business or commercial	0 m	retail, business or commercial	0 m
	other use	6 m	other use	6 m	other use	3 m
Urban Residential	6 m		1.5 m or BCA requirement for building with wall higher than 4.5m		1.5 m or BCA requirement for building with wall higher than 4.5m	
Park Residential	6 m		6 m		3 m	
Commercial	0 m		To adjoining zone:		To adjoining zone:	
			Commercial	0 m	Commercial	0 m
			Industrial	0 m	Industrial	0 m
			Residential	3 m	Residential	3 m
			Open Space and Recreation	6 m	Open Space and Recreation	6 m
			Community Facilities	2 m	Community Facilities	2 m
			Rural	3 m	Rural	3 m

Zone	Front	Rear	Side			
Industry	15 m	To adjoining zone:		To adjoining zone:		
		Commercial	0 m	Commercial	0 m	
		Industrial	0 m	Industrial	0 m	
		Residential	3 m	Residential	3 m	
		Open Space and Recreation	6 m	Open Space and Recreation	6 m	
		Community Facilities	2 m	Community Facilities	2 m	
		Rural	3 m	Rural	3 m	
		Open Space and Recreation	6 m	3 m		2.m
Community Facilities	To adjoining zone:		2 m		2 m	
	Commercial	0 m				
	Industrial	0 m				
	Residential	6 m				
	Open Space and Recreation	2 m				
	Community Facilities	2 m				
	Rural	6 m				

Notes:

- (a) Where a Code for a specific use or Precinct requires a different setback, it prevails over Table 5.3.2.
- (b) Where the allotment has frontage to more than one street and a smaller setback is sought as an alternative solution, the application must be code assessed.
- (c) Rural Zones are the Rural Uplands, Rural General, Rural Agriculture and Emerging Communities Zones
- (d) Residential Zones are the Rural Residential, Village, Urban Residential and Park Residential Zones
- (e) The Building Code of Australia requires fire rating. It may be required within some of these setbacks.

6.10 Earthworks Code

6.11 Purpose of the Code

The purpose of this code is to ensure that earthworks, including that not associated with a material change of use or building work:

- (1) do not adversely affect the visual character or amenity of the site and the surrounding area;
- (2) minimise and ameliorate any potential adverse impacts on the environment and surrounding land, particularly in relation to drainage;
- (3) avoid risk to human life and property from contaminated fill, structural instability of excavations and fill, and flooding; and
- (4) ensure excavation and/or filling does not adversely affect utility infrastructure.

6.12 Probable Solutions for Self Assessable Development

The probable solutions are the Self Assessable criteria for Self Assessable development.

6.13 Specific Outcome and Probable Solutions for Code Assessable Development

Specific Outcome	Probable Solutions
<p>P1. Earthworks do not:</p> <ol style="list-style-type: none">(a) cause environmental harm;(b) impact adversely on the visual amenity or privacy of surrounding premises including public places;(c) impact unreasonably on natural landforms or drainage patterns;(d) cause instability on site when earthworks is completed; and(e) adversely impact visual significance of the site. <p>Note:</p> <p>Planning Scheme Policy No. 6 - Earthworks contains a more complete list of the matters to be included with the application.</p>	<p>A1.1 The extent of excavation (cut) and fill is minimised and revegetated immediately following completion of the works, and does not:</p> <ol style="list-style-type: none">(a) change the landscape as to create scarring from erosion and/or landslips;(b) involve a change in level of more than 1.0m relative to natural ground level at any point; and(c) occur within 1.5m of site boundaries. <p>A1.2 An Environmental Management Plan is prepared and implemented and includes:</p> <ol style="list-style-type: none">(a) the identification of all major vegetation on the site and surrounding area, including bushland corridors, rare and threatened species habitat, and other habitat sites, and indicates the extent of clearing proposed;(b) a description of the site's natural drainage patterns, water bodies, wetlands, floodplains and seasonally wet areas etc;(c) a description of the depth, quality and hydrology of any groundwater resources beneath the site;(d) a description of the type and characteristics of the soils on the site, particularly for those parts of the site where works are proposed, including erosion potential;

Specific Outcome	Probable Solutions
	<p>(e) a description of existing and final contours; and</p> <p>(f) a geotechnical assessment of potentially unstable land.</p>
<p>P2. Earthworks minimise potential dust, odour or noise emissions and their impact on the amenity of adjoining premises and public places.</p> <p>Note:</p> <p>The Environmental Protection Policy (Air) and the Environmental Protection Policy (Noise) under the Environmental Protection Act sets standards for these.</p>	<p>A2.1 No Probable Solution is provided</p> <p>Note: As a guide:</p> <p>(a) areas of exposed fill, excavation and unsealed accesses should be watered regularly (particularly during periods of high or constant wind) to reduce dust generation;</p> <p>(b) areas of fill and excavation should be graded, compacted and planted immediately after the operation is complete; and</p> <p>(c) where large areas are involved, the earthworks should be staged with previous stages being progressively finished and rehabilitated (eg grading, compaction and planting) to reduce visual impacts and erosion and sedimentation.</p> <p>A2.2 Operations occur only between 7am and 6pm Monday to Saturday.</p> <p>A2.3 All loads transported are covered to prevent spillage or creation of a dust nuisance along the transportation route.</p>
<p>P3. On and off site erosion and sedimentation is minimised.</p>	<p>A3.1 Erosion and sediment control measures are designed and constructed in accordance with the document '<i>Soil Erosion & Sediment Control – Engineering Guidelines for Queensland Construction Sites</i>' (Institute of Engineers, Australia (Qld))</p>
<p>P4. Retaining walls and batters are designed, constructed and landscaped to:</p> <p>(a) minimise the height of retaining walls and batter faces;</p> <p>(b) minimise the visual impact on any public place or adjoining land; and</p> <p>(c) ensure the stability and longevity of the retaining walls and batters and the safety of people and properties.</p>	<p>A4.1 Batters have a maximum slope of 30% and certified by a suitably qualified person and revegetated immediately following completion of the works.</p> <p>A4.2 Retaining walls are:</p> <p>(a) finished to present a high quality appearance compatible with surrounding development, particularly where such structures face or are visible from adjoining properties or public places, including roads; and</p> <p>(b) of a durable materials and construction.</p>

Specific Outcome	Probable Solutions
	<p>A4.3 No retaining wall is located within 1.5m of a lot boundary, except where:</p> <ul style="list-style-type: none"> (a) the retaining wall is less than 2m in height in a continuous vertical plane and has been constructed in accordance with the Council's requirements; or (b) the retaining wall is to support excavation within the site and has no visual affect on adjoining premises; or (c) the Council considers the proposed retaining wall will have no adverse impact on any adjoining lot or lots, having regard to the particular circumstances of the site. <p>A4.4 Filling or Excavation is not carried out within 1.5m of any site boundary.</p>
<p>P5. Earthworks do not result in the disturbance of contaminated material or the contamination of land, unless properly managed to avoid Environmental Harm or risk to people.</p>	<p>A5.1 Contaminated material is not excavated or used as fill, except where in accordance with an approval from the Environmental Protection Agency in respect of contaminated land.</p>
<p>P6. Any potential adverse affects on:</p> <ul style="list-style-type: none"> (a) any property, watercourse or stormwater drainage works in the vicinity; or (b) any watercourse on the site, due to the alteration of overland flow paths, volumes, capacities or velocities are prevented or adequately ameliorated. 	<p>A6.1 No Probable Solution is provided</p> <p>Note:</p> <p>As a guide, it will be necessary to demonstrate that the development:</p> <ul style="list-style-type: none"> (a) does not cause ponding on the site or on any nearby land; (b) does not cause any increase in flooding that will adversely affect the value, safety or use of any land in the vicinity; (c) minimises the environmental impacts of any change to run-off characteristics for storm events up to at least 1 in 2 year design storm; and (d) ameliorates any potential adverse affect on the existing drainage of the area including - <ul style="list-style-type: none"> (i) the area available in any natural or artificial watercourse for either present or estimated future flood flows; (ii) the flow of water in any overland flow path; and (iii) the volume within a flood plain available for the storage of flood waters.
<p>P7. The environmental values of receiving watercourses are protected from impacts which may result from earthworks on the site.</p>	<p>A7.1 Earthworks are not carried out within 100m of the high bank of the waterway in any of the Rural and Emerging Communities Zones and within 50m of the high bank of the waterway in all other zones.</p>

Specific Outcome	Probable Solutions
	A7.2 Earthworks protect the quality of receiving waters ensuring run-off and/or wastewater is treated in accordance A3 and A4.
P8. Utility services are protected from works associated with construction of the proposed development or use.	<p>A8.1 Earthworks do not occur within 2 m of any utility services; or</p> <p>A8.2 Filling over any underground infrastructure (water supply, sewerage or stormwater drainage reticulation) does not exceed 0.75m and does not cover or obstruct any manholes or other access points to the infrastructure; or</p> <p>A8.3 Any utility services that may be affected by the Earthworks are properly relocated or are physically protected from possible damage or disturbance.</p>

6.14 Landscaping Code

6.15 Purpose of the Code

The purpose of the code is to ensure that new development includes landscaping to a standard which will contribute to and strengthen the amenity and attractiveness of the Shire.

Landscaping:

- (1) is environmentally responsive;
- (2) creates pleasant and safe working and living environments;
- (3) meets expected user requirements;
- (4) is appropriate to the use and site conditions;
- (5) enhances the appearance of the development and contributes to the positive streetscape character;
- (6) effectively buffers incompatible or sensitive uses where necessary;
- (7) does not compromise the safety of road users and the efficiency of the road network; and
- (8) minimises or mitigates adverse impact of development on the amenity of surrounding areas.

6.16 Probable Solutions for Self Assessable Development

The probable solutions are the self assessable criteria for self assessable development.

6.17 Specific Outcome and Probable Solutions for Code Assessable Development

Specific Outcome	Probable Solutions
P1. (a) Landscaping associated with new development is designed, established and maintained in a manner which: <ol style="list-style-type: none">(i) enhances the appearance of the development from the street;(ii) achieves a high quality frontage appearance that positively contributes to the streetscape character;(iii) is of an appropriate scale relative to both the street reserve width and to the size and nature of the development;(iv) screens the views of unsightly buildings, structures, open storage and refuse areas and the like from public view;(v) integrates existing site attributes into the development including natural landform, existing vegetation, site views, availability of water and drainage;	A1.1 Landscaping incorporates and/or provides for: <ol style="list-style-type: none">(a) semi-advanced trees in initial planting having a minimum pot size of 140mm;(b) feature paving and feature lighting (standards and bollards) which complement the building style in public areas (such as entrances);(c) summer shade and screening of cold winter winds;(d) mulching to a minimum depth of 75mm;(e) an automatic reticulated irrigation system; and(f) root deflector devices where trees are planted within car park services and adjacent to services and building to allow growth of trees, while minimising impact on pavement or building structures or services.

Specific Outcome	Probable Solutions
<p>(vi) provides a safe environment for pedestrians and vehicles;</p> <p>(vii) forms linkages and integrates surrounding land uses including parks, reserves and transport corridors;</p> <p>(viii) provides for integration on-site of Advertising Devices and lighting within the landscaped garden areas where practical;</p> <p>(ix) does not interfere with pavements, buildings or other structures or services as a result of root invasion.</p> <p>(x) Maintains lines of sight along State-Controlled Roads.</p> <p>(b) In Withcott, new premises along the Highway frontage provide landscaping that contributes to an attractive streetscape appropriate to the area's role as the Western Gateway to the Shire and does not impact on the safety and efficiency of the Highway.</p>	<p>A1.2 Landscaping is maintained such that:</p> <p>(a) 100% of all trees and 90% of all shrubs and groundcovers are in a healthy condition and showing evidence of growth at any time;</p> <p>(b) landscaped beds are maintained in a weed-free condition;</p> <p>(c) landscape structures and works are structurally sound and in good condition.</p> <p>A1.3 Development incorporates fences and walls that:</p> <p>(a) are visually attractive and integrated with other landscaping treatment and, if retaining walls, are terraced and landscaped or otherwise detailed to reduce the appearance of bulk;</p> <p>(b) are constructed of materials which are compatible with the buildings on the site and in the local streetscape;</p> <p>(c) highlight public entrances and paths.</p> <p>A1.4 Landscaping of outdoor parking areas provide:</p> <p>(a) a landscaping area along any road frontage in accordance with A1.6 below;</p> <p>(b) planting of trees and shrubs in median areas throughout the parking area, and/or landscaped garden beds adjacent to the car park area at the rate of one shade tree for every 10 parking spaces.</p> <p>A1.5 Pedestrian and cycle links are provided through landscaped areas to:</p> <p>(a) building entrances from car parks and footpaths</p> <p>(b) existing or proposed pedestrian and cycle paths on adjoining sites adjacent to the main activity areas of the development.</p> <p>A1.6 Landscape treatment of road frontages shall:</p> <p>(a) provide one large tree, calculated at the rate of 1 tree/10m of road frontage, within the frontage landscape area;</p> <p>(b) use tree planting that relates to adjoining areas, particularly trees established in the road reserve or adjacent parks;</p> <p>(c) use trees having a clear trunk, small shrubs to a maximum height at maturity of 1-1.5m and ground covers that enhance the appearance of the development, in preference to substantially screening the site;</p> <p>(d) ensure all outdoor storage and service areas (such as garbage bin areas, clothes drying areas and building plant equipment) are screened from public view;</p>

Specific Outcome	Probable Solutions			
	<p>(e) separate parking areas within the site from the road frontage exclusive of accessways and pedestrian paths; and</p> <p>(f) ensure the width of landscaped strips at street frontages for certain specified uses is to be in accordance with the Table below:</p>			
		Industrial Uses	Commercial Uses	Caravan and Re-locatable Home Parks
	Principal Frontage	<ul style="list-style-type: none"> Min 1.5 m and average 2m Where a max 30% of the site frontage may be free of (excluded from) landscaping areas 	<ul style="list-style-type: none"> Min 1m and average of 1.5m* Where a max 30% of the site frontage may be free of (excluded from) landscaping areas 	10m
	Any Other Frontage	<ul style="list-style-type: none"> Min 1.5 m and average 2m Where a max 30% of the site frontage may be free of (excluded from) landscaping areas 	<ul style="list-style-type: none"> Min 1m and average of 1.5m* Where a max 30% of the site frontage may be free of (excluded from) landscaping areas 	6m
	<p><i>*Unless building is required to be built to the street alignment to be in keeping with adjoining development (refer section 5.6)</i></p>			
<p>P2. A landscape buffer is provided between the new development and existing or likely future incompatible/or sensitive uses on adjoining land such that the privacy and amenity of the adjoining use will be maintained and a sensitive interface provided.</p>	<p>A2.1 Landscape treatment of boundaries shared with incompatible or sensitive uses incorporates:</p> <p>(a) a solid screen fence or wall with a minimum height of 1.8m; or</p> <p>(b) earth mounding of 2 m in height within the buffer area for industrial activities; and</p> <p>(c) dense planting which clearly delineates the different use areas utilising tree/shrub species ranging 3m to 6m in height at maturity.</p> <p>A2.2 Where the interface is between a sensitive or incompatible use, the width of this planting in the new development is to be at least:</p> <p>(a) An industrial use - 5m;</p> <p>(b) A commercial use – 3m or minimum 1.5m where planted with dense hedge species;</p> <p>(c) A caravan or relocatable home park - 3m.</p>			

6.18 Lighting Code

6.19 Purpose of the Code

The purpose of the code is to ensure lighting associated with new development contributes to and strengthens the Shire image.

Lighting:

- (1) is environmentally responsive;
- (2) creates pleasant and safe working and living environments;
- (3) meets expected user requirements;
- (4) is appropriate to the use and site conditions;
- (5) enhances the appearance of the development and contributes to the positive streetscape character;
- (6) effectively buffers incompatible or sensitive uses where necessary;
- (7) does not compromise the safety of road users and the efficiency of the road network;
- (8) does not compromise public safety or create or worsen a traffic safety hazard; and
- (9) minimises or mitigates adverse impact of development on the amenity of surrounding areas.

6.20 Probable Solutions for Self Assessable Development

The probable solutions are the Self Assessable criteria for Self Assessable development.

6.21 Specific Outcome and Probable Solutions for Code Assessable Development

Specific Outcome	Probable Solutions
P1. Outdoor lighting does not detrimentally affect the safety or wellbeing of any pedestrian, cyclist or motorist through inappropriate light emissions from developments which reduce the ability of transport system users to see essential details of the route ahead, including signalling systems and Advertising Devices.	A1.1 Outdoor lighting is designed and operated in accordance with Australian Standard AS1158.1.1 1997 - <i>Road Lighting</i> and AS4282-1997 – <i>Control of the Obtrusive Effects of Outdoor Lighting</i> .
P2. Outdoor lighting provides a sense of security, is consistent with the character of the local area and does not cause unreasonable disturbance or nuisance because of emission of light.	A2.1 Lighting is provided to all pedestrian areas, parking areas and building entries.
P3. Outdoor sports lighting is provided to meet the visual requirements of the use and does not cause an unreasonable disturbance or nuisance to adjoining uses because of light emissions.	A3.1 Outdoor lighting is designed, installed and maintained in accordance with Australian Standard AS2560.1-1982 – <i>Guide to Sports Lighting</i> and AS4282-1997 – <i>Control of the Obtrusive Effects of Outdoor Lighting</i> .

6.22 Services and Infrastructure Code

6.23 Purpose of the Code

The purpose of the code is to ensure that the standards of

- (1) water supply,
- (2) waste water treatment and disposal,
- (3) stormwater drainage,
- (4) electricity supply, and
- (5) roads,

provide for the needs of users, maintain high environmental standards and are efficient.

6.24 Probable Solutions for Self Assessable Development

The probable solutions A1 to A8 are the self assessable criteria for self assessable development.

6.25 Specific Outcome and Probable Solutions for Code Assessable Development

Specific Outcome	Probable Solutions
P1. An adequate, safe and reliable supply of potable and general use water is provided for each premises including, where available, connection to an approved reticulated system.	A1.1 Each new premises is connected to the Council's reticulated water supply system; or A1.2 Where the site cannot connected to the Council reticulated water supply, a potable water supply of at least 45 kl is provided on-site.
P2. Treatment and disposal of effluent is provided for on-site to minimise impacts on waterways and wetlands and does not: (a) increase any adverse ecological impacts, particularly on any nearby sensitive receiving environments, as a result of the system or increasing the cumulative effect of systems in the locality ; (b) increase any health risks during a system failure; (c) deteriorate the water quality of existing and/or proposed water supplies ; (d) limit the sustainable disposal of domestic effluent.	A2.1 Each new premises is connected to the Council's sewerage scheme; or A2.2 Where Council's reticulated sewerage service is not available: (a) the minimum size of a lot is 3,000m ² or the minimum size lot for a specific zone, whichever is the greater; (b) the proposed on-site effluent disposal system is located on the allotment in accordance with the <i>Standard Sewerage Law 2001</i> and AS1547-2000; (c) the proposed on-site effluent disposal system is located on land which: (i) has slopes less than 10%; or (ii) the land is terraced to receive the full disposal area; (iii) is situated above the Q10 flood level; (iv) is above the level of 5 metre AHD;

Specific Outcome	Probable Solutions								
	<ul style="list-style-type: none"> (v) contains soils with permeability greater than 0.05m / day and less than 3.5m / day; (i) contains soils which do not include mainly sand, gravel or fractured rock; (ii) is more than 0.6metres of the seasonally high water table; (iii) is more than 1.0 metre above bedrock; (d) the lot contains an area capable of supporting a land application area sized in accordance with the Interim Code of Practice for On-site Sewerage Facilities; (e) at least 100% of the design area is available on the lot and reserved for waste disposal application; and (f) the effluent irrigation area is not separated from the effluent source by features such as gullies, creeks, dams, roads, driveways etc <p>A2.3 Effluent irrigation and disposal areas are a minimum of 50m from features such as gullies, waterways or wetlands or adjacent or nearby sites.</p>								
P3. New premises have electricity supply.	A3.1 Each new premises are connected to an approved electricity supply.								
P4. On-site drainage does not adversely affect adjoining land or the downstream stormwater system.	<p>A4.1 Roof lot drainage systems comply with the requirements of:</p> <ul style="list-style-type: none"> (a) <i>Queensland Urban Drainage Manual - s.5.18 "Roof and Allotment Drainage";</i> (b) Australian Standard - AS 2180; and (c) Australian Standard - AS 3500.3. <p>A4.2 The drainage system has the capacity to control stormwater flows under normal operating conditions for the proposed use as follows:</p> <table> <tr> <th>Land Use Type</th><th>System Design Rainfall Event</th></tr> <tr> <td>Residential, Rural Residential and Industrial</td><td>1 in 50 yrs</td></tr> <tr> <td>Commercial</td><td>1 in 10 yrs</td></tr> <tr> <td>Open Space</td><td>1 in 100 yrs</td></tr> </table>	Land Use Type	System Design Rainfall Event	Residential, Rural Residential and Industrial	1 in 50 yrs	Commercial	1 in 10 yrs	Open Space	1 in 100 yrs
Land Use Type	System Design Rainfall Event								
Residential, Rural Residential and Industrial	1 in 50 yrs								
Commercial	1 in 10 yrs								
Open Space	1 in 100 yrs								
P5. Security of tenure is obtained for rights to convey and/or discharge stormwater associated with the new development or use.	A5.1 An easement is negotiated and finalised prior to commencement of the use, where drainage systems necessary to operate the use traverse private property external to the subject site.								

Specific Outcome	Probable Solutions
<p>P6. Construction work associated with new development does not result in cost or work required by the service provider.</p>	<p>A6.1 Where alterations or repairs to public utility mains, services or installations, and drainage works are required as a result of construction works associated with the development, these are undertaken by the developer.</p>
<p>P7. Premises provide for:</p> <ul style="list-style-type: none"> (a) a vehicle crossing or crossings, from the carriageway to the frontage of the land, constructed and finished to standards sufficient to accommodate expected vehicle use; (b) footpath formation which matches acceptable adjoining conditions or is in keeping with the required profile for roads in the locality; (c) pedestrian pavement where warranted by expected pedestrian use; (d) appropriate kerb and channelling other than along rural roads; (e) construction and pavement of road as required to meet design and treatment (standards appropriate to the locality; and (f) construction work associated with new development does not result in cost or work required by the service provider. 	<p>A7.1 Where they do not currently exist, the following are provided at the frontage of the site:</p> <ul style="list-style-type: none"> (a) where development is other than for a rural or residential purpose, reinforced concrete industrial vehicle crossing or crossings; (b) footpath formation which matches adjacent existing conditions or to site specific conditions; (c) pedestrian pavement for the full length of the road frontage or frontages of the land- <ul style="list-style-type: none"> (i) at least 1.2 m wide where development is for a commercial purpose where adjoining pavement exists, or (ii) for the full footpath width where development is on land in the Commercial Zone and fronting Railway Street or Spencer Street; (d) kerb and channelling along the full frontage or frontages of the land other than within the Rural zones; (e) where the road is partly paved, construction and pavement of the carriageway between the existing pavement and the edge of the carriageway along the full frontage or frontages of the land, or alterations or repairs to existing road pavements, kerb and channelling, footpath or drainage works, required as a result of the construction works for the development are undertaken by the developer at no cost to the Council or other road authority.
<p>P8. For a use located in area requiring access from an unpaved road, and which generates high volumes of traffic or significant heavy vehicle traffic, paved road access is provided between the site and a suitably constructed part of the existing road network.</p>	<p>A8.1 A 6 metre wide paved road is provided from the site to the nearest paved section of an existing principal, main or industrial road, or adequately paved rural road.</p>

Specific Outcome	Probable Solutions
<p>P9. Development must include water sensitive urban design measures to integrate water supply, wastewater and stormwater and thus ensure protection of the water cycle by minimising wastewater production; minimising impacts on the water cycle, protecting waterway health by improving stormwater quality and reducing site run-off incorporating water reuse infrastructure to maximise recycling opportunities; and use of alternative water sources.</p> <p>Note: An integrated Water Management Plan identifies the range of strategies and actions proposed to integrate water supply, wastewater and stormwater and thus ensure protection of affected waterways and catchment areas. A plan also identifies water sensitive urban design measures.'</p>	<p>A9.1 No Probable Solution is provided.</p>

Notes:

Site characteristics to be taken into account when considering solutions for the treatment and disposal of effluent generated by the use, will include:

- (a) site gradient;
- (b) groundwater conditions;
- (c) proximity to watercourses;
- (d) soil type;
- (e) site area; and
- (f) the amount of effluent to be generated.

Matters to be taken into account when considering solutions for the design of drainage systems, will include:

- (a) the scope for on-site stormwater retention, including the collection of water for re-use, and the use of communal car parks for stormwater retardation;
- (b) the scope for on-site infiltration and the potential for ponding for prolonged periods;
- (c) the downstream capacity;
- (d) any downstream demand;
- (e) the need for a stormwater system that can be economically maintained;
- (f) the protection of downstream water quality and drainage systems;
- (g) potential for accumulation of silts and blockages by debris;
- (h) the safety of pedestrians, cyclists and vehicles;
- (i) location of discharge;
- (j) provision for land which falls away from the road;
- (k) whether any buildings, structures or paving up to site boundaries may block or concentrate natural flow paths.
- (l) the potential impacts on downstream road crossings and the maintenance of flood immunity.

6.26 Vehicle Access, Parking and On-site Movement Code

Figure 1

6.27 Purpose of the Code

The purpose of the code is to ensure that:

- (1) vehicle access and manoeuvring is adequate to meet the demand likely to be generated by the development;
- (2) vehicle access and manoeuvring is safe and convenient;
- (3) the design and layout achieves a high standard of urban design amenity and is efficient and safe;
- (4) provision is made for access and on-site manoeuvring of service and emergency vehicles where appropriate; and
- (5) sufficient and convenient parking is provided for on-site for the amount and types of vehicle traffic expected to be generated for the development.

6.28 Probable Solutions for Self Assessable Development

The probable solutions are the self assessable criteria for self assessable development.

6.29 Specific Outcome and Probable Solutions for Code Assessable Development

Specific Outcome	Probable Solutions
<p>P1. Access driveways are located to minimise conflicts and designed to operate efficiently and safely taking into account:</p> <ol style="list-style-type: none">(a) the size of the parking area;(b) the amount and type of vehicle traffic;(c) the type of use (eg. long-term, short-term, regular, casual);(d) frontage-road traffic conditions; and(e) capacity of the adjoining street system.	<p>A1.1 (a) Access driveways are located and designed in accordance with the provisions of Australian Standards AS 2890.1-1993 and AS 2890.2-1989.</p> <p>(b) Access driveways (where in a rural setting) are delineated through the use of reflectorised posts.</p> <p>(c) All costs for the establishment of accesses and any other required facilities or structures are met by the applicant.</p> <p>(d) Access driveways are constructed to a standard to facilitate the entry of the largest vehicle reasonably expected to access the site.</p> <p>Note: Access driveways, where on a State-controlled road require separate approval of DMR.</p>
<p>P2. Right turn movements associated with the new development enable the movement of through traffic and do not reduce road safety in the vicinity of the site.</p>	<p>A2.1 Development includes provision of a passing lane or acceptable lane width to allow safe right turn movements into the development and movement of through traffic.</p>
<p>P3. Large vehicles are able to enter and exit the development without prejudicing the safety and efficiency of the road.</p>	<p>A3.1 Entry and exit to the development is achieved without crossing the centreline of the road.</p>

Specific Outcome	Probable Solutions
<p>P4. Access driveways, manoeuvring, loading/unloading and parking areas are designed, constructed and maintained:</p> <ul style="list-style-type: none"> (a) at a gradient suitable for intended vehicle use; (b) such that it is effectively drained and sealed; (c) such that spaces are clearly marked and signed as appropriate; and (d) to be available exclusively for the intended vehicle use. 	<p>A4.1 New access driveways, manoeuvring, loading/unloading and parking areas are sealed and:</p> <ul style="list-style-type: none"> (a) have gradients in accordance with the relevant provisions of Australian Standards AS 2890.1-1993 and AS 2890.2-1989; (b) drain adequately and in such a way that adjoining and downstream land is not adversely affected; (c) have spaces clearly marked and, if appropriate, signed; and (d) are available for the intended vehicle use at all times.
<p>P5. Except where the new development is a dwelling house or a dual occupancy, all vehicles expected to use the site must be able to drive both on and off the site in forward gear</p>	<p>A5.1 Circulation and manoeuvring areas comply the requirements of Australian Standard AS 2890.1-1993 and AS 2890.2-1989.</p>
<p>P6. The on-site circulation system provides adequate and safe access to all parking, loading/unloading and manoeuvring areas, and to pedestrians and cyclists.</p>	<p>A6.1 Circulation driveways and manoeuvring areas comply with the requirements of Australian Standards AS 2890.1-1993 and AS 2890.2-1989.</p> <p>A6.2 Pedestrian access and bicycle parking facilities are provided according to the <i>Austroads Guide To Traffic Engineering Part 13 and 14</i>.</p>
<p>P7. Where the new development is any of the following:</p> <ul style="list-style-type: none"> (a) Caravan park (reception area); (b) Catering shop (with drive-through facilities); (c) Educational establishment; (d) Health care premises; (e) Hotel (with drive-through facilities); (f) Motel (reception area); (g) Off-street car park (with entry/exit control facilities); (h) Service station; (i) Shopping centre; (j) Transport terminal, (k) a queuing area is provided within the site that enables vehicles to stand without obstructing the free flow of moving traffic or unduly conflicting with pedestrian movement. 	<p>A7.1 Queuing areas and set down and pick up areas comply with the requirements of Australian Standard AS 2890.1-1993 and of any relevant NAASRA guidelines.</p>
<p>P8. New development includes an area for vehicle parking within the site. The parking area is located where it is convenient, attractive and safe to use.</p>	<p>A8.1 Short-term visitor parking is provided at the front or on the main approach side of the site, with easy access to the building entry, except where located in Precincts C1, C2, and C3 in the Gatton Town or in the Commercial Zone in Helidon.</p>

Specific Outcome	Probable Solutions
	<p>A8.2 Visitor car parking spaces:</p> <ul style="list-style-type: none"> (a) are accessible to all visitors at all hours and are not encumbered or restricted (eg. 'reserved' signs); and (b) do not have gates, doors or other devices which restrict vehicle access by visitors.
P9. Vehicle parking spaces have adequate areas and dimensions to meet user requirements.	A9.1 Parking spaces meeting the design requirements of Australian Standards AS 2890.1-1986 and AS 890.2-1989.
P10. Sufficient parking spaces are provided accommodate the amount and type of vehicle traffic expected to be generated by the development.	<p>A10.1 The number of on-site car parking spaces provided is not less than indicated for the use in Table 6.29.1 below.</p> <p>Note: Calculations resulting in a fraction of 0.5 or above are to be rounded up to the next whole number.</p> <p>A10.2 At least one bus parking space is provided where nominated in Table 6.29.1 Car Parking and Servicing.</p>

Table 6.29.1 Car Parking and Servicing

Purpose	Minimum Number of Car Parking Spaces	Minimum Service Vehicle Provision
Accommodation Units	1.6 spaces for each dwelling unit up to 10 units then 1.4 spaces per additional unit, and 0.5 spaces for each rooming unit and 0.25 spaces for each dormitory or nursing home bed. Student accommodation 0.7 spaces per student.	SRV where more than 10 units
Bed and Breakfast Accommodation	1 space per guest sleeping room.	
Caravan park	1 space for each site, plus 1 car washing bay for each 10 relocatable home and caravan sites.	HRV
Catering shop	1 space for each 15 m ² or part thereof of gfa plus room for 8 vehicles to queue if the premises includes a drive through facility	Where part of a shopping centre AV, SRV otherwise
Commercial Premises	1 space for each 40 m ² or part thereof of gfa.	SRV
Dual Occupancy	0.7 spaces per bedroom.	-
Dwelling House	1 covered space and 1 uncovered space per dwelling house	-

Purpose	Minimum Number of Car Parking Spaces	Minimum Service Vehicle Provision
Educational Establishment	1 space for each staff member plus either 1 space for each 20 students for a secondary school or 1 space for each 10 students for a tertiary education facility.	Bus SRV
Health Care Premises	1 space for each 30 m ² or part thereof of gfa.	-
Home Based Business	In addition to that required for the Dwelling House - 1 space or - 2 spaces where an employee is engaged.	-
Hotel	1 space for each 15m ² or part thereof of non-residential gfa plus 1 space for each dwelling and rooming unit.	AV
Indoor entertainment	1 space for each 20m ² or part thereof of gfa or 1 space per 4 users or visitors whichever is the greater. Plus 1 bus parking space (minimum dimensions as specified).	SRV Bus
Industry	1 space for each 2.5 employees or 1 space for each 100m ² or part thereof of gfa, or 2 spaces, whichever is greater.	Where the site has an area of greater than 2000m ² AV, HRV otherwise.
Motel	1 space for each unit, plus 1 space for a resident manager, plus 1 space per 30m ² gfa of dining area that the motel might have. Plus 1 bus parking space (minimum dimensions as specified).	SRV
Outdoor Entertainment	4 spaces per playing court, plus 30 parking spaces for a bowling green, plus 25 spaces per hockey, football or cricket field, plus 1 space for every 40m ² of public swimming pool area. Plus 1 bus parking space (minimum dimensions as specified).	
Service station	4 spaces for each service bay plus 1 space for each 30m ² or part thereof of gfa of any shop component of the use	AV
Service Trade	1 space for each 20m ² or part thereof of retail gfa plus 1 space for each 50m ² or part thereof of other gfa	HRV
Shop	1 space for each 20m ² or part thereof of gfa. Where a shop, located in the C1 precinct of Gatton Town and has immediate road frontage, the number of on-street car parking spaces may be included in the numbers of car parking spaces for the development. The on-street car parking is calculated as including: (a) The car parking spaces immediately in front of the shop between the property boundary lines; and (b) Half the car parking spaces within the median strip contained within the extension of the property boundary,	Where part of a shopping centre, AV and Bus SRV otherwise

Purpose	Minimum Number of Car Parking Spaces	Minimum Service Vehicle Provision
	Plus 1 bus parking space (minimum dimensions as specified) where part of a shopping centre	
Showroom:	1 space for each 50m ² or part thereof of gfa	HRV
Small Lot House	1 space per house	
Transport depot	0.6 spaces for each truck in the fleet plus 1 space for each 150m ² of gfa. Plus 1 bus parking space (dimensions as specified)	AV
Warehouse	1 space for each 50m ² or part thereof of office gfa plus 1 space for each 150m ² or part thereof of other gfa.	Where the site has an area of greater than 2000m ² HRV otherwise

Where: SRV = small rigid vehicle
HRV = heavy rigid vehicle
AV = articulated vehicle, and
gfa = gross floor area

Bus parking space minimum dimensions: Width 4 metres
Height 4 metres
Length 20 metres

Division 3 - RURAL DEVELOPMENT AND LAND USE CODES

Rural Development and Land Use Codes

- (1) Farm Workers' Accommodation Code
- (2) Natural Timber Harvesting Code
- (3) Rural Development Code
- (4) Rural Service Industry

6.30 Farm Workers' Accommodation Code

6.31 Purpose of the Code

The purpose of the code is to ensure the establishment of accommodation for farm workers is facilitated, to support employment in rural areas, without impacting on vibrant and sustainable rural production across the Shire.

Definition: Farm Workers Accommodation is defined as any premises separate from the dwelling house located on a site in any rural zone, for the sole purpose of accommodation of workers who work on the same site.

6.32 Probable Solutions for Self Assessable Development

The probable solutions are the self assessable criteria for self assessable development.

6.33 Specific Outcome and Probable Solutions for Code Assessable Development

Specific Outcome	Probable Solutions
P1. Farm workers' accommodation is provided for genuine farm workers actively engaged in a <i>bona fide</i> rural use of the land.	A1.1 No Probable Solution is provided.
P2. Farm workers' accommodation is provided separate from the existing dwelling house on the site, generally in the form of a second dwelling house.	A2.1 No Probable Solution is provided.
P3. The visual character of the farm workers' accommodation is consistent with the low density character of the rural locality.	A3.1 No Probable Solution is provided.
P4. The farm workers' accommodation is designed, located and constructed so as to: (a) minimise the extent of the loss of good quality agricultural land from rural production; and (b) adequately buffer the new dwelling and associated private recreation areas from good quality agricultural land and farmed areas. Note: See Guidelines for Separating Agricultural and Residential Land Uses. –	A4.1 No Probable Solution is provided.

Specific Outcome	Probable Solutions
P5. The efficiency of State-controlled roads is maintained through the application of access provisions.	A5.1 Access is restricted to one access point per lot. Any second dwelling utilises the existing access points.

6.34 Natural Timber Harvesting Code

6.35 Purpose of the Code

The purpose of the code is to facilitate the sustainable harvesting of naturally growing timber in a manner that maintains the integrity of the vegetation community, the visual landscape, and other significant environmental values such as land and water quality.

6.36 Probable Solutions for Self Assessable Development

The probable solutions are the self assessable criteria for self assessable development.

6.37 Specific Outcome and Probable Solutions for Code Assessable Development

Specific Outcome	Probable Solutions
P1. Neighbouring uses are protected from adverse environmental impacts resulting from the harvesting of natural timber.	<p>For Self Assessable development;</p> <p>A1.1 Timber harvesting does not</p> <ul style="list-style-type: none">(a) occur within 5 m of the boundary of the site;(b) cause erosion;(c) have more than 10% of the total growing area on the site awaiting replanting or restoration at any one time. <p>For Code Assessable Development;</p> <p>A1.2 The proposed use and on-going management practices will incorporate:</p> <ul style="list-style-type: none">(a) adequate buffering to neighbouring uses;(b) protection against erosion within the site;(c) public safety both within and external to the site, and(d) rehabilitation measures, including progressive revegetation.
P2. Vehicle access and on-site manoeuvring is provided and: <ul style="list-style-type: none">(a) is adequate for the type and volume of traffic to be generated,(b) does not to create or worsen any significant traffic hazard; and(c) does not create significant adverse effects on the amenity of the locality as a result of additional heavy vehicles.	<p>A2.1 The proposed access route to the site does not pass through residential or rural residential localities.</p>
P3. Harvesting and haulage takes place within normal industry business hours.	<p>A3.1 Harvesting and haulage of trees off site does not take place outside the hours of 7am to 4pm weekdays.</p>

Note:

LGAQ Draft Private Forestry Model Planning Framework provides guidance.

6.38 Rural Development Code

6.39 Purpose of the Code

The purpose of this code is to ensure that development is:

- (1) compatible with the use of land in the locality; and
- (2) laid out on the site to suit the natural characteristics of the site.

6.40 Specific Outcome and Probable Solutions for Code Assessable Development

Specific Outcome	Probable Solutions
P1. The site layout takes into account on-site topography and drainage, existing vegetation and the location of dwellings and other sensitive uses in the surrounding area.	A1.1 A site analysis plan prepared and submitted showing how such considerations are proposed to be taken into account.
P2. Landscaping includes densely planted buffer areas to adjoining land used or likely to be used for residential, rural residential or other sensitive purposes.	A2.1 The provision of on-site landscaping which: <ol style="list-style-type: none">(a) retains existing significant native vegetation,(b) effectively screens all non-residential buildings, structures and outdoor use areas from view from surrounding roads and dwellings, and(c) has a minimum area of 10% of the total use area of the site.

6.41 Rural Service Industry Code

6.42 Purpose of the Code

The purpose of this code is to ensure that new rural service industries do not cause environmental degradation on site and external impacts are minimised.

Definition: A Rural Service industry is defined as any use providing a service to rural uses within the Shire, particularly those in the Rural Zones. The term includes sale of rural produce and landscape supplies, storage of produce grown in the Shire and services and repairs to farm machinery. It does not include other types of industry separately defined in Schedule 1 – Dictionary.

6.43 Specific Outcome and Probable Solutions for Code Assessable Development

Specific Outcome	Probable Solutions
P1. Rural service industries are established in accordance with best management practices so as to: (a) prevent salinity; (b) maintain water quality; (c) prevent soil erosion and land slip; (d) prevent infestation by declared and/or woody weeds; and (e) avoid other adverse impacts on the site or the surrounding area.	A1.1 New or expanding rural services industries develop, adopt, and implement a sustainable land management practices to minimises adverse impacts on the site or the surrounding area.
P2. The scale of the development is consistent with the infrastructure available in the local area.	A2.1 Development is for a use for small-scale premises having: (a) an adequate water supply, (b) vehicle access on appropriate standard roads, (c) suitable provision for waste disposal, and (d) limited demand for other services.
P3. Rural service industries provide for environmentally sustainable disposal of on-site wastes so as to ensure there are no significant adverse impacts on the quality of any surface water or ground water resource.	A3.1 Disposal of associated waste to applicable standards. Note: Refer to rural service industries comply with the "Guidelines for Disposal of Animal Manure", Water Quality Council of Qld, Guidelines No. 1 (1981). A3.2 Dairying complies with applicable standards. Note: Refer to "Queensland Dairy Farm Effluent Manual" (QDO 1993) in relation to wastewater management for milking sheds. A3.3 All concentrated use areas (eg. saddling yards, stables) are provided with site drainage to ensure all run off is directed to filtration or other treatment areas required to ensure the use operates effectively.

Specific Outcome	Probable Solutions
<p>P4. Rural service industries are designed, sited and managed to:</p> <ul style="list-style-type: none">(a) avoid loss of or encroachment on good quality agricultural land; and(b) minimise conflict with agriculture uses.	<p>A4.1 the activity is located on land that is not good quality agricultural land, or</p> <p>A4.2 Buffering is provided adjacent to good quality agricultural land and any existing agricultural use in accordance with State Planning Policy 1/92 <i>Development and the Conservation of Agricultural Land</i> and its associated guidelines.</p>

Division 4 - RESIDENTIAL DEVELOPMENT AND LAND USE CODES

Residential Development and Land Use Codes

- (1) Accommodation Units and Dual Occupancy Code
- (2) Annexed Unit Code
- (3) Caravan and Relocatable Home Parks Code
- (4) Caretaker's Residence Code
- (5) Dwelling House Code
- (6) Home Based Business Code
- (7) Motel Code
- (8) Small Lot Housing Code

6.44 Accommodation Unit and Dual Occupancy Code

6.45 Purpose of the Code

The purpose of the code is to ensure that accommodation units and dual occupancy units offer attractive housing options and are designed and developed:

- (1) to be in keeping with the scale and character of surrounding residential development and enhance the appearance of the residential area in which they are located;
- (2) utilising standards that result in safe, pleasant and practical living environments;
- (3) to be responsive to the site characteristics and climate of the area in which they are location;
- (4) to provide levels of privacy, private open space and access for residents commensurate with community standards and expectations; and.
- (5) to contribute to housing diversity and affordability in the Shire.

6.46 Probable Solutions for Self Assessable Development

The probable solutions are the self assessable criteria for self assessable development.

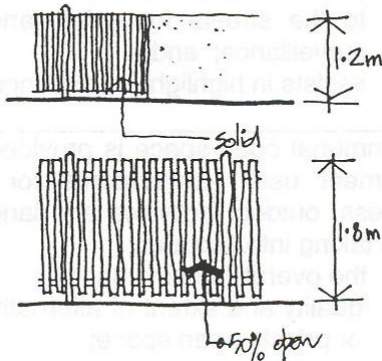
6.47 Specific Outcomes and Probable Solutions for Code Assessable Development

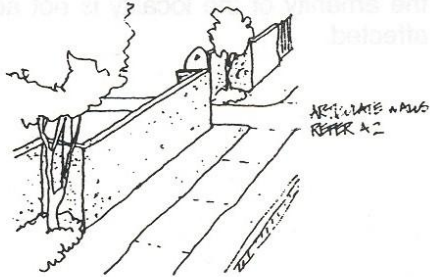
Specific Outcome	Probable Solutions
<p>P1. Accommodation units and dual occupancy units are developed at densities which reflect the intended character of the area in which the site is located and have dimensions which meet expected user requirements for:</p> <ol style="list-style-type: none"> (a) siting and construction of residential buildings and outbuildings; (b) open space areas; and (c) vehicle access and parking. 	<p>A1.1 Sites which are developed for accommodation units and dual occupancy units have minimum areas as follows:</p> <ol style="list-style-type: none"> (a) 800m² where within the Gatton and Helidon town areas; (b) 3,000m² where within the Withcott town area Village zone or elsewhere in the Shire.

Specific Outcome	Probable Solutions
	<p>A1.2 The resulting site density does not exceed:</p> <ul style="list-style-type: none"> (a) 120 persons per hectare where on a seweraged site in the Urban Residential or Village zones; or (b) 35 persons per hectare where on an unsewered site in the Urban Residential Village zones or elsewhere in the Shire (c) 35 persons in any other area; calculated on the following basis: <ul style="list-style-type: none"> (i) accommodation or dual occupancy units – 2.6 persons per unit; (ii) rooming units – 1.6 persons per room; and (iii) dormitory/nursing beds – 0.8 persons per bed.
<p>P2 Accommodation units and dual occupancy units are located within easy and safe access of community facilities.</p>	<p>A2.1 Accommodation units and dual occupancy units are not isolated by expanses of undeveloped or rural land and are:</p> <ul style="list-style-type: none"> (a) within walking distance (500 m) of shops and open space or public transport facilities; or (b) on land in the Commercial zone; and (c) adjacent to existing accommodation units or dual occupancy units.
<p>P3. An acceptable level of flood immunity is provided for new accommodation units and dual occupancy units.</p>	<p>A3.1 Within the Gatton town area, the habitable floor level is RL 102.041 plus 300mm.</p> <p>A3.2 Within the Helidon town area, the habitable floor level is RL 135 AHD plus 300mm.</p> <p>A3.3 Within the Withcott town area, the habitable floor level is RL235m AHD plus 300mm.</p>
<p>P4. The siting, design and construction of accommodation units and dual occupancy units contributes to an attractive streetscape and connects into the neighbourhood, and the following elements are visually compatible with the character of the surrounding local area and adjoining premises:</p> <ul style="list-style-type: none"> (a) building setbacks; (b) scale and height of buildings; and (c) length of walls. 	<p>A4.1 Accommodation units and dual occupancy units are set back from the street frontage:</p> <ul style="list-style-type: none"> (a) an equal or greater distance from the street as existing buildings adjacent to the site; or (b) in accordance with the “Acceptable Solutions” of the relevant “Element A1” of the <i>Queensland Residential Design Guidelines</i> in relation to “Attached Housing”.
	<p>A4.2 Buildings are set back from side and rear boundaries in accordance with:</p> <ul style="list-style-type: none"> (a) “Acceptable Solutions” of the relevant “Element A2” of the <i>Queensland Residential Design Guidelines</i> in relation to “Attached Housing” where walls are built to boundary; or

Specific Outcome	Probable Solutions
	<p>(b) the Building Act 1975 and Standard Building Regulation 1993 where walls are not built to the boundaries.</p> <p>A4.3 Buildings are orientated towards the street and public open space areas allowing for some casual surveillance of the streets through a front door or windows.</p>
<p>P5. Accommodation units are not found in the Commercial zone unless:</p> <p>(a) in the C1 and C2 precincts of Gatton town and</p> <p>(b) not at ground floor level.</p>	<p>A5.1 No Probable Solution is provided</p>
<p>P6. The scale, height and bulk of accommodation units or dual occupancy units is such that there is no significant loss of amenity to adjacent dwellings and land with regard to the following elements:</p> <p>(a) building siting and design is responsive to land form minimising cut and/or fill;</p> <p>(b) building heights are similar to those in the streetscape/locality;</p> <p>(c) distributing building bulk;</p> <p>(d) overshadowing of adjoining properties;</p> <p>(e) articulation of long walls;</p> <p>(f) adequacy of daylight for both habitable rooms and open space areas; and</p> <p>(g) the proximity of potentially noisy activities to living and sleeping areas.</p>	<p>A6.1 No part of the building has a height greater than 10m measured from finished ground level to the highest roof ridgeline.</p> <p>A6.2 New development is in keeping with the building height of existing buildings on adjoining sites.</p> <p>A6.3 Ancillary buildings such as garages (excluding structures for recreational purposes such as pergolas) are located on the site behind the front building line and do not take up more than 50% of the street frontage in accordance with "Acceptable solutions" of the relevant "Element B2" of the Queensland Residential Design Guidelines in relation to "Attached Housing".</p> <p>A6.4 Building design, roof form, detailing and materials visible from public areas are not in strong visual contrast with the character of attractive buildings in the locality.</p> <p>A6.5 The appearance of building bulk is reduced by a combination of verandahs, recesses, and variations in colour, materials, textures and form.</p> <p>A6.6 Service structures, parking and driveways, and mechanical plant are screened or designed as part of the building.</p>

Specific Outcome	Probable Solutions
	<p>A6.7 For accommodation units, a site layout which provides for:</p> <ul style="list-style-type: none"> (a) active recreational areas and service equipment areas separated from bedroom areas of dwelling or rooming units; (b) parking areas, vehicle access and shared driveways having a line of sight separation of at least 3 metres from bedroom windows; (c) dwelling or rooming units adjacent to high levels of uncontrollable external noise designed to minimise the entry of that noise; and (d) mechanical plant or equipment designed and located to minimise noise nuisance.
<p>P7. Landscaping associated with new accommodation units and dual occupancy units is designed, established and maintained in a manner which:</p> <ul style="list-style-type: none"> (a) enhances the appearance of the development from within and outside the development, and makes a positive contribution to the streetscape; (b) incorporates materials which are compatible with proposed housing and with the local streetscape to offer a sense of continuity; (c) integrates with facilities in the street frontage area, such as mail boxes and garbage collection areas; (d) effectively defines and screens private open space and service areas, such as garbage collection and clothes drying areas; (e) ensures the privacy of habitable rooms and private outdoor recreation areas; (f) provides some outlook from buildings to the streets for safety and casual surveillance; and (g) assists in highlighting entrances. 	<p>A7.1 No specific Probable Solutions are prescribed.</p>
<p>P8. Communal open space is provided on site to meet user requirements for privacy, access, outdoor activities and landscaping and taking into account:</p> <ul style="list-style-type: none"> (a) the overall housing density; (b) quality and extent of alternative public or private open space; (c) relationship to adjoining open space areas; (d) need to clearly distinguish communal open spaces clearly from public or private open space; 	<p>A8.1 For accommodation units ground level open space is provided as follows:</p> <ul style="list-style-type: none"> (a) a total area not less than 10% of the total site area free of vehicle driveways and parking areas, and services areas; and (b) a total area not less than 5% of the total site area is located in one area, having a minimum dimension of 4 metres. <p>A8.2 For dual occupancy units, a total area not less than 5% of the total site area is located in one area, having a minimum dimension of 4 metres.</p>

Specific Outcome	Probable Solutions
<ul style="list-style-type: none"> (e) type of activity permitted on the communal open space; (f) future maintenance requirements; (g) need to maintain privacy of nearby dwelling; and (h) need for landscaping to enhance a sense of enclosure while allowing informal surveillance. 	
<p>P9. Private open space is provided for each accommodation unit or dual occupancy unit to suit user requirements and which:</p> <ul style="list-style-type: none"> (a) is clearly defined from public use; (b) is directly accessible from the main living area of the dwelling unit; (c) has dimensions capable of accommodating outdoor recreation needs and space for service functions including; (d) outdoor dining/entertainment; (e) children's play (f) clothes drying; and (g) domestic storage; and (h) is available for year-round use taking into account outlook, natural features, sunlight and breezes. 	<p>A9.1 Private open space areas are provided in accordance with "Acceptable Solutions" of the relevant "Element A5" of the <i>Queensland Residential Design Guidelines</i> in relation to "Attached Housing".</p>
<p>P10. Fences and walls are designed, erected and finished to:</p> <ul style="list-style-type: none"> (a) effectively define and screen private open space and service areas, such as garbage collection areas; (b) provide an adequate screen to living and open space areas on adjoining sites; (c) enable some outlook from buildings to the street for safety and surveillance; (d) assist in highlighting entrances; (e) assist in noise attenuation where necessary; and (f) be compatible with facilities in the street frontage area, such as mail boxes and garbage collection area. 	<p>A10.1 Fences and walls are designed and constructed in accordance with the "Acceptable Solutions" of the relevant "Element B3" of the <i>Queensland Residential Design Guidelines</i> in relation to "Attached Housing" as follows:</p> <ul style="list-style-type: none"> (a) front fences and walls are no more than 1.2m high if solid, or up to 1.8m high if the fence has openings which make it not less than 50% transparent as shown in Figure 2 below. <p>Figure 2</p>  <p>(b) the provision of solid front fences and walls up to 1.8m high is limited to where</p>

Specific Outcome	Probable Solutions
	<p>the main private open space is in front of the dwelling, or where traffic volumes and/or noise exceed the environmental traffic capacity of the street and/or 50dB(A) during business hours, provided that:</p> <ul style="list-style-type: none"> (i) the length of fences and/or walls is a maximum of 75% of the site frontage; and (ii) some surveillance of the street is maintained from the dwelling; and (iii) fences do not exceed 10m in length without articulation or detailing to provide visual interest; and (iv) break up the expanse of blank walls as shown in Figure 3 below. <p>Figure 3</p> 
<p>P11. On-site facilities, including garbage bin areas, clothes drying areas, mail boxes and storage facilities, are designed and located to be:</p> <ul style="list-style-type: none"> (a) compatible with the attractiveness of the existing streetscape and/or intended character; (b) conveniently located and easily accessible; and (c) in a location visible to all accommodation or dual occupancy units on the same site. 	<p>A11.1 On-site facilities are designed, located and provided in accordance with the "Acceptable Solutions" of the relevant "Element A7" of the <i>Queensland Residential Design Guidelines</i> in relation to "Attached Housing".</p>

6.48 Annexed Unit Code

6.49 Purpose of the Code

The purpose of the code is to ensure that annexed units:

- (1) developed to suit the needs of the user; and
- (2) do not adversely impact on the amenity of neighbouring properties.

6.50 Probable Solutions for Self Assessable Development

The probable solutions are the Self Assessable criteria for Self Assessable development.

6.51 Specific Outcome and Probable Solutions for Code Assessable Development

Specific Outcome	Probable Solutions																					
P1. An acceptable level of flood immunity is provided for a new annexed unit.	<p>A1.1 Within the Gatton town area, the habitable floor level is RL 102 AHD plus 300mm.</p> <p>A1.2 Within the Helidon town area, the habitable floor level is RL 135 AHD plus 300mm.</p> <p>A1.3 Within the Withcott town area, the habitable floor level is RL235m AHD plus 300mm.</p> <p>A1.4 Within the Murphys Creek village area, the habitable floor level is RL250m AHD plus 300mm.</p> <p>A1.5 Within the Grantham village area, a level not less than the level of the closest land listed in the table below, plus 300mm.</p> <table><tr><th>RPD</th><th>Address</th><th>AHD (m)</th></tr><tr><td>Lot 1 RP150034</td><td>50 Anzac Avenue</td><td>116.16</td></tr><tr><td>Lot 1 RP92488</td><td>Gatton-Helidon Road</td><td>116.221</td></tr><tr><td>Lot 3 RP108240</td><td>9 Anzac Avenue</td><td>117.324</td></tr><tr><td>Lot 7 RP25735</td><td>3 Harris Street</td><td>117.995</td></tr><tr><td>Lot 8 RP25736</td><td>8 Harris Street</td><td>117.843</td></tr><tr><td>Lot s 15-16 RP25732</td><td>35 Harris Street</td><td>118.4</td></tr></table> <p>A1.6 Otherwise, no probable solution is provided.</p>	RPD	Address	AHD (m)	Lot 1 RP150034	50 Anzac Avenue	116.16	Lot 1 RP92488	Gatton-Helidon Road	116.221	Lot 3 RP108240	9 Anzac Avenue	117.324	Lot 7 RP25735	3 Harris Street	117.995	Lot 8 RP25736	8 Harris Street	117.843	Lot s 15-16 RP25732	35 Harris Street	118.4
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P2. The Annexed Units' accommodation is subordinate to the primary dwelling house and is integrated with the dwelling house to appear as a single dwelling house.	<p>A2.1 The Annexed Units' accommodation is separated from the primary dwelling house by no more than 6 metres and connected to the dwelling house by a solid roof connection such as a pergola or covered walkway.</p> <p>A2.2 The gross floor area of the Annexed Units' accommodation unit does not exceed 2/3 of the area of the dwelling house, or 100m², whichever is the lesser.</p> <p>A2.3 The Annexed Unit comprises only two elements of self contained accommodation (eg. a bathroom and a kitchen, or a bathroom and a laundry).</p>																					

	<p>A2.4 The number of bedrooms in the Annexed Unit is not more than 2.</p> <p>A2.5 Materials used to construct the Annexed Unit are consistent with or complementary to those used in the existing building.</p>
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6.52 Caravan and Relocatable Home Parks Code

6.53 Purpose of the Code

The purpose of the code is to ensure that caravan and relocatable home parks:

- (1) are established on suitable sites that take into account the location, size and physical characteristics of the site;
- (2) achieve a high standard of amenity and visual interest in layout and design; and
- (3) adequately located to enable convenient access to communal facilities.

6.54 Probable Solutions for Self Assessable Development

The probable solutions are the self assessable criteria for self assessable development.

6.55 Specific Outcome and Probable Solutions for Code Assessable Development

Specific Outcome	Probable Solutions
P1. The park is appropriately located, with respect to major roads and established urban areas, to meet the needs of its expected users and without adversely affecting the amenity of the locality.	A1.1 Where accommodating mainly short-term residents, the park sited: <ol style="list-style-type: none"> (a) adjacent to or in close proximity to a major road, (b) outside of any established residential area, (c) such that the design of a suitable road pattern for any future subdivision of land in the locality would not be prejudiced, and (d) away, or buffered, from any use that is incompatible with residential use.
	A1.2 Where accommodating long-term residents, the park sited: <ol style="list-style-type: none"> (a) adjacent to or in close proximity to a major road, (b) such that the existing or future amenity of the locality would not be adversely affected, (c) so as to be conveniently located in relation to shopping and community services, (d) in an area having sufficient open space to meet the needs of park residents, (e) such that the design of a suitable road for any future subdivision of land in the locality would not be prejudiced, and (f) away, or buffered, from any use that is incompatible with residential use.
P2. The site has sufficient area to avoid overcrowding and to provide for adequate recreation areas, communal amenities, vehicle parking areas and buffering.	A2.1 A site has an area of at least 2 ha.

Specific Outcome	Probable Solutions																		
<p>P3. The site is reasonably level, well drained, hazard free, unlikely to significantly disturb or fragment a conservation area, and capable of providing pleasant micro-climatic conditions.</p>	<p>A3.1 A site provides for all residential buildings and structures and access to them, on stable and flood free land away from scenically or environmentally sensitive areas.</p>																		
<p>P4. The park is designed and laid out:</p> <ul style="list-style-type: none">(a) to respond to significant natural environmental features,(b) to provide attractive internal streetscapes,(c) to provide an internal road network that adequately and safely provides for the movement of vehicles, caravans and pedestrians,(d) to significantly segregate areas of separate types of accommodation,(e) to incorporate effective buffer areas to road frontages and incompatible adjoining use,(f) to provide adequate open space areas for recreation, and(g) to allow landscaping throughout the site which can enhance the appearance of the park and contribute to pleasant micro-climatic conditions.	<p>A4.1 A park designed and laid out to provide for:</p> <ul style="list-style-type: none">(a) an appropriate internal road hierarchy incorporating the following characteristics: <table><tr><th></th><th>Main Circulation Road</th><th>Access Road</th></tr><tr><td>Maximum operating speed</td><td>40 km/h</td><td>15 km/h</td></tr><tr><td>Maximum single leg length</td><td>150 m</td><td>40 m</td></tr><tr><td>Maximum length</td><td>-</td><td>100 m</td></tr><tr><td>Total roadway width</td><td>10 m</td><td>7.5 m</td></tr><tr><td>Paved Carriageway width</td><td>7 m</td><td>5.5 m</td></tr></table> <ul style="list-style-type: none">(b) landscaped buffer strips provided and maintained to a minimum width of:<ul style="list-style-type: none">(i) 10 m along a major road frontage,(ii) 6 m along other road frontages, and(iii) 3 m along side and rear boundaries.(c) open space suitably developed for recreation purposes and having an area of at least 10% of the total area of the site,(d) appropriate planting and landscaping within internal roadways, around amenity buildings and elsewhere throughout the site, and(e) separate areas allocated to each of the following types of accommodation (where provided):<ul style="list-style-type: none">(i) relocatable homes,(ii) caravan parks for long term residency,(iii) caravan parks for casual/short term residency,(iv) holiday cabins,(v) tent sites.		Main Circulation Road	Access Road	Maximum operating speed	40 km/h	15 km/h	Maximum single leg length	150 m	40 m	Maximum length	-	100 m	Total roadway width	10 m	7.5 m	Paved Carriageway width	7 m	5.5 m
	Main Circulation Road	Access Road																	
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Specific Outcome	Probable Solutions									
<p>P5. Each individual site provides an area sufficient to accommodate:</p> <p>(a) the residential unit expected to be parked or installed;</p> <p>(b) adequate setbacks for all structures to the side, rear, and front boundaries, so as to avoid a sense and appearance of being crowded.</p>	<p>A5.1 Each individual site comply with the following:</p> <table><tr><th></th><th>Minimum Area</th><th>Minimum Width</th></tr><tr><td>For Caravans for short term residency</td><td>90 m2</td><td>9 m</td></tr><tr><td>For Caravans for long term residency and Relocatable homes</td><td>225 m2</td><td>15 m</td></tr></table> <p>A5.2 For permanent accommodation purposes, associated structures having an area of at least 20 m²; and</p> <p>A5.3 For permanent accommodation purposes, associated structures having an area of at least 20 m2 ; and</p> <p>A5.4 Setbacks of at least 1.5 m to the side and rear boundaries, and 2 m to the front boundary of the individual site.</p>		Minimum Area	Minimum Width	For Caravans for short term residency	90 m2	9 m	For Caravans for long term residency and Relocatable homes	225 m2	15 m
	Minimum Area	Minimum Width								
For Caravans for short term residency	90 m2	9 m								
For Caravans for long term residency and Relocatable homes	225 m2	15 m								
<p>P6. Each individual site which is not intended to accommodate a fully self-contained residential unit is located within an easy, short walking distance of, but not immediately adjacent to, a building providing amenity facilities.</p>	<p>A6.1 Each individual caravan site not further than 100 m from, or closer than 6 m to, a building providing toilet, ablution and laundry facilities</p>									
<p>P7. Adequate provision on-site, at locations convenient to use, of the following:</p> <p>(a) toilet and ablution facilities,</p> <p>(b) laundry and clothes drying facilities,</p> <p>(c) pedestrian paths,</p> <p>(d) rubbish bins, and</p> <p>(e) fire-fighting facilities.</p>	<p>A7.1 Facilities provided in accordance with the provision of the Camping Ground Regulations 1987 and Council's by-laws.</p> <p>A7.2 A network of paved pedestrian paths, using the internal road system and open space areas, established to provide access to the park entry and communal facilities.</p>									
<p>P8. Provision of appropriate internal street and communal area lighting to facilitate movement through the park, and to enhance security and safety.</p>	<p>A8.1 Internal lighting provided and maintained throughout the site at a rate of not less than about one fixture for every 10 sites.</p>									

6.56 Caretaker's Residence Code**6.57 Purpose of the Code**

The purpose of the code is to ensure caretaker's residences are ancillary to another non-residential use conducted on site, and are able to provide an acceptable level of residential amenity for their occupants.

6.58 Probable Solutions for Self Assessable Development

The probable solutions are the self assessable criteria for self assessable development.

6.59 Specific Outcome and Probable Solutions for Code Assessable Development

Specific Outcome	Probable Solutions																					
P1. A caretaker's residence is located and identified such that it is clearly ancillary to the non-residential use on the same site.	A1.1 Only one caretaker's residence is established on the site. A1.2 A caretaker's residence is only established in association with an approved non-residential use. A1.3 The caretaker's residence has a Gross Floor Area of not more than 150m². A1.4 The caretaker's residence does not have a separate land title from the balance area of the site.																					
P2. An acceptable level of flood immunity is provided for new caretaker's residences.	A2.1 Within the Gatton town area, the habitable floor level is RL 102 AHD plus 300mm. A2.2 Within the Helidon town area, the habitable floor level is RL 135 AHD plus 300mm. A2.3 Within the Withcott town area, the habitable floor level is RL235m AHD plus 300mm. A2.4 Within the Murphys Creek village area, the habitable floor level is RL250m AHD plus 300mm. A2.5 Within the Grantham village area, a level not less than the level of the closest land listed in the table below, plus 300mm. <table><tr><th>RPD</th><th>Address</th><th>AHD (m)</th></tr><tr><td>Lot 1 RP150034</td><td>50 Anzac Avenue</td><td>116.16</td></tr><tr><td>Lot 1 RP92488</td><td>Gatton-Helidon Road</td><td>116.221</td></tr><tr><td>Lot 3 RP108240</td><td>9 Anzac Avenue</td><td>117.324</td></tr><tr><td>Lot 7 RP25735</td><td>3 Harris Street</td><td>117.995</td></tr><tr><td>Lot 8 RP25736</td><td>8 Harris Street</td><td>117.843</td></tr><tr><td>Lot s 15-16 RP25732</td><td>35 Harris Street</td><td>118.4</td></tr></table> A2.6 Otherwise, no probable solution is provided.	RPD	Address	AHD (m)	Lot 1 RP150034	50 Anzac Avenue	116.16	Lot 1 RP92488	Gatton-Helidon Road	116.221	Lot 3 RP108240	9 Anzac Avenue	117.324	Lot 7 RP25735	3 Harris Street	117.995	Lot 8 RP25736	8 Harris Street	117.843	Lot s 15-16 RP25732	35 Harris Street	118.4
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P3. The caretaker's residence, where occupied, is occupied by a person having responsibility for the security, maintenance and/or management	A3.1 The caretaker's residence is occupied either by the proprietor, manager or nominated caretaker of the non-residential use on the same site.																					

Specific Outcome	Probable Solutions
of non-residential activities conducted on the same site, and, if applicable, that person's immediate family.	together with any immediate family of that person.
P4. The caretaker's residence is designed to integrate with the non-residential use, while maintaining acceptable residential amenity for the occupants of the caretaker's residence.	A4.1 The layout and orientation of the buildings ensures that privacy is to be provided for the occupants of the caretaker's residence.
P5. Landscaping and open space is provided on site to meet user requirements and contribute to other attractive appearance of the site.	<p>A5.1 Private outdoor recreation space:</p> <ul style="list-style-type: none"> (a) having a minimum area of 30m² and a minimum dimension of 4m; and (b) directly accessible from a habitable room of the caretaker's residence (c) is provided for the exclusive use of occupants of the caretaker's residence. <p>A5.2 This private outdoor recreation space is screened (if at ground level) by a minimum 1.8m solid fence or wall or sited away from view from other activities on the site.</p> <p>A5.3 The caretaker's residence is provided with an outdoor area for clothes drying, within the private outdoor recreation space area.</p>
P6. The caretaker's residence is able to operate as an independent self-contained dwelling unit.	A6.1 The caretaker's residence is provided with separate pedestrian access to and from the street.
P7. The design and arrangement of vehicle access, car parking and manoeuvring arrangements on the site facilitate the safe and convenient use of the caretaker's residence by the occupier of and visitors to the caretaker's residence.	A7.1 No Probable Solution is provided
P8. The caretaker's residence does not detract from the efficiency of a State-controlled road.	A8.1 Where the caretaker's residence is located on land fronting a State-controlled road, no separate vehicle access is provided for the caretaker's residence.

6.60 Dwelling House Code

6.61 Purpose of the Code

The purpose of the code is to ensure a dwelling house is developed such that it:

- (1) contributes to a pleasant, safe and attractive living environment generally within the Shire;
- (2) is designed to ensure levels of privacy, private open space and access for the occupants which are compatible with community expectations;
- (3) is located to minimise the impact of flooding; and
- (4) does not negatively impact on the amenity of neighbouring uses.

Definition: A dwelling house is defined as any separate premises used as a single detached dwelling unit. The term includes the keeping of domestic animals, but does not include accommodation unit, caretaker's residence, caravan or relocatable home, dual occupancy, or small lot house as separately defined in Schedule A – Dictionary.

6.62 Specific Outcomes and Probable Solutions for Self Assessable Development

The probable solutions are the self assessable criteria for self assessable development.

Specific Outcome	Probable Solutions															
P1. Buildings and structures are set back from road reserves to ensure safety and visibility for road users.	A1.1 Buildings or structures (excluding an open carport, verandahs or decks, garage or fence) are set back a minimum of 6m from a road alignment. A1.2 Covered verandahs, decks and garages are set back a minimum of 4.5m from a road alignment. A1.3 Uncovered verandahs or decks are set back a minimum of 3m from a road alignment.															
P2. An acceptable level of flood immunity is provided for a new Dwelling House.	A2.1 Within the Gatton town area, the habitable floor level is RL 102 AHD plus 300mm. A2.2 Within the Helidon town area, the habitable floor level is RL 135 AHD plus 300mm. A2.3 Within the Withcott town area, the habitable floor level is RL235m AHD plus 300mm. A2.4 Within the Murphys Creek village area, the habitable floor level is RL250m AHD plus 300mm. A2.5 Within the Grantham village area, a level not less than the level of the closest land listed in the table below, plus 300mm. <table><tr><th>RPD</th><th>Address</th><th>AHD (m)</th></tr><tr><td>Lot 1 RP150034</td><td>50 Anzac Avenue</td><td>116.16</td></tr><tr><td>Lot 1 RP92488</td><td>Gatton-Helidon Road</td><td>116.221</td></tr><tr><td>Lot 3 RP108240</td><td>9 Anzac Avenue</td><td>117.324</td></tr><tr><td>Lot 7 RP25735</td><td>3 Harris Street</td><td>117.995</td></tr></table>	RPD	Address	AHD (m)	Lot 1 RP150034	50 Anzac Avenue	116.16	Lot 1 RP92488	Gatton-Helidon Road	116.221	Lot 3 RP108240	9 Anzac Avenue	117.324	Lot 7 RP25735	3 Harris Street	117.995
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Specific Outcome	Probable Solutions		
	Lot 8 RP25736	8 Harris Street	117.843
	Lot s 15-16 RP25732	35 Harris Street	118.4
	A2.6 Otherwise, no probable solution is provided.		
P3. The dwelling house is designed to include a minimum area of recreation space with good accessibility for residents and good aspect.	A3.1 Recreation space is provided with a minimum area of 25m ² in a single area with a minimum dimension of 4.5m;		
	A3.2 Recreation areas are accessible from a living area of the house (a living area does not include a bedroom, bathroom or laundry);		
	A3.3 The primary recreation area is located with a northerly or easterly aspect.		
P4. The Dwelling House includes provision for car parking on site.	A4.1 A minimum of 1 covered and 1 uncovered parking space is provided within the boundaries of the site.		
P5. Each lot contains no more than 1 dwelling house.	A5 No Probable Solution is provided		

6.63 Specific Outcomes and Probable Solutions for Code Assessable Development

Specific Outcome	Probable Solutions
P1. Residential areas are characterised by buildings which provide for levels of privacy, private open space and access commensurate with existing community standards.	A1.1 Dwelling house is developed on lots with an area of not less than 600m ² .
P2. The visual character of the dwelling house is consistent with the surrounding area and the size and shape of the site.	A2.1 Each lot contains only one dwelling house (not including a dual occupancy as defined).
P3. The height of the dwelling house is compatible with surrounding existing development and the realistic expectations of nearby residents and intended character of the area as expressed in the intent of the zone.	A3.1 No part of the dwelling house has a mean height greater than 10m measured from finished ground level to the highest ridgeline.

6.64 Home Based Business Code

6.65 Purpose of the Code

The purpose of this code is to facilitate the establishment and operation of small-scale businesses in association with the primary use of the premises as a residence where:

- (1) development remains at a scale compatible with the residential locality in which it is located; and
- (2) development has no adverse impact on the amenity of the surrounding residential area in which the use is located, for example, due to increased traffic generation and parking, obtrusive Advertising Devices, noise or the like; and
- (3) development does not cumulatively undermine the viability of the Shire's business areas.

6.66 Probable Solutions for Self Assessable Development

The probable solutions are the Self Assessable criteria for Self Assessable development.

6.67 Specific Outcome and Probable Solutions for Code Assessable Development

Specific Outcome	Probable Solutions
<p>P1. The home based business is limited to a small scale, consistent with the primary use of the premises as a residential dwelling unit and which:</p> <p>(a) is compatible with the residential character of the locality; and</p> <p>(b) recognises the preference for other than the smallest of businesses to be conducted from commercial areas.</p>	<p>A1.1 The home based business use is carried out by persons who reside on the site as their permanent place of residence, and involves no more than one non-resident employee.</p> <p>A1.2 The home based business use does not occupy an area exceeding 80m² (excluding on site parking).</p>
<p>P2. The use is not visually intrusive and does not adversely affect the appearance of the streetscape.</p>	<p>A2.1 The use, including any display of goods and storage of equipment or materials, takes place in an enclosed building or is screened such that it is not visible from a public place (eg. road) or adjoining property.</p> <p>A2.2 There is no retail sale of goods associated with the development except where those goods are made on the premises.</p>
<p>P3. Visitor and vehicular traffic levels generated by the use do not exceed levels normally generated by a dwelling unit in the zone in which the home based business is located.</p>	<p>A3.1 The home based business generally involves visitation by only one client or customer at a time.</p> <p>A3.2 Apart from occasional loading and unloading of goods from delivery vehicles, the maximum number of heavy vehicles (in excess of 5 tonnes gross vehicle mass or 7.5m in length) associated with the home based business parked on or near the site is:</p> <p>(a) In the Urban Residential or Village zones – 0</p> <p>(b) In the Park Residential and Rural</p>

Specific Outcome	Probable Solutions
	Residential zone – 1 (c) In any other zone – 2.
	<p>A3.3 An additional uncovered car parking space is provided on site; and</p> <p>A3.4 An area is available to enable service vehicles to unload within the site.</p>
<p>P4. No waste is generated, or load imposed on any public utility that is significantly greater than that which is normally associated with a dwelling unit in the zone in which the home business is located.</p>	<p>A4.1 The home based business does not impose greater requirements on any public utility than would be reasonable from the residential use on the same premises.</p> <p>A4.2 The home based business does not involve a use which is an Environmentally Relevant Activity as identified in accordance with the <i>Environmental Protection Act 1998</i>.</p> <p>A4.3 The use shall not generate any emissions including but not limited to, ash, dust, electrical or radio interference, fumes, grit, light, noise, oil, soot, odour, smoke, stream, vapour, vibration, waste water or waste products, which would be greater than that reasonably expected from the residential use on the same premises.</p>
<p>P5. Signage is limited to a single, small and relatively unobtrusive sign at or within the frontage of the site.</p>	<p>A5.1 No probable solution is provided.</p>
<p>P6. The home based business does not create a noise nuisance which adversely affects the amenity of the local residential area.</p>	<p>A6.1 No probable solution is provided.</p>

6.68 Motel Code

6.69 Purpose of the Code

The purpose of the code is to ensure that motels:

- (1) are located on sites with good access and visibility, particular for visitors to the Shire;
- (2) are located and designed to be compatible in scale and design with the locality in which the use is located and do not adversely impact on the surrounding area; and
- (3) contribute positively to the streetscape character in which the use is located.

6.70 Specific Outcome and Probable Solutions for Code Assessable Development

Specific Outcome	Probable Solutions
P1. Motels are located in areas that are normally frequented by visitors to the Shire, including adjacent to major roads and within established urban areas, where the amenity of the locality and the safety and efficiency of the road are not adversely affected.	A1.1 Motels are located: <ol style="list-style-type: none">(a) adjacent to a major road and/or tourist route with access preferably via a local side road; and(b) within a Commercial zone area or adjacent to tourist and/or tourist facilities; and(c) away from, or buffered from, any use that is incompatible with a residential type use (eg. industrial area). A1.2 The site population density for any motel site in the Urban Residential or Village zone does not exceed 120 persons per hectare where on a sewerred site; or 35 persons/hectare where on an unsewered site; or 12 persons per hectare in the Village zone, calculated on the following basis: <ol style="list-style-type: none">(a) dwelling units – 2.6 person per unit;(b) rooming unit – 1.6 persons per unit; and(c) dormitory beds – 0.8 person per bed. A1.3 Public restaurant facilities in a motel are provided only where the site is within or adjoining a business area, or in a rural location where adjacent to a major road or tourist route/facility.
P2. An acceptable level of flood immunity is provided for new motels.	A2.1 Within the Gatton town area, the habitable floor level is RL 102 AHD plus 300mm. A2.2 Within the Helidon town area, the habitable floor level is RL 135 AHD plus 300mm. A2.3 Within the Withcott town area, the habitable floor level is RL235m AHD plus 300mm. A2.4 Within the Murphys Creek village area, the habitable floor level is RL250m AHD plus 300mm. A2.5 Within the Grantham village area, a level not less than the level of the closest land listed in the

Specific Outcome	Probable Solutions																					
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<div>P3. The site has sufficient area and dimensions to accommodate:</div> <div><div>(a) the siting and construction of buildings in accordance with the other provisions of this code;</div><div>(b) the provision of attractive open space;</div><div>(c) any ancillary use areas;</div><div>(d) safe and adequate vehicle access; and</div><div>(e) vehicle parking.</div></div>	<div>A3.1 Motels are developed on sites having a minimum area and dimensions as follows:</div> <div><div>(a) a minimum area of 1,000m² and a minimum road frontage of 20m in the Gatton and Helidon town areas; or</div><div>(b) a minimum site area of 2,000m² and a minimum road frontage of 30m otherwise.</div></div>																					
<div>P4. Building bulk, height and density is:</div> <div><div>(a) compatible with the desired character of the locality, as expressed in the intent of the zone and/or precinct; or</div><div>(b) similar to existing buildings in the street in relation to building setbacks, scale and length of walls; and</div><div>(c) visually compatible with the surrounding streetscape character.</div></div>	<div>A4.1 Motel developments have a maximum site cover of:</div> <div><div>(a) 50% where in the Urban Residential, Village, Park Residential or Rural Residential zones; or</div><div>(b) 60% otherwise.</div></div> <div>A4.2 Building setbacks from the streetscape are:</div> <div><div>(a) a minimum 10m where adjacent to an Arterial Road or rural road; or</div><div>(b) equal or greater distance from the streets as existing buildings adjacent to the site; or</div><div>(c) in accordance with the Acceptable Solutions of “Element A1” of the <i>Queensland Residential Design Guidelines</i> in relation to “Attached Housing”.</div></div>																					
<div>P5. New buildings in residential areas are set back from site boundaries and appropriately orientated, designed and landscaped in order to:</div> <div><div>(a) reduce bulk and overbearing;</div><div>(b) allow for efficient use of the site;</div><div>(c) enable landscaping to be provided at the front of the site;</div><div>(d) provide any residents on adjoining land</div></div>	<div>A5.1 Buildings are set back from side or rear boundaries in accordance with:</div> <div><div>(a) Acceptable Solutions of the “Element A2” of the <i>Queensland Residential Design Guidelines</i> in relation to “Attached Housing” where walls are built on boundaries adjoining any residential or likely residential use; or</div><div>(b) The Building Act 1975 and Standard Building Regulation 1993 where walls</div></div>																					

Specific Outcome	Probable Solutions
<p>with an adequate sense of visual and acoustic privacy; and</p> <p>(e) have no direct overlooking of the main living areas of adjoining residences.</p>	<p>are not built to boundary or adjoin a residential use or in a Commercial zone or Rural zone.</p> <p>A5.2 Motels in the C1 & C2 precincts of the Gatton Commercial zone are located above ground level or with public facilities provided at ground level.</p>
	<p>A5.3 Direct views from the curtilage of the building into the private open space areas of dwellings on adjoining land are screened or obscured by:</p> <p>(a) minimum 1.8m high solid fence or wall along the common boundary; and</p> <p>(b) landscape screening by dense existing or new vegetation.</p> <p>A5.4 Buildings have a maximum wall length of 15m to the street frontage.</p> <p>A5.5 New development is in keeping with the building height of existing buildings on adjoining sites.</p>
<p>P6. The buildings, facilities, vehicle movement and parking areas are designed and located to minimise the impact on neighbouring properties of noise generated on the site.</p>	<p>A6.1 Landscaping, with dense planting, is provided on the site for a minimum of 2 metres between parking, manoeuvring, loading/unloading and outdoor recreation areas, and site boundaries.</p> <p>A6.2 A solid screen fence at least 1.8m high is erected between parking, manoeuvring, loading/unloading and outdoor recreation areas on the site and adjoining residential land.</p> <p>A6.3 Any air-conditioning units are located, enclosed, of a type, or otherwise installed such that they:</p> <p>(a) do not cause an Environmental Nuisance to any adjoining premises; and</p> <p>(b) do not present an unsightly view to the street or other public place.</p> <p>A6.4 Service structures and mechanical plant are screened or designed as part of the building.</p>
<p>P7. Landscaped open space is provided to:</p> <p>(a) enhance the appearance of the premises from the street;</p> <p>(b) assist in integrating the premises into the desired streetscape/townscape of the locality; and</p> <p>(c) assist in buffering the premises from surrounding residential premises, or incompatible uses (eg. industrial premises).</p>	<p>A7.1 An open space and recreation area is provided on the site having an area of not less than:</p> <p>(a) 20% of the total area of the site where in a Residential area or Rural zones; or</p> <p>(b) 10% of the total area otherwise.</p> <p>A7.2 Fences and walls are designed with similar or compatible materials to those used in existing premises in the locality, and are visually compatible with the design, form and finish of the main building(s) on the site.</p>

6.71 Small Lot House Code**6.72 Purpose of the Code**

The purpose of the code is to ensure that new dwelling units on small lots:

- (1) are compatible in scale and design with neighbouring houses and the character of the residential area, and
- (2) provide a pleasant, safe and attractive living environment, with levels of privacy, private open space and access for their occupants commensurate with community expectations..

6.73 Probable Solutions for Self Assessable Development

The probable solutions are the self assessable criteria for self assessable development.

6.74 Specific Outcomes and Probable Solutions for Code Assessable Development

Specific Outcome	Probable Solutions																					
Flood Immunity																						
P1. An acceptable level of flood immunity is provided for a small lot house.	<p>A1.1 Within the Gatton town area, the habitable floor level is RL 102 AHD plus 300mm.</p> <p>A1.2 Within the Helidon town area, the habitable floor level is RL 135 AHD plus 300mm.</p> <p>A1.3 Within the Withcott town area, the habitable floor level is RL235m AHD plus 300mm.</p> <p>A1.4 Within the Murphys Creek village area, the habitable floor level is RL250m AHD plus 300mm.</p> <p>A1.5 Within the Grantham village area, a level not less than the level of the closest land listed in the table below, plus 300mm.</p> <table><tr><th>RPD</th><th>Address</th><th>AHD (m)</th></tr><tr><td>Lot 1 RP150034</td><td>50 Anzac Avenue</td><td>116.16</td></tr><tr><td>Lot 1 RP92488</td><td>Gatton-Helidon Road</td><td>116.221</td></tr><tr><td>Lot 3 RP108240</td><td>9 Anzac Avenue</td><td>117.324</td></tr><tr><td>Lot 7 RP25735</td><td>3 Harris Street</td><td>117.995</td></tr><tr><td>Lot 8 RP25736</td><td>8 Harris Street</td><td>117.843</td></tr><tr><td>Lot s 15-16 RP25732</td><td>35 Harris Street</td><td>118.4</td></tr></table> <p>A1.6 Otherwise, no probable solution is provided.</p>	RPD	Address	AHD (m)	Lot 1 RP150034	50 Anzac Avenue	116.16	Lot 1 RP92488	Gatton-Helidon Road	116.221	Lot 3 RP108240	9 Anzac Avenue	117.324	Lot 7 RP25735	3 Harris Street	117.995	Lot 8 RP25736	8 Harris Street	117.843	Lot s 15-16 RP25732	35 Harris Street	118.4
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Building Height and Site Coverage																						
P2. Small lot houses are consistent in size and bulk with other buildings, particularly dwelling houses, in the surrounding area, such that they do not reduce the amenity of neighbouring dwellings.	<p>A2.1 A small lot house is a maximum of 7.5m above ground level, increasing at no more than 30 degrees to a maximum of 8.5m above ground level.</p> <p>A2.2 A small lot house has a maximum length (including garages, decks, balconies,</p>																					

Specific Outcome	Probable Solutions
	<p>verandahs and other projections) of 25m.</p> <p>A2.3 The building footprint does not exceed 50% of the site area. For a rear access allotment, the building footprint does not exceed 50% of the site area excluding the access way.</p> <p>Note: In calculating the building footprint, measurements must be taken from the outermost projections of all covered structures, including covered or uncovered pergolas, but excluding eaves or other sun shading devices projecting out from the walls.</p>
Building Setbacks	
<p>P3. Small lot houses are set back from the boundaries of the lot such that:</p> <ul style="list-style-type: none"> (a) the amenity of neighbouring dwellings (eg in terms of access to sunlight and daylight) is not reduced; (b) the small lot house complements the character of other dwellings in the street; and (c) screening and noise attenuation from the street and neighbours is achievable. 	<p>A3.1 A small lot house has a minimum rear setback of 6m.</p> <p>A3.2 A small lot house has a minimum front setback of 6m, OR another distance which within 20% of the average front setback of the adjoining buildings in the street.</p> <p>A3.3 Unless proposed to include a 'built to boundary wall' as referred to in P5, a small lot house has a minimum side boundary setback of:</p> <ul style="list-style-type: none"> (a) for a single storey house, 1.5m to the wall on the same boundary, and a minimum of 0.9m setback for eaves, window hoods and other projections; and (b) for a 2 storey house, 2m to the wall on the same boundary, and a minimum of 0.9m setback for eaves, window hoods and other projections;
Built to boundary walls	
<p>P4. Any built to boundary walls proposed as part of a small lot house does not reduce the amenity of neighbouring properties.</p>	<p>A4.1 Ground floor built to boundary walls do not contain windows or openings and are limited to:-</p> <ul style="list-style-type: none"> (a) 1 side boundary; (b) a maximum height of 3.5m; and (c) a total length of 15m, or <p>A4.2 Where it is proposed to simultaneously construct two small lot houses on adjoining lots, built to boundary walls are not limited in length or height on the common boundary, provided that setbacks on the other side boundaries are a minimum of 1.5m for a single storey house or 2m for a 2 storey house.</p>

Specific Outcome	Probable Solutions
Car Parking	
P5. Every site on which a small lot house is proposed contains space for car parking to meet the needs of the occupants.	A5.1 Parking of at least 2 cars is provided on site, including at least one space which is roofed. The other space/s may be in front of the roofed parking space.
Building Form and Appearance	
P6. Buildings are designed to have a façade which is varied by elements such as building materials, colours, windows, verandahs and overhangs, such that it <ul style="list-style-type: none"> (a) contributes to an attractive, safe streetscape character; and (b) connects into the local neighbourhood; 	<p>A6.1 The design uses significant recesses and projections (including eaves and overhangs on external walls), variations materials and colours and/or building form to reduce the appearance of building bulk.</p> <p>P6.2 The design ensures bathrooms, toilets and laundries are not visible from the street.</p> <p>P6.3 The building has a living room, dining room, or bedroom that faces the street to facilitate casual surveillance.</p> <p>A6.4 If the site is a corner allotment, the building is designed and orientated so that the sides of buildings containing bathroom, laundry and toilet windows do not face one of the road reserves, unless they are screened from the street.</p>
Fences and walls	
P7. Fences and walls associated with a small lot house do not reduce the amenity of neighbouring properties.	<p>A7.1 The height of fences/walls on side or rear boundaries of small lot houses does not exceed 2m behind the building setback or if forward of the building setback, 1.2m. If private open space is located between the detached house and the road reserve, higher fencing may be used in conjunction with landscaping to ensure the streetscape is not dominated by high fences or walls.</p> <p>A7.2 High fences associated with small lot houses may be located on road frontages where acoustic barriers are required to attenuate external noise sources. Any acoustic barriers are to be constructed in conjunction with landscaping to ensure the streetscape is not dominated by high blank fences or walls.</p> <p>A7.3 All fences and walls are constructed as part of the building of the small lot house.</p>
Private Open Space	
P8. Each small lot house contains private open space with proportions ensuring the space is usable for the recreations needs of residents, as well as providing space for clothes drying, bin storage and other service functions. Such open space may	<p>A8.1 The private open space associated with a small lot house :-</p> <ul style="list-style-type: none"> (a) is at least 80m² in area; (b) has dimensions which are all greater than 2.5m; and

Specific Outcome	Probable Solutions
include decks, balconies, verandahs and patios.	<p>(c) Is able to fully contain a circle with the diameter of 5m.</p> <p>A8.2 Where the private open space includes decks and verandahs (either covered or uncovered, open or partially enclosed) on ground and first floors, the verandahs and decks are included in the area of the 5m diameter circle required by A 9.1.</p> <p>A8.3 The primary area of private open space has northern or north-eastern aspect.</p>
Landscaping	
P9. Landscaping contributes to the creation of attractive, comfortable and useable recreation spaces and is consistent with the established landscape character of the area.	A9.1 Landscaping is established in accordance with an approved landscape plan.
Privacy	
P10. Direct overlooking between buildings is minimized by building design and layout	<p>A10.1 If the upper floor contains window openings or balconies:-</p> <p>(a) they are not located closer than 1.5m from a side boundary, unless the window and openings are appropriately located/screened so as to not permit a direct overlooking of the adjacent property's private indoor and outdoor areas; and</p> <p>(b) the adjacent property's main 80 m² private open space area, referred to A8.1 is not overshadowed.</p>
Access	
P11. Vehicle access to a small lot house is safe, sufficient and convenient for residents and visitors.	A11.1 A lot on which a small lot house is proposed has a single vehicle access crossing per lot, having a crossover width of 3m.

DIVISION 5 - COMMERCIAL DEVELOPMENT CODES

The Commercial Development Codes contained in the planning scheme are:

1. Commercial Premises and Shops; and
2. Service Stations and Car Wash.

6.75 Commercial Premises and Shops Code

6.75 Purpose of the Code

The purpose of the code is to ensure that commercial premises and shops are:

- (a) established on suitable sites having regard to accessibility, size and location, and the desirability of consolidating existing community centres;
- (b) consistent with the intended role for centres within the Shire and recognise the primacy of the Gatton town centre as the core retail area of the Shire in the hierarchy of service centres;
- (c) consistent with the desired character and amenity of the streetscape and locality; and
- (d) physically attractive pedestrian-oriented environments.

6.77 Probable Solutions for Self Assessable Development

The probable solutions are the self assessable criteria for self assessable development.

6.78 Specific Outcome and Probable Solutions for Code Assessable Development

(a) For all Development

Specific Outcome	Probable Solutions						
P1. Premises used for commercial purposes are located on a site which has sufficient area and dimensions to accommodate the building or buildings, associated parking area, service vehicle provisions, landscaping and service areas.	A1.1 The site has an area of at least 600m ² .						
P2 An acceptable level of flood immunity is provided for new commercial premises and shops.	<div>A2.1 Within the Gatton town area, the habitable floor level is RL 102 AHD plus 300mm.</div> <div>A2.2 Within the Helidon town area, the habitable floor level is RL 135 AHD plus 300mm.</div> <div>A2.3 Within the Withcott town area, the habitable floor level is RL235m AHD plus 300mm.</div> <div>A2.4 Within the Murphys Creek village area, the habitable floor level is RL250m AHD plus 300mm.</div> <div>A2.5 Within the Grantham village area, a level not less than the level of the closest land listed in the table below, plus 300mm.</div> <table><tr><th>RPD</th><th>Address</th><th>AHD (m)</th></tr><tr><td>Lot 1 RP150034</td><td>50 Anzac Avenue</td><td>116.16</td></tr></table>	RPD	Address	AHD (m)	Lot 1 RP150034	50 Anzac Avenue	116.16
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	A2.6 Otherwise, no probable solution is provided.		
P3. Shops are located on sites which are conveniently accessible to the population of the catchment area they are intended to serve.	A3.1 New shops are located: (a) within or adjoining existing shopping and community facilities (including schools, community halls, churches); and (b) within convenient walking distance (ie. not more than about 500 m) of most of the population it serves, unless within a Commercial Zone.		
P4. Premises on land not included in a Commercial Zone, are limited to a size and nature consistent with the provision of local commercial facilities.	A4.1 Where on land other than in a Commercial Zone, premises have a maximum gross floor area of 100m ² .		
P5. Premises used for commercial purposes or shops have a high standard of appearance, with buildings integrated into the existing or intended streetscape characters in relation to: (a) building setbacks; and (b) building scale, bulk and height.	A5.1 Where on land other than in a Commercial zone, the siting and design of the premises provides for: (a) a setback from the road frontage an equal or greater setback from the adjoining building, or aligned to the frontage. See Figure A and Figure E; (b) all or most of the car parking area is well sign-posted or is clearly visible from the principal street frontage as shown on Figure F; (c) buildings to have a residential or rural character by incorporating any or all of the following design elements as illustrated on Figure C; (d) verandahs; (e) high pitch roof forms; (f) rectangular building plan form; and (g) extensive use of timber, brick, corrugated iron and similar "traditional" materials, as shown on Figure C.		
P6. The design and layout of the premises promotes public safety and provides for casual surveillance of public areas.	A6.1 Buildings face the streets and public open spaces and have their entries visible, clearly recognisable and accessible from the street, public open space or car parking areas.		
P7. Mixed use development incorporating commercial premises and/or a shop and residential uses, the development provides for: (a) an outlook which contributes to overall amenity; (b) visual and acoustic privacy; (c) secure access; and	A7.1 The site population density is less than 120 persons per hectare.		

Specific Outcome	Probable Solutions
(d) a pleasant living environment generally.	

(b) Where in the township of Gatton:

Specific Outcome	Probable Solutions
In the Town Centre Precinct (C1) in Gatton:	
<p>P8. (a) development reinforces the functions of the street as a public space for pedestrian activity by incorporating the following:</p> <ul style="list-style-type: none"> (i) siting and design which concentrates pedestrian flows; (ii) "active building fronts" ensuring pedestrian interest is maintained at street level ; (iii) the front of buildings is designed to address the street; (iv) articulation of the building form to ensure buildings have a human scale when approached or viewed from the street ; and (v) a setback consistent with neighbouring buildings and reflecting the traditional "main street" form; <p>(b) building design is visually compatible with surrounding buildings of the Gatton Town Precinct, in particular:</p> <ul style="list-style-type: none"> (i) Royal Hotel; (ii) Commercial Hotel; (iii) Imperial Hotel; (iv) 21-35 Railway Street (shops); (v) 37-39 Railway Street (shops); and (vi) 20 Railway St (shop); <p>(c) buildings have a form and finish recognisable as being traditionally appropriate to the proposed use including the following building elements:</p> <ul style="list-style-type: none"> (i) façade articulation to reflect the horizontal and vertical rhythm of neighbouring buildings and the traditional "main street" form; (ii) a symmetrical arrangement of building features such as doors, windows and parapet lines; (iii) awnings over footpaths; and (iv) visible, legible and accessible entries as viewed from the street; <p>(d) where new development or extensions to existing buildings adjoin a heritage place, elements of the new building that are visible from the street is sympathetic to the streetscape qualities of the heritage place; and</p> <p>(e) development does not adversely impact on the streetscape works or elements.</p>	<p>A8.1 Buildings are designed and constructed to:</p> <ul style="list-style-type: none"> (a) abut the street alignment for the full frontage of the site; (a) have a generally rectangular plan form which is oriented parallel to the street alignment; (b) have the main entry easily identifiable and directly accessible from the street through the front of the building; (c) comprise a maximum of two storeys; and (d) contain mainly retail or entertainment uses (with shopfronts) along the frontage of the site at ground floor level. <p>A8.2 Buildings are designed and constructed to include the following elements:</p> <ul style="list-style-type: none"> (a) use of traditional materials such as timber, stone and brick in shopfronts and other parts of a building that are visible from the street and use of iron for visible roofing. The use of Colorbond steel, prefabricated concrete and concrete blocks is discouraged. Use of other modern materials such as aluminium and glass is used only where it is not extensive and form and colour is reflective of traditional design approaches; (b) wall lengths or facades are modulated (articulated) at intervals of between 10m and 20m with banding or colour differentiation, or projected or indented relief; (c) use of sympathetic, subdued, earthy colour tones that are reflective of the town's rural locality; (d) parapet lines provided for the full building width, consistent with the existing built form and contributing to the sense of "enclosure" of the commercial streets. Parapet lines may be traditional or interpretive (refer Figure A&B); (e) pitched roof forms, timber brackets and posts, timber or iron lacework, friezes and roof vents (refer Figure C); (f) awnings over footpaths are provided for the full length of the building; and (g) windows and/or door openings to at least 50% of the ground floor elevation. <p>A8.3 Development maintains existing street planting and street furniture.</p>

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Specific Outcome	Probable Solutions
<p>P11. Access is co-ordinated and</p> <ul style="list-style-type: none"> a. the number of vehicle crossings is minimised, and b. car parking and service vehicle facilities are integrated with adjoining sites wherever possible, particularly on land fronting Spencer Street; and (b) entry to the building is provided so as to discourage on-street car parking. 	<p>A11.1 The site is provided with a single access crossing;</p> <p>A11.2 Car parking and service vehicle facilities are integrated with those on adjoining sites through the use of rear car parking (refer Figure F);</p> <p>A11.3 Where possible, two or more existing lots are amalgamated to form an integrated development with adjoining sites; and</p> <p>A11.4 Vehicle access is provided from a road other than Spencer Street.</p>

Specific Outcome	Probable Solutions
In the Southern Commercial Precinct (C3) and the Southern Mixed Use Precinct (C4) in Gatton:	
<p>P12. Buildings</p> <ul style="list-style-type: none"> (b) have a domestic scale and character; and (c) are set back from any boundary which adjoins land used for residential purposes a distance sufficient to allow adequate outlook, daylight and privacy for such residential land. 	<p>A12.1 Buildings are designed and constructed to:</p> <ul style="list-style-type: none"> (a) cover 50% of the area of the site, or less; (b) have a maximum of two storeys; (c) have a minimum setback from the road frontage of: <ul style="list-style-type: none"> (i) 6m in the Southern Mixed Use Precinct (C4); or (ii) 3m in the Southern Commercial Precinct (C3); and (d) have a minimum setback from side and rear boundaries of: 3m or half the height of the building (whichever is the greater) where adjoining residential zoned land; or otherwise; (e) as specified in the Building Code of Australia 1975 and Standard Building Regulations 1993. <p>A12.2 Buildings are designed and constructed to include architectural forms and finishes typically used for houses, including:</p> <ul style="list-style-type: none"> (a) verandahs, high-pitched roofs, smaller building mass, window hoods, parapets, gables, brackets and posts, friezes and roof vents (refer Figure C. Styles used can be reproductive or sympathetically interpretive); (b) articulation of walls which are in excess of 15m by material /colour banding, colour differentiation or wall recesses/steps, to break up the visual appearance of blank walls ;and (c) sympathetic, subdued, earthy tones.
<p>P13. Access is co-ordinated and</p> <ul style="list-style-type: none"> (a) development minimises the number of vehicle crossings, and allows for integration of car parking and service vehicle facilities with adjoining sites wherever possible; (b) entry to the building is provided to discourage on-street car parking; and (c) the car parking area is visible and conveniently accessible from the main vehicle approach side to the site. 	<p>A13.1 The site is provided with a single access crossing or sharing an access point with an adjoining site;</p> <p>A13.2 Car parking and service vehicle facilities integrated with those on adjoining sites through the use of rear car parking (refer Figure F);</p> <p>A13.3 The car parking area is situated on that part of the site most visible and accessible for vehicles travelling in the direction of heaviest traffic flows towards the site;</p> <p>A13.4 An integrated development including the amalgamation of two or more existing lots is undertaken; and</p> <p>A13.5 The main entry to the building is easily identifiable and directly accessible from the car parking area.</p>

Specific Outcome	Probable Solutions
In the Eastern Gateway Commercial Precinct (C5)	
<p>P14. Proposed development:</p> <ul style="list-style-type: none"> (a) provides a high standard of visual appearance in views approaching the site, particularly along Spencer Street that reflects the site's location and high level exposure at the gateway entrance to Gatton Town; and (b) <ul style="list-style-type: none"> (i) has an integrated form over the whole of the precinct area; or (ii) allows for the orderly development of the balance land in the precinct; and (c) is compatible with the existing or likely future use of surrounding areas; and (d) does not reduce the efficiency of traffic flow in Spencer Street. 	<p>A14.1 Buildings are designed and constructed to have:</p> <ul style="list-style-type: none"> (a) a maximum site cover of 60%; (b) a minimum setback of: <ul style="list-style-type: none"> (i) 6m from Spencer Street; and (ii) 3m from Crescent Street or Ballantyne Street; and (c) a maximum of two storeys. <p>A14.2 There is no vehicle access to the development from Spencer Street.</p>
<p>P15. Development provides a high standard of pedestrian safety and comfort, and which minimises conflicts between pedestrian and vehicle movements.</p>	<p>A15.1 No specific probable solution is proposed.</p>

Figure A – Building Orientation & Alignment

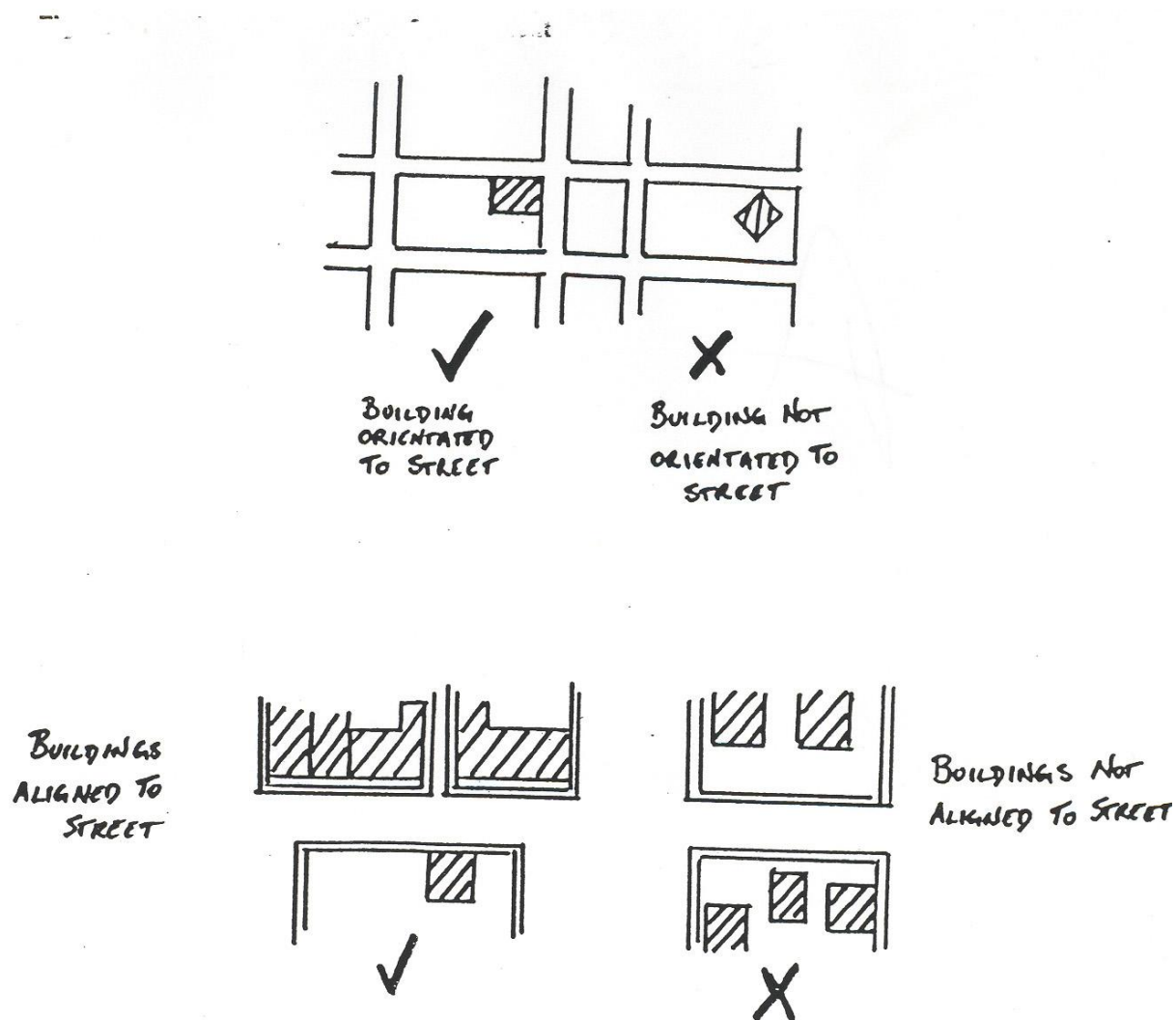


Figure B – Building Articulation & Treatment



Figure C

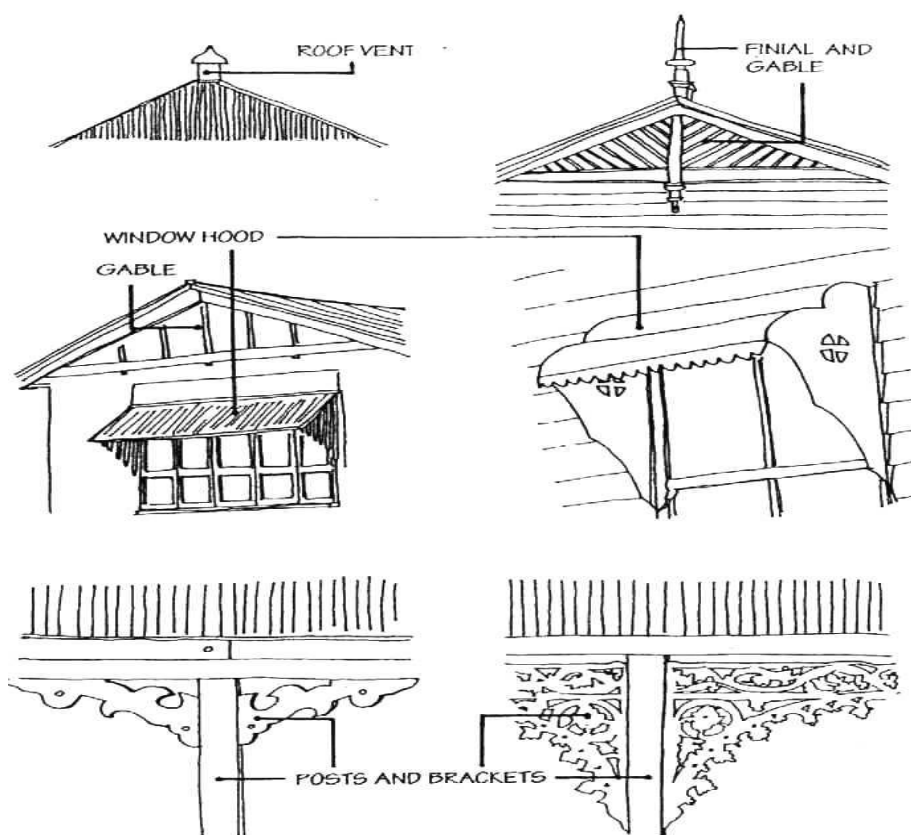


FIGURE C - DESIGN DETAIL

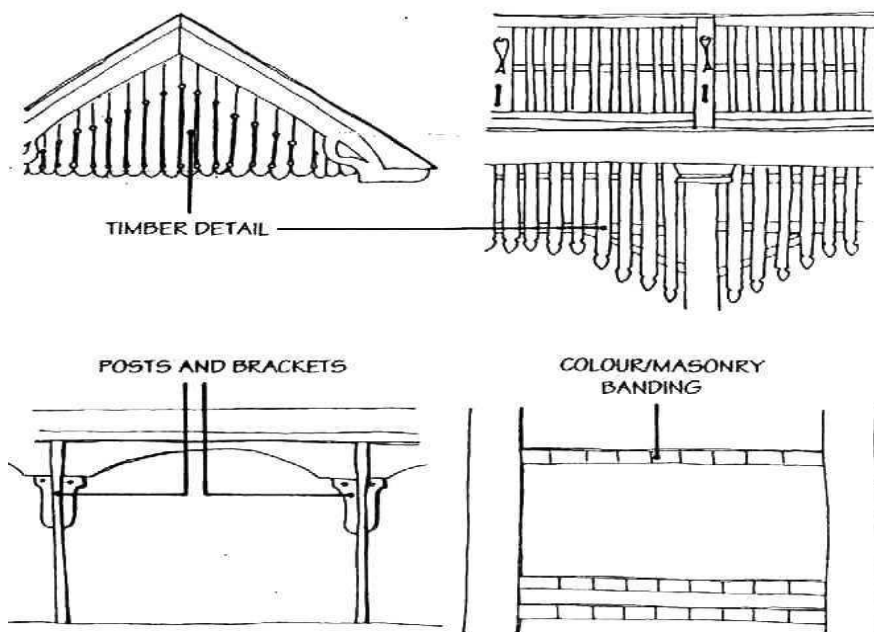


FIGURE C - DESIGN DETAIL

Figure D

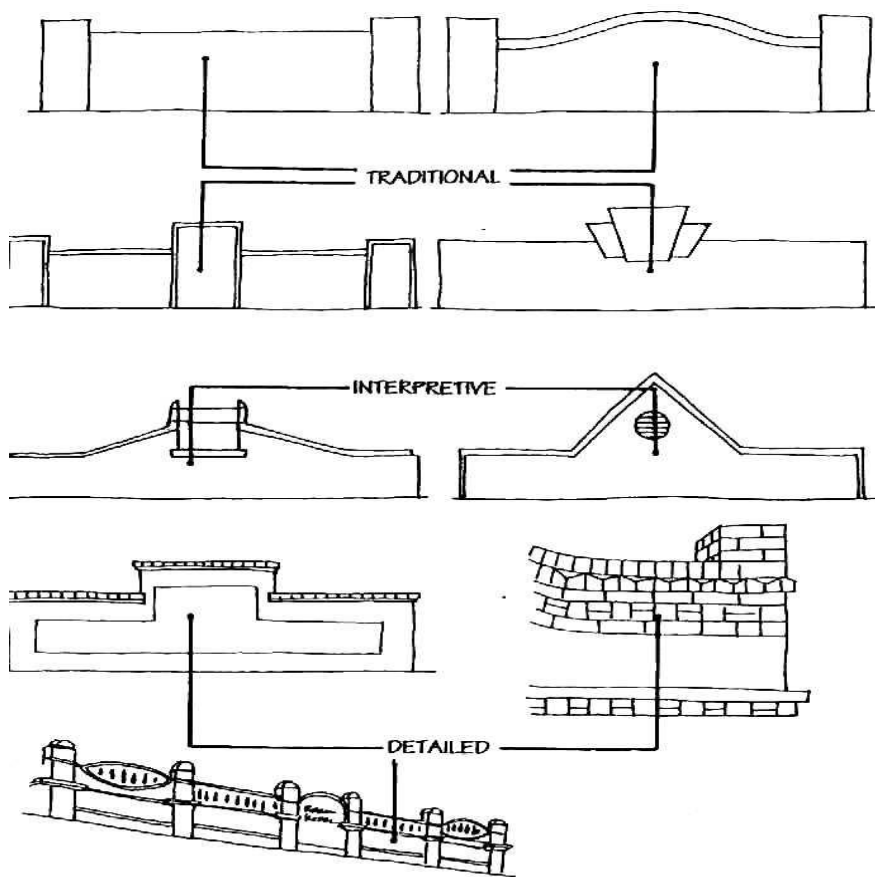


FIGURE D - PARAPET LINES

Figure E

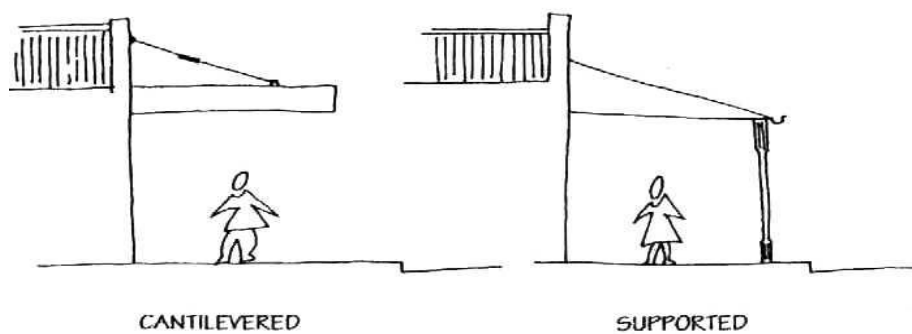


FIGURE E -AWNING TYPES

Figure F

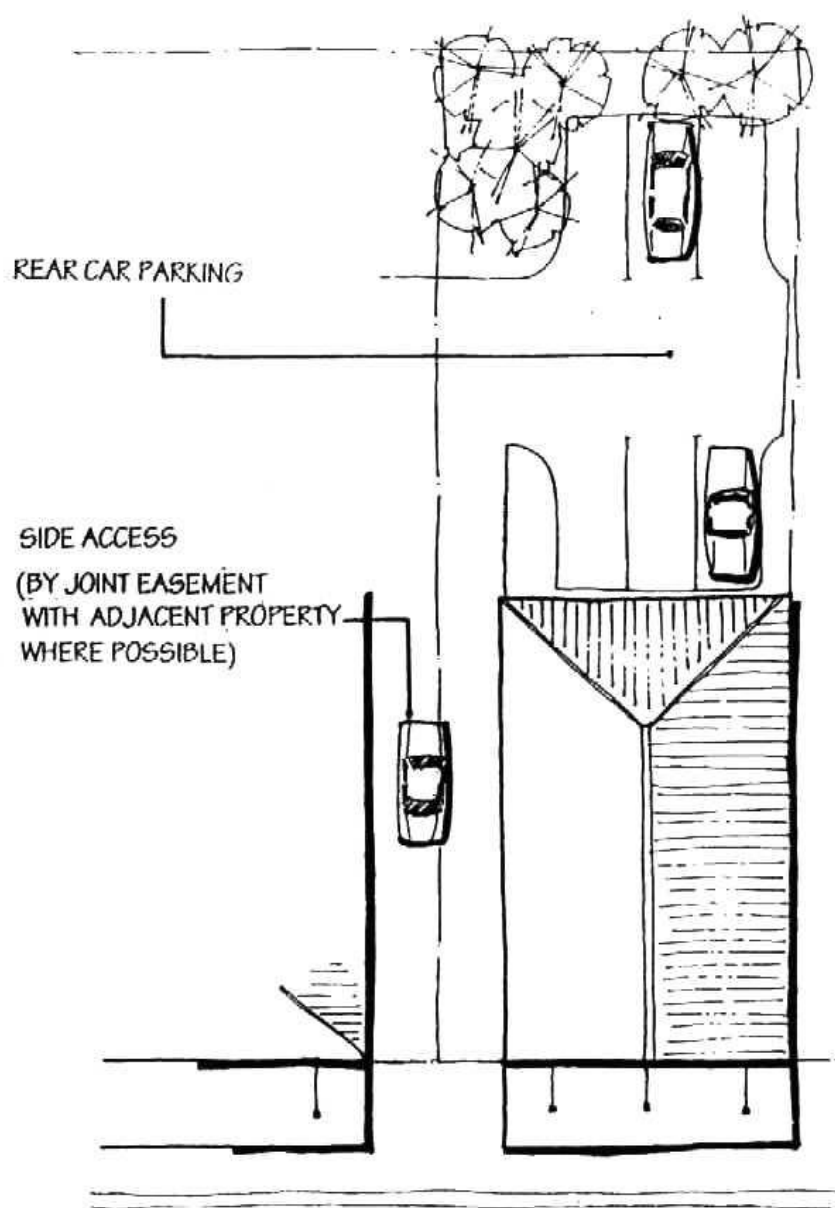


FIGURE F - ACCESS AND REAR PARKING

(c) Where in the township of Withcott:

Specific Outcome	Probable Solutions
<p>P15. Development is undertaken in such a way that:</p> <ul style="list-style-type: none"> (a) buildings have a high standard of visual appearance and are well set back from the highway frontage; (b) buildings are set back from any boundary which adjoins land used for residential purposes a distance sufficient to allow adequate outlook, daylight and privacy for such residential purposes; and (c) any use of land adjoining Gatton Creek provides for an open space corridor along the creek, to protect the creek's natural qualities. 	<p>A15.1 Buildings are designed and constructed to:</p> <ul style="list-style-type: none"> (a) have a maximum site coverage of 50%; (b) have a maximum of two storeys; (c) set back not less than 10 m from any highway frontage. <p>A15.2 Development is designed and constructed to include the following elements:</p> <ul style="list-style-type: none"> (a) articulation of walls which are in excess of 15m by material /colour banding, colour differentiation or wall recesses or steps, to break up the visual appearance of blank walls; and (b) use of non-reflective materials which reduce glare impacts on highway travellers. <p>A15.3 Where on land adjacent to the Gatton Creek, development contributes to the establishment of an open space corridor along Gatton Creek having an average width of not less than 50m</p>
<p>P16. Development provides a high standard of pedestrian and cycling safety and minimises conflicts between pedestrian, bicycle and vehicle movements by:</p> <ul style="list-style-type: none"> (a) minimising the number of vehicle crossings; (b) allowing for integration of car parking and service vehicle facilities with adjoining sites wherever possible; (c) locating the entries to the buildings to discourage on-street car parking; and (d) locating car parking areas to be visible and conveniently accessible from the main vehicle approach side to the site. 	<p>A16.1 The site is provided with a single access crossing.</p> <p>A16.2 Car parking and service vehicle facilities are integrated with those on adjoining sites through the use of rear car parking (refer Figure F), or</p> <p>A16.3 The car parking area is situated on that part of the site most visible and accessible for vehicles travelling in the direction of heaviest traffic flows towards the site.</p> <p>A16.4 Where possible, two or more existing lots are amalgamated to form an integrated development with adjoining sites.</p> <p>A16.5 The main entry to the building is easily identifiable and directly accessible from the car parking area.</p>

(d) Where in the township of Helidon

Specific Outcome	Probable Solutions
<p>P17. Buildings are sited, designed and constructed to:</p> <ul style="list-style-type: none"> (a) concentrate pedestrian flows; (b) address the street; (c) fit with existing or likely future development and use of adjoining land; (d) be visually compatible with surrounding buildings; (e) have a form and finish recognisable as being traditionally appropriate to its proposed use, while maintaining traditional architectural form and design elements; and (f) be set back from any boundary which adjoins land used for residential purposes a distance sufficient to allow adequate outlook, daylight and privacy for such residential land. 	<p>A17.1 Buildings are sited, designed and constructed to:</p> <ul style="list-style-type: none"> (a) have a maximum site cover of 50%; (b) have a maximum of two storeys; (c) abut the street alignment for the full frontage of the site; (d) have an easily identifiable main entry; directly accessible from the street through the front of the building; (e) have a generally rectangular plan form and which is oriented parallel to the street alignment; and (f) have a minimum setback of not less than half its height from each boundary which adjoins residential zoned land. <p>A17.2 Design details feature materials, colours, architectural details, and articulation that match or complement those typical of other like buildings in the street.</p>
<p>P18. Development provides a high standard of pedestrian and cycling safety which minimises conflicts between pedestrian, bicycles and vehicle movements by:</p> <ul style="list-style-type: none"> (a) minimising the number of vehicle crossings and allowing for integration of car parking and service facilities with adjoining sites wherever possible; (b) provision of an awning over the footpath for the entire length of the building; and (c) minimising vehicle access to Railway Street. 	<p>A18.1 An awning, verandah or similar covered walkway is provided, along the full frontage of the site, which provides an effective pedestrian shelter from the alignment of the site out over the adjoining footpath for a minimum width of two metres:</p> <ul style="list-style-type: none"> (a) so that pedestrian movement is not unduly impeded by any part of the structure; (b) so as to connect, as far as possible, with walkway structures on adjoining sites; and (c) to a design and finish visually compatible with the building on the site and with adjoining walkway structures. See Figure E. <p>A18.2 Vehicle access from Railway Street is minimised by use of:</p> <ul style="list-style-type: none"> (a) access provided from another road (other than through land in a residential zone or precinct); or (b) shared access provided from adjoining sites.

6.79 Service Station and Car Wash Code**6.80 Purpose of the Code**

The purpose of the code is to ensure that service stations and car wash facilities are designed to provide for high standards of safety and appearance and have minimal impact on the surrounding environment.

6.81 Probable Solutions for Self Assessable Development

The probable solutions are the self assessable criteria for self assessable development.

6.82 Specific Outcome and Probable Solutions for Code Assessable Development

Specific Outcome	Probable Solutions																					
P1. Premises used for service stations and car wash facilities are developed on a site having sufficient area and dimensions to accommodate the building(s), other structures, vehicle access and manoeuvring areas, and landscaping.	A1.1 The site has the following characteristics: (a) an area of at least 1500 m ² . (b) a frontage of not less than 40m.																					
P2. An acceptable level of flood immunity is provided for a new service station and car wash.	A2.1 Within the Gatton town area, the habitable floor level is RL 102 AHD plus 300mm. A2.2 Within the Helidon town area, the habitable floor level is RL 135 AHD plus 300mm. A2.3 Within the Withcott town area, the habitable floor level is RL235m AHD plus 300mm. A2.4 Within the Murphys Creek village area, the habitable floor level is RL250m AHD plus 300mm. A2.5 Within the Grantham village area, a level not less than the level of the closest land listed in the table below, plus 300mm. <table><tr><th>RPD</th><th>Address</th><th>AHD (m)</th></tr><tr><td>Lot 1 RP150034</td><td>50 Anzac Avenue</td><td>116.16</td></tr><tr><td>Lot 1 RP92488</td><td>Gatton-Helidon Road</td><td>116.221</td></tr><tr><td>Lot 3 RP108240</td><td>9 Anzac Avenue</td><td>117.324</td></tr><tr><td>Lot 7 RP25735</td><td>3 Harris Street</td><td>117.995</td></tr><tr><td>Lot 8 RP25736</td><td>8 Harris Street</td><td>117.843</td></tr><tr><td>Lot s 15-16 RP25732</td><td>35 Harris Street</td><td>118.4</td></tr></table> A2.6 Otherwise, no probable solution is provided.	RPD	Address	AHD (m)	Lot 1 RP150034	50 Anzac Avenue	116.16	Lot 1 RP92488	Gatton-Helidon Road	116.221	Lot 3 RP108240	9 Anzac Avenue	117.324	Lot 7 RP25735	3 Harris Street	117.995	Lot 8 RP25736	8 Harris Street	117.843	Lot s 15-16 RP25732	35 Harris Street	118.4
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Lot 8 RP25736	8 Harris Street	117.843																				
Lot s 15-16 RP25732	35 Harris Street	118.4																				
P3. Premises are developed on a site which allows for safe and convenient vehicle access and parking, including provision for access: (a) from a road other than a minor	A3.1 The site is situated not more than 100m from the intersection of 2 or more roads, one of which is an arterial road or a trunk collector. A2.2 The site is provided with not less than two vehicle crossings, each not more than 9 m in																					

Specific Outcome	Probable Solutions		
<p>residential street and the Warrego Highway;</p> <p>(b) by way of separate entrance to and exit from the site,</p> <p>(c) by way of adequately spaced, sized and located vehicle crossings, and</p> <p>(d) where warranted by local traffic conditions, by way of a deceleration/and/or an acceleration lane, and/or right-turn only lane facilities.</p>	<p>width and not closer than 10 m to:</p> <p>(a) any other vehicle crossing, or</p> <p>(b) any road intersection.</p>		
<p>P4. Services stations and car wash facilities are located and designed so that:</p> <p>(a) the visual impact of the scale and bulk of the buildings or structures is minimised;</p> <p>(b) an adequate buffer can be provided to any adjoining residential land; and</p> <p>(c) vehicles using, or waiting to use customer air and water facilities are standing wholly within the site.</p>	<p>A4.1 Service Station and/or Car Wash facilities are designed to include minimum setbacks for key structural components as follows:</p>		
	Building Structure or Fixture	Front Boundary Setback	Other Boundary Setbacks
	Building	15 metres	6 metres to existing or likely future residential premises.
	Fuel Pump	10 metres	10 metres
	Carwash	15 metres	6 metres to existing or likely future residential premises
Air hose facility	3 metres	5 metres to existing or likely future residential premises.	
<p>P5. Inlets to bulk fuel storage tanks are situated so that fuel delivery vehicles are standing wholly within the site when filling the tanks, and that a safe distance is provided from all site boundaries.</p>	<p>A5.1 Inlets are situated within the site:</p> <p>(a) not closer than 5m to any boundary of the site;</p> <p>(b) with an adjoining clear area of at least 3.5m x 17.5 m (wholly within the site boundaries and suitable for the standing of a fuel delivery truck); and</p> <p>(c) in accordance with <i>AS1940 – Storage and Handling of Flammable and Combustible Liquids</i>.</p>		
	<p>A5.2 Fill points are located so that tankers can stand wholly on site when unloading fuel.</p>		
	<p>A5.3 The design and layout of the Service Station complies with <i>AS1940 – Storage and Handling of Flammable and Combustible Liquids</i>.</p>		
	<p>A5.4 The design and layout of the service station complies with <i>AS1596 – Storage and Handling of LP Gas</i> if LP Gas is provided on-site.</p>		
<p>P6. The development and use does not cause environmental harm or nuisance to adjoining properties.</p>	<p>A6.1 Car wash facilities are enclosed where in or adjoining existing or likely future residential premises, to avoid spray drift onto adjacent properties.</p>		

Specific Outcome	Probable Solutions
	A6.2 All plant and machinery is properly located, enclosed and/or otherwise attenuated to ensure that the development and use achieves the noise generation levels set out in the State's <i>Environmental Protection (Noise) Policy 1998</i> provisions, and under that policy are not "unreasonable".

Specific Outcome	Probable Solutions
	A6.3 Where the proposal is adjoining existing or likely future residential development, a minimum 1.8 high solid fence of acoustic attenuation materials is provided along the side and rear boundaries of the site.

Division 6 - INDUSTRIAL DEVELOPMENT CODES

The Industrial Development Codes contained in the planning scheme are:

- (1) Extractive Industry Code
- (2) Industrial Development Code
- (3) Intensive Animal Industries, Animal Product Processing Industries, Kennels and Catteries Code

6.83 Extractive Industry Code

6.84 Purpose of the Code

The purpose of this code is to:

- (1) protect and manage existing and potential extractive resource areas;
- (2) facilitate the efficient and responsible exploitation of extractive resources;
- (3) ensure that the environmental impacts of Extractive Industry, particularly on adjoining environments, cultural heritage values and biodiversity areas are within acceptable limits, in relation to both on-site operations and off-site activities, especially in relation to traffic generation and travel routes, dust, noise, and water runoff;
- (4) ensure that Extractive Industries provide adequately for site rehabilitation to achieve a stable land form and suitable end use after extraction operations; and
- (5) protect the amenity of sensitive areas, both ecological and cultural.

6.85 Specific Outcome and Probable Solutions for Code Assessable Development

Specific Outcome	Probable Solutions
<p>P1. Where a site is proposed to use for extractive industry purposes, the development and rehabilitation of the site, must</p> <ol style="list-style-type: none">(a) promote the optimum extraction of economic resources;(b) protect the natural environment;(c) result in optimal future land use and land form after extraction is completed; and(d) minimise adverse impacts on onsite and adjoining environments particularly those containing biodiversity areas and the amenity of surrounding land uses	<p>A1.1 No specific Acceptable Measure are prescribed.</p> <p>Note:</p> <p>Planning Scheme Policy No. 8 Extractive / Mineral Resources or Transportation Route lists the matters to be addressed for an extractive industry development application.</p>

Specific Outcome	Probable Solutions
<p>P2. Development for extractive industry must provide for:</p> <ul style="list-style-type: none"> (a) adequate buffering to protect environmental and cultural heritage values and ecological functioning of the surrounding area from significant noise, dust and visual impacts of operations, (b) suitable vehicle access, (c) protection against erosion, (d) acceptable quality of water leaving the site, (e) public safety, (f) effective rehabilitation measures to restore the species, biodiversity values and ecological functioning, and (g) fauna friendly and koala sensitive fencing and road design. 	<p>A2.1 No probable solution is provided.</p> <p>Note: Planning Scheme Policy – ‘Extractive / Mineral Resources or Transportation Route’ lists the matters to be addressed in an extractive industry development application.</p>
<p>P3. Extraction volumes are planned and staged so that a sustainable landscape form remains on the site for the duration of the extractive industry use.</p>	<p>A3.1 The depth and batter of slopes is stable at all times during the continuation of the extractive industry use, and;</p> <p>A3.2 Any water bodies which are created through the extraction process are able to support endemic native aquatic vegetation at all times during the continuation of the extractive industry use.</p>
<p>P4. The extractive industry development achieves an acceptable standard of visual amenity, having regard to the characteristics of the site, the resource, the surrounding area and the desirable character of the locality.</p>	<p>A4.1 No specific probable solution is provided.</p> <p>Note: Planning Scheme Policy Extractive / Mineral Resources or Transportation Route lists the matters to be addressed in an extractive industry development application.</p>
<p>P5. Surrounding areas are buffered from noise, dust and visual impacts.</p>	<p>A5.1 No extraction and processing activities are carried out within 10 metres of any boundary of the site and, or within 100 metres of any existing or approved dwelling on surrounding land.</p> <p>A5.2 A densely vegetated mounded buffer strip to ameliorate the impacts of extractive processes and protect the biodiversity values and ecological functioning of the surrounding area particularly biodiversity areas.</p> <p>A5.3 Extraction, stockpiling and processing activities are screened from view from roads, and any urban areas, by natural features and/or landscaping.</p>

Specific Outcome	Probable Solutions
<p>P6. The use of the site does not cause environmental harm or threaten the State, regional or local identified biodiversity values found within the Shire.</p> <p>Note: Planning Scheme Policy No. 1 – ‘Biodiversity’ outlines the scope of investigation and reporting required to meet this Performance Criterion.</p>	<p>A6.1 No probable solution is provided.</p>
<p>P7. On-site drainage associated with the extractive industry use must:</p> <ul style="list-style-type: none"> (a) prevent ponding in excavated areas; (b) avoid erosion; (c) prevent pollution of groundwater and surface water; (d) protect the quality of downstream water; and (e) provide opportunities to recycle water for use in processing, washing and/or screening of materials. <p>Note: Planning Scheme Policy No.30 – ‘Ground Water’ lists the requirements for protection of ground water.</p>	<p>A7.1 Banks and channels are constructed to divert stormwater runoff away from excavated areas.</p> <p>A7.2 Sediment basins are provided as required to detain stormwater runoff from disturbed areas such that there is no off-site discharge likely to cause environmental harm or nuisance is caused.</p> <p>A7.3 Bunding treatment and disposal of industrial wastes such that no environmental harm or nuisance is caused.</p> <p>A7.4 Lining and/or other suitable treatment of erosion-prone areas at discharge points.</p>
<p>P8. The development is designed and operated to minimise noise impacts on the surrounding area and not increase noise levels at any sensitive receiving environment to an unacceptable level.</p> <p>Note: Planning Scheme Policy – ‘Noise’ contains guidance for the production of a noise assessment and report.</p>	<p>A8.1 No probable solution is provided.</p>
<p>P9. Vibration from the extractive industry development are managed to acceptable levels.</p> <p>Note: It is advisable that the application include a report outlining an analysis of all vibration caused by the extractive industry operation and measures to minimise any potential impact on nearby premises.</p>	<p>A9.1 No probable solution is provided.</p>
<p>P10. The development is operated to minimise air pollution impacts.</p>	<p>A10.1 A environmental management plan is provided which identifies:</p> <ul style="list-style-type: none"> (a) details of all equipment used in extracting, handling, processing and transporting materials; (b) any anticipated impacts on sensitive receiving environments; (c) any anticipated air pollution impacts; (d) any anticipated air pollution impacts of practical alternative approaches to exploitation of the resource; and (e) details the measures proposed to contain air pollution.

Specific Outcome	Probable Solutions
<p>P11. Any hazard or risk associated with the development is minimised.</p>	<p>A11.1 No blasts or explosions are conducted that could potentially result in stone, rock or other materials escaping or being ejected from the site.</p> <p>A11.2 Hours of operation are limited to:</p> <ul style="list-style-type: none"> (a) blasting operations - 9am to 5pm Monday to Friday; (b) other operations - 6am to 6pm Monday to Saturday; and (c) no operations conducted on Sundays or public holidays. <p>Note: A report, prepared by a suitably qualified person, to describe and evaluate all relevant public safety issues associated with the development, including:</p> <ul style="list-style-type: none"> (a) blasting; (b) pedestrian movement and safety; (c) subsidence; and (d) perimeter fencing, (e) would demonstrate the relative performance of a development in relation to the Specific Outcome.
<p>P12. Operations areas are fenced to prevent unauthorised or accidental public entry.</p>	<p>A12.1 Security fencing and signs are provided to prevent unauthorised persons from gaining access to the extractive industry portion of the site.</p> <p>A12.2 Fencing having a minimum height of 1.8 metres erected and maintained, at a safe distance around any excavated areas and ponded water having a depth of one metre or more, to prevent unauthorised access.</p>
<p>P13. Vehicle access to and from, and within, the site:</p> <ul style="list-style-type: none"> (a) is adequate for the type and volume of traffic to be generated; (b) does not create or worsen any significant traffic hazard; (c) does not have significant adverse effects on the amenity of the locality; and (d) is clearly defined as the transportation route for the development. 	<p>A13.1 The proposed access route to and from the site is along sealed roads of sufficient width and construction standards to safely contain haulage vehicles, such that heavy vehicle traffic is not required to use residential or rural residential streets.</p> <p>A13.2 Each access driveway has a width of between 6 and 9 metres.</p> <p>A13.3 All driveways and internal roads designed, constructed and maintained in compliance with the requirements of Australian Standard AS 2890.1-1993 and AS 2890.2-1989.</p> <p>A13.4 Vehicle movements external to the site include measures to avoid spillage and dust nuisance by covering loads.</p>

Specific Outcome	Probable Solutions
<p>P14. Rehabilitation is planned and carried out in accordance with a management plan providing for:</p> <ul style="list-style-type: none"> (a) progressive/staged rehabilitation works; (b) appropriate clean-up works (taking particular account of areas of possible soil contamination); (c) agreed landform and soil profiles; (d) suitable revegetation including endemic species and corridors for ecological functioning to seek to restore the species, biodiversity values and ecological functioning prior to extractive processes; and (e) establishment and maintenance phase requirements. 	<p>A14.1 No probable solution is provided.</p>
<p>P15. Rehabilitation is carried out to ensure the effective return of disturbed areas to acceptable land use suitability.</p> <p>Note: It is advisable that rehabilitation be carried out in accordance with a management plan approved by Council prior to commencement of the use which addresses the following matters:</p> <ul style="list-style-type: none"> (a) after use options, including the most likely or preferred option; (b) conceptual design of after use infrastructure; (c) proposed final surface contours; (d) capping materials to be used; (e) drainage system including final discharge point; (f) progressive staging of rehabilitation works; (g) proposed vegetation species to be used; (h) provision for irrigation measures to promote vegetation growth; and (i) anticipated period of after care. <p>Rehabilitation works are bonded to the value of approved rehabilitation works, with bonded monies progressively returned as staged works are completed in accordance with the approved management plan.</p>	<p>A15.1 No probable solution is provided.</p>
<p>P16. Rehabilitation of the site is carried out allowing for suitable use of any water bodies created through the extraction process, having regard to water quality, hydraulic conditions, land form and vegetation.</p>	<p>A16.1 Rehabilitation is carried out to provide water quality of a standard which can support fish life and other aquatic invertebrates.</p> <p>A16.2 The fringes of water bodies located on the site are planted with wetland species.</p>

6.86 Industrial Development Code

6.87 Purpose of the Code

The purpose of the code is to ensure that development for industry is:

- (1) established on suitable land having particular regard to topography, accessibility, provision for utility services, surrounding land use, and the desirability of consolidating areas of industrial use;
- (2) consistent with the desired character of the precinct and amenity of the locality;
- (3) sited so that efficient use can be made of the land and an attractive streetscape can be established and maintained;
- (4) established such that premises achieve a coherent site layout that provides an efficient, safe and attractive working environment;
- (5) established and managed such that environmental harm or impacts on ecological values are prevented or minimised;
- (6) provided with necessary service infrastructure and adequately protects that infrastructure; and
- (7) is consistent with the established road hierarchy (including transportation routes for multi-combination vehicles) and its operational characteristics and
- (8) not an adverse affect on the safety and efficiency of the road network.

6.88 Specific Outcome and Probable Solutions for Code Assessable Development

Specific Outcome	Probable Solutions																		
P1. Premises used for industrial purposes are established on a site having sufficient area and dimensions to accommodate the building or buildings, associated parking area, service vehicle provisions, landscaping, vehicle access and on-site movement.	A1.1 Premises are located on a regular-shaped site having: <div><div>(a)</div><div>an area of at least 2,000 m² and</div></div> <div><div>(b)</div><div>a frontage of not less than 40 m.</div></div>																		
P2. An acceptable level of flood immunity is provided for new industrial development.	<div><div>A2.1</div><div>Within the Gatton town area, the habitable floor level is RL 102 AHD plus 300mm.</div></div> <div><div>A2.2</div><div>Within the Helidon town area, the habitable floor level is RL 135 AHD plus 300mm.</div></div> <div><div>A2.3</div><div>Within the Withcott town area, the habitable floor level is RL235m AHD plus 300mm.</div></div> <div><div>A2.4</div><div>Within the Murphys Creek village area, the habitable floor level is RL250m AHD plus 300mm.</div></div> <div><div>A2.5</div><div>Within the Grantham village area, a level not less than the level of the closest land listed in the table below, plus 300mm.</div></div> <table><tr><th>RPD</th><th>Address</th><th>AHD (m)</th></tr><tr><td>Lot 1 RP150034</td><td>50 Anzac Avenue</td><td>116.16</td></tr><tr><td>Lot 1 RP92488</td><td>Gatton-Helidon Road</td><td>116.221</td></tr><tr><td>Lot 3 RP108240</td><td>9 Anzac Avenue</td><td>117.324</td></tr><tr><td>Lot 7 RP25735</td><td>3 Harris Street</td><td>117.995</td></tr><tr><td>Lot 8 RP25736</td><td>8 Harris Street</td><td>117.843</td></tr></table>	RPD	Address	AHD (m)	Lot 1 RP150034	50 Anzac Avenue	116.16	Lot 1 RP92488	Gatton-Helidon Road	116.221	Lot 3 RP108240	9 Anzac Avenue	117.324	Lot 7 RP25735	3 Harris Street	117.995	Lot 8 RP25736	8 Harris Street	117.843
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Specific Outcome	Probable Solutions		
	Lot s 15-16 RP25732	35 Harris Street	118.4
	A2.6 Otherwise, no probable solution is provided.		
P3. The site layout contributes to security of people and property.	A3.1 For all uses except rural service industries, pedestrian site access and car parking: (a) is clearly defined, (b) well lit, (c) visible from within the site; and (d) provides direct access to buildings from areas within the site which may be used at night.		
P4. Premises used for industrial purposes are set back from the road frontage in such a way that: (a) allowance is made for efficient use of the site; (b) significant landscaping is able to be provided at the front of the site; (c) the visitor car parking is able to be provided at an easily visible location at or near the front of the site; (d) the building contributes to an attractive streetscape character; and (e) the location of utility services and drainage paths are taken into account.	A4.1 The building is set back not less than: (a) 10 metres from an Arterial Road; (b) 6 metres from any other road which is the principal site frontage; and (c) 3 metres from any other road frontage.		
P5. Premises used for industrial purposes are sited in relation to side and rear boundaries such that: (a) allowance is made for efficient use of the site; (b) the location of utility services and drainage paths are taken into account; and (c) existing or likely future use of adjoining land is not significantly adversely affected.	A5.1 The building is set back not less than 10m to any boundary adjoining land used or intended for use for residential, rural residential or other noise sensitive purposes; or otherwise.		
P6. The front of the any new premises is designed and oriented to address the street.	A6.1 Except in the case of rural service industries, the main entry to the building is at the front of the building, or otherwise easily identifiable from the street, and is directly accessible from the car parking area and on/or street. A6.2 The office space of each building is sited and orientated towards the principal road frontage of the site.		
P7. Except in the case of rural service industries, where the site is not being fully developed at one time, the layout allows for later development to be carried out in an orderly and efficient manner.	A7.1 No probable solution is provided.		
P8. Buildings are designed and finished to have a high quality appearance when viewed from the street or residential areas or public open space	A8.1 Buildings are constructed using materials, colours and architectural details of a high standard, and in accordance with the following:		

Specific Outcome	Probable Solutions
areas (e.g. parks).	<p>(a) Materials - brick, masonry, glass, Colorbond;</p> <p>(b) Colours - "earth tones", greens, blues, greys;</p> <p>A8.2 Except in the case of rural service industries, blank walls adjoining existing or likely future residential areas or other sensitive uses (eg. parks, schools, child care centres) are screened or articulated by:</p> <p>(a) landscaping;</p> <p>(b) building elements (articulation);</p> <p>(c) use of different colours, materials and/or textures to provide visual interest.</p>
P9 Buildings used for industrial purposes are designed to be set into the landscape/streetscape without becoming visually dominant.	<p>A91 A building used for industrial purposes:</p> <p>(a) occupies not more than 70% of the area of the site;</p> <p>(b) has a gross floor area not greater than the area of the site; and</p> <p>(c) has a height of not more than 11 metres.</p>
P10. The impacts of noise generated on the site on occupants of neighbouring sites is minimised.	<p>A10.1 A site based management plan is prepared.</p> <p>Note: On-site noise to comply with Environmental Protection Policy (Noise) 1998.</p>
<p>P11. Emissions of odour, dust and air pollutants are minimised such that:</p> <p>(a) nuisance is not caused beyond the site boundaries,</p> <p>(b) applicable State and national legislative requirements are satisfied, and</p> <p>(c) air quality conducive to the life, health and well-being of people is maintained.</p>	<p>A11.1 A site based management plan is prepared.</p> <p>Note: On-site air emission standards to comply with Environmental Protection Policy (Air) 1998.</p> <p>A11.2 Odour emissions do not cause:</p> <p>(a) A nuisance (ie. in excess of 5 odour units) beyond the site boundaries in a Industry land use area, or</p> <p>(b) A noticeable smell (ie. in excess of 1 odour beyond the site boundaries otherwise.</p>
P12. Stormwater leaving the site does not contaminate surface water or ground water.	<p>A12.1 A site based management plan is prepared.</p> <p>Note: SEQ Water Quality Guidelines 2006 indicates relevant water quality standards.</p> <p>A13.2 Roofwater is piped away from areas of potential contamination.</p>
<p>P13. Vehicle access, manoeuvring and on-site car parking areas are designed, constructed and maintained to ensure:</p> <p>(a) the type and volume of traffic generated can be accommodated;</p> <p>(b) safety and convenience of site users; and</p> <p>(c) potential traffic conflicts are minimised; and</p>	<p>A13.1 No probable solution is provided.</p>

Specific Outcome	Probable Solutions
(d) vehicles are able to enter and exit the site in forward gear.	
<p>P14. Landscaping, fencing, Advertising Devices and lighting associated with the proposal is designed, constructed and maintained to:</p> <ul style="list-style-type: none"> (a) be generally consistent with the existing or intended character of the area and make a positive contribution to the streetscape appearance; (b) provide significant landscaping areas at the frontage of the site; and (c) minimise adverse visual impacts from adjoining residential or other sensitive land uses. 	<p>A14.1 No probable solution is provided.</p>
<p>P15. Outdoor storage and work areas are screened from public view to maintain an attractive streetscape appearance.</p>	<p>A15.1 Open storage and work areas and their contents are screened from view of public places (including streets) and from residential areas and other sensitive uses (including parks) by a 1.8m high solid screen fence.</p>

6.89 Intensive Animal Industries, Animal Product Processing Industries, Kennels and Catteries Code

6.90 Purpose of the Code

The purpose of the code is to ensure that kennels, catteries, intensive animal industry such as piggeries, poultry farms, feedlots, abattoirs, and animal product processing industries are established on sites where impacts can be managed such that environmental harm or impacts on ecological values are prevented or minimised having particular regard to the following:

- (1) site size and location;
- (2) topography;
- (3) potential environmental impacts; and
- (4) surrounding land use.

6.91 Specific Outcome and Probable Solutions for Code Assessable Development

Specific Outcome	Probable Solutions
<p>P1. Facilities associated with a kennel, cattery, intensive animal industries (eg piggery, poultry farm, feedlot), and industry being an abattoir or other animal product processing industry, including buildings, pens, other structures and waste disposal sites, must be located, constructed and managed such that the maximum number of animals intended to be kept or processed on the land can be accommodated such that environmental harm or impacts on ecological values are prevented or minimised.</p>	<p>A1.1 Premises are developed on a site having an area of not less than:</p> <ol style="list-style-type: none"> (a) 4 hectares for a cattery or kennel; (b) 16 ha for a piggery, feedlot or abattoir, or (c) 40 ha for a poultry farm or animal processing plant. <p>A1.2 For kennels, the ratio of dogs per site is not greater than 10 per hectare.</p> <p>A1.3 For catteries, not more than 100 cats are kept on the site at any one time.</p> <p>A1.4 Pigs or poultry are kept on a part of a site that is not closer than 1000m to another piggery or poultry farm respectively.</p> <p>A1.5 Facilities comply with the separation distances in table 6.91.1.</p> <p>A1.6 Where live animals are kept on the site fencing is provided and maintained to prevent the escape of animals. Fencing of kennels and catteries is a minimum of 1.8m high and designed to prevent escape of animals by climbing, jumping or digging.</p>

**Table 6.91.1
Separation Distances**

Separation from:	Abattoir or Piggery	Cattery	Kennels	Poultry Farm or Processing Plant
Road frontage	200 m	100m	200 m	200 birds or less – 40m 201 to 1,000 birds – 100m >1,000 birds – 200m
Natural Watercourses	200 m	50 m	50 m	200 birds or less – 200m 201 to 1,000 birds – 1000m >1,000 birds – 2000m
Side or rear boundary	200 m	50 m	100 m	200 birds or less – 40m 201 to 1,000 birds – 100m >1,000 birds – 200m
Any dwelling on surrounding land	200 m	100 m	150 m	200 birds or less – 150m 201 to 1,000 birds – 200m >1,000 birds – 500m

Specific Outcome	Probable Solutions						
P2. Facilities are developed on a site which: <ul style="list-style-type: none"> (a) comprises undulating or flat terrain, (b) is sufficiently elevated to facilitate ventilation and drainage, (c) has adequate vehicle access, (d) is not subject to flooding, and (e) is supplied with a reliable, good quality water supply. 	A2.1 Facilities are developed on a site which: <ul style="list-style-type: none"> (a) has land with slopes less than 10%; (b) is not on land subject to flooding at a frequency of greater than 1 in 50 years; (c) is otherwise not low-lying; (d) has sealed road access ; (e) is provided with a reliable water supply and has a capacity to store a minimum of 2 days' supply; and (f) is connected to an electricity supply. 						
P3. Facilities associated with a kennel, cattery, intensive animal industries (eg piggery, poultry farm, feedlot), and industry being an abattoir or other animal product processing industry do not adversely impact on land zoned for residential purposes (including rural residential) or community purposes, as a result of : <ul style="list-style-type: none"> (a) noise; (b) odour; (c) visual impact; or (d) heavy vehicle traffic impacts. 	A3.1 Premises developed as a feedlot are located on a site which is not less than 5000 metres from: <ul style="list-style-type: none"> (a) any land zoned Urban Residential, Village, or Rural Residential; (b) any cluster of six (6) or more houses within a radius of 300 metres of each other; and (c) any public facility where people gather, such as schools; A3.2 Premises developed as an animal product processing industry are situated on land not closer than 2000m to any Urban Residential, Rural Residential or Village zoned land: A3.3 Premises developed as an intensive animal industry are situated on land not closer than the following distances to any Urban Residential, Rural Residential or Village zoned land: <table border="1" data-bbox="798 1825 1401 2022"> <tr> <td>200 or less pigs</td><td>5 m per pig, min. 400m</td></tr> <tr> <td>201-1,000 pigs</td><td>1,000m</td></tr> <tr> <td>More than 1,000 pigs</td><td>1m per pig, max. 5,000 m</td></tr> </table>	200 or less pigs	5 m per pig, min. 400m	201-1,000 pigs	1,000m	More than 1,000 pigs	1m per pig, max. 5,000 m
200 or less pigs	5 m per pig, min. 400m						
201-1,000 pigs	1,000m						
More than 1,000 pigs	1m per pig, max. 5,000 m						

Specific Outcome	Probable Solutions
<p>P4. On-site waste disposal ensures:</p> <ul style="list-style-type: none"> (a) contaminants are not released off-site¹³; (b) adverse impacts on the quality of any surface water or ground water resource are minimised; and (c) compliance with any relevant Government or industry guidelines, codes and standards that apply to the specific use or on-site waste disposal. 	<p>A4.1 Kennels and catteries are constructed with impervious reinforced concrete floors, gravity drained via a deep spoon drain to a pollution trap.</p> <p>A4.2 Wastewater is captured and treated in a system of ponds, or physically removed from the site and is not released to land, water vegetation buffers or waters unless compliant with relevant guidelines;</p> <p>A4.3 Treated wastewater is used for irrigation only when pathogens and toxins have been removed;</p> <p>A4.4 Subsurface trenches are located at least 100m from any waterway.</p> <p>Note: Government, industry Guidelines, codes and standards apply to specific uses or on-site waste disposal¹⁴</p> <p>Note: A site based management plan would demonstrate potential impacts and contingency plans for environmental incidents.</p>
<p>P5. Where the site is proposed to be use as a kennel and/or cattery, the site is used in a manner which minimises noise generation.</p>	<p>A5.1 Exterior walls of kennels and catteries are constructed of sound absorbent material, being clay, concrete masonry or solid concrete.</p> <p>Note: The use should comply with the State's Environmental Protection (Noise) Policy provisions.)</p>

Matters Relevant to the Assessment of Alternative Measures

The likely impact on the environment with regard to:

- (a) the existing environmental values, amenity and character of the locality and adjoining land;
- (b) the type and intensity of proposed use;
- (c) effectiveness and sustainability of waste disposal methods;
- (d) local topography;
- (e) assimilative capacity and soil conditions;
- (f) prevailing winds, and
- (g) any other relevant matter.

¹³ SEQ Water Quality Guidelines 2006 indicate relevant water quality standards.

¹⁴ All applications for feedlots and piggeries are assessed against the criteria as outlined in the Reference Manual for the Establishment and Operation of Beef Cattle Feedlots in Queensland, and the Environmental Code of Practice for Queensland Piggeries with particular reference to the Separation Guidelines for piggeries.

Division 7 - DEVELOPMENT AND LAND USE CODES FOR OTHER PURPOSES

The Codes for other purposes contained in the planning scheme are:

- (1) Bed and Breakfast Accommodation Code
- (2) Eco Tourist Facilities Code
- (3) Roadside Stall Code, and
- (4) Telecommunications Code.

6.92 Bed and Breakfast Accommodation Code

6.93 Purpose of the Code

The purpose of the code is to:

1. facilitate the development of low-key, properly managed and affordable short-stay accommodation such as bed and breakfasts and farm stay facilities, at suitable locations throughout the Shire;
2. to ensure that this form of accommodation is non-intrusive with minimal impact on neighbourhood and rural amenity and character.

6.94 Probable Solutions for Self Assessable Development

The probable solutions are the self assessable criteria for self assessable development.

6.95 Specific Outcome and Probable Solutions for Code Assessable Development

Specific Outcome	Probable Solutions
P1. The Bed and Breakfast Accommodation does not compromise the amenity or character of the locality or the continuation of rural activities in the locality.	A1.1 No clear line of sight exists from guest common areas to neighbours' living areas. A1.2 Any new buildings or structures associated with the provision of services to visitors will be no closer than 50m to any boundary; A1.3 The architectural style and materials used in any new buildings or structures match other structures in the locality and have neutral or other subdued colours and finishes, so as to be visually unobtrusive; A1.4 Any new buildings or structures have a height and total floor area which is subordinate to the existing house, and subordinate to the rural landscape setting; and A1.5 Noise levels generated by the establishment shall not exceed 5dBA above ambient background level in any portion of an adjacent property.

Specific Outcome		Probable Solutions	
P2.	Accommodation is provided for short-term stay only.	A2.1	Visitors are accommodated for a maximum of 14 nights.
P3.	Development is located where there is convenient access and minimal environmental impact.	A3.1	The site is within 5km of an arterial or sub-arterial road with safe and convenient all weather access to such a road.

6.96 Tourism Facility Code

6.97 Purpose of the Code

The purpose of the code is to ensure that eco tourism and nature based tourism activities located on a site with identified natural values are undertaken on an environmentally sustainable basis, by ensuring that development:

1. is visually and physically integrated into the natural landform so that buildings and/or facilities do not dominate the natural environment; and
2. does not compromise the ecological, cultural or aesthetic significance and values of a site, and support and promote the conservation of the local ecosystems.

6.98 Specific Outcome and Probable Solutions for Code Assessable Development

Specific Outcome	Probable Solutions
P1. Where an eco tourism facility is proposed on a site with identified natural values, the natural and cultural values of land subject to or associated with the development are protected and incorporated into the development.	A1.1 The ecological values and biodiversity values of the site are maintain. A1.2 The proposal is accredited with a reputable national eco tourism association.
P2. All buildings and structures proposed as part of the eco tourism facility are designed and sited to: (a) complement the natural landscapes and topographical features of the surrounding area; and (b) minimise visual impact from within and outside the site.	A2.1 All buildings and structures are located on areas of the site where they do not obstruct important views, interfere with natural water systems, or fragment visually significant stands of vegetation. A2.2 All buildings and associated structures are set back from the principal road frontage a minimum of 10 metres and from any other boundary by 6 metres; A2.3 Ancillary buildings and structures for the eco-tourism facility are kept to a minimum, with no formal leisure or sporting facilities.

6.99 Telecommunications Facility Code

6.100 Purpose of the Code

The purpose of the code is to ensure that the installation of telecommunications facilities:

1. co-locate facilities where appropriate and practical;
2. ensure that impact measures are applied wherever possible to protect community values, especially environmental and visual amenity;
3. ensure public health and safety is maintained;
4. encourage innovative design solutions for the installation of telecommunications facilities that are conducive to the character or identified future character of an area; and
5. encourage the adoption of 'best practice' by carriers in terms of environmental management and work practices to accord with good engineering and environmental standards.

6.101 Specific Outcome and Probable Solutions for Code Assessable Development

Specific Outcome	Probable Solutions
<p>P1. Telecommunications facilities are located and designed to ensure visual compatibility with the streetscape, viewsheds, and character of the locality, having regard to:</p> <ol style="list-style-type: none"> (a) the height, style, design, and siting of the proposed building or structure in relation to buildings structures and vegetation on the site and on adjoining land; (b) the existing or preferred character of the surrounding area; and the existing and likely future nature, use and proximity of nearby land; (c) local viewsheds; (d) the location of existing or approved telecommunications facilities in that locality and opportunities for co-location with other telecommunications facilities; (e) opportunities for development on or within public utility structures or other existing structures; (f) the number, type and height of any antennas; (g) the topography of the site and adjoining land; and (h) the availability of feasible and prudent alternatives. 	<p>A1.1 Telecommunications facilities are:</p> <ol style="list-style-type: none"> (a) underground; or (b) located in accordance with a network plan which has been agreed to by Council and the carrier; or (c) co-located facilities; or (d) visually integrated with existing structures such as Advertising Devices, lighting or the façade, fascia or roof structure of buildings; or (e) below the level of the predominant tree canopy or surrounding premises visually integrated with vegetation on the site; or (f) camouflaged through the use of colours and materials which blend the facility within existing buildings, structures, vegetation or backdrops, and which reduce glare and reflectivity. <p>A1.2 All buildings and structures are set back from road frontages the minimum distance provided for in the relevant zone, or where no setback is specified, within 20% of the average setback of the adjoining buildings in the street.</p> <p>A1.3 Telecommunications facilities are not located in a visually prominent area, an area used or intended for use for residential, public recreation, educational or other sensitive purposes.</p>

Specific Outcome	Probable Solutions
<p>P2. A telecommunications facility does not adversely impact upon public health or safety.</p>	<p>A2.1 No probable solution is provided.</p> <p>Note: A written statement prepared and submitted by a suitably qualified person should demonstrate impacts. Such a statement should include:-</p> <ul style="list-style-type: none"> (a) detail of site specific estimations, addressing the emission levels of Electromagnetic Radiation from proposed equipment and where facilities are to be co-located, the combined emission levels of all facilities, and (b) certification of compliance with the relevant Regulatory/Australian Standard/s (c) A statement must have particular regard to: (d) the nature, use and proximity of adjoining premises; and (e) adjacent residential premises; and (f) sensitive interface areas including areas used or intended to be used for public recreation, educational or community purposes <p>A2.2 Warning information signs and security fencing are provided on-site to prevent unauthorised entry.</p> <p>Note: Such signage to complies with Workplace Health and Safety requirements.</p>
<p>P3. The proposed telecommunications facility prevents or minimises the generation of any noise so that it does not create a nuisance to adjoining premises or other nearby noise sensitive areas.</p> <p>Note: Development will be required to comply with noise general levels set by the Environmental Protection (Noise) Policy 1998.</p>	<p>A3.1 No specific probable solution is provided.</p>

6.102 Roadside Stall Code

6.103 Purpose of the Code

The purpose of the code is to ensure that Roadside Stall do not:

1. create a traffic or pedestrian hazard;
2. detract from the visual amenity or character of a locality; or
3. compete with local shops.

6.104 Specific Outcome and Probable Solutions for Code Assessable Development

Specific Outcome	Probable Solutions
<p>P1. The safe and efficient movement of pedestrians, cyclists and vehicles is not adversely affected by the proposed roadside stall, having regard to:</p> <ul style="list-style-type: none">(a) the amount and type of vehicle traffic on adjacent roads;(b) the characteristics of the road frontage and the construction standards of the road itself; and(c) any impacts on driver visibility.	<p>A1.1 No probable solution is provided.</p>
<p>P2. The proposed roadside stall use is consistent with the character of the area and will not detract from important views or vistas, having regard to:</p> <ul style="list-style-type: none">(a) setbacks to neighbouring properties;(b) existing vegetation; and(c) any heritage premises.	<p>A2.1 No probable solution is provided.</p>
<p>P3. The use is ancillary to an existing rural activity located on the site or an adjacent site and does not contribute to the appearance of continuous commercial uses in the location.</p>	<p>A3.1 The roadside stall is not greater than 50m² in area.</p> <p>A3.3 The roadside stall is not located more than 500m from an existing or approved shop or land in the Commercial zone.</p>
<p>P4. Where located adjacent to a State-controlled road, the road stall does not compromise the efficiency of that road.</p> <p>Note: The proposal must comply with the Department of Main Roads 'Roadside Vending' Policy and the associated 'Roadside Vending Technical Assessment Guide'.</p>	<p>A4.1 No probable solution is provided.</p>

Division 8 – RECONFIGURING A LOT CODE

6.105 Purpose of the Code

The purpose of the code is to ensure:

- (1) reconfiguration in the Shire contributes to the efficient use of land and infrastructure;
- (2) protects the natural environment and landscape values and economic resources;
- (3) contributes to good urban design outcomes in the Shire's towns and villages, consistent with the intended character of the particular locality,
- (4) promotes the development of strong local communities by providing:
 - (i) access to open space and other community facilities;
 - (ii) a choice of affordable housing types,
 - (iii) walking, cycling and public transport usage;
 - (iv) protection of the safety and efficiency of the road network; and
 - (v) residential development is adequately separated or buffered from lawful but incompatible uses.

Definitions:

The following terms are used in this code.

Boundary realignment – a reconfiguration of a lot which does not result in the creation of additional lots.

Community title – reconfiguration of a lot which incorporates common property and a community title scheme prepared in accordance with the Body Corporate and Community Management Act 1997.

Easement for access – reconfiguration of a lot to create an easement giving access to a lot from a road.

6.106 Probable Solutions for Self Assessable Development

The probable solutions are the self Assessable criteria for self Assessable development.

6.107 Specific Outcome and Probable Solutions for Code Assessable Development

(A) For all Development – Land in all zones

Specific Outcome	Probable Solutions
Lot Layout and Design	
<i>Flood Immunity</i> P1. An acceptable level of flood immunity is provided for new residential lots.	A1.1 Within the Gatton town area, the habitable floor level is RL 102 AHD plus 300mm. A1.2 Within the Helidon town area, the habitable floor level is RL 135 AHD plus 300mm. A1.3 Within the Withcott town area, the habitable floor level is RL235m AHD plus 300mm. A1.4 Within the Murphys Creek village area, the habitable floor level is RL250m AHD plus 300mm. A1.5 Within the Grantham village area, a level not less

Specific Outcome	Probable Solutions																					
	<p>that the level of the closest land listed in the table below, plus 300mm.</p> <table><tr><th>RPD</th><th>Address</th><th>AHD (m)</th></tr><tr><td>Lot 1 RP150034</td><td>50 Anzac Avenue</td><td>116.16</td></tr><tr><td>Lot 1 RP92488</td><td>Gatton- Helidon Road</td><td>116.221</td></tr><tr><td>Lot 3 RP108240</td><td>9 Anzac Avenue</td><td>117.324</td></tr><tr><td>Lot 7 RP25735</td><td>3 Harris Street</td><td>117.995</td></tr><tr><td>Lot 8 RP25736</td><td>8 Harris Street</td><td>117.843</td></tr><tr><td>Lot s 15-16 RP25732</td><td>35 Harris Street</td><td>118.4</td></tr></table> <p>A1.6 Otherwise, no probable solution is provided.</p>	RPD	Address	AHD (m)	Lot 1 RP150034	50 Anzac Avenue	116.16	Lot 1 RP92488	Gatton- Helidon Road	116.221	Lot 3 RP108240	9 Anzac Avenue	117.324	Lot 7 RP25735	3 Harris Street	117.995	Lot 8 RP25736	8 Harris Street	117.843	Lot s 15-16 RP25732	35 Harris Street	118.4
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<p><i>Lot size and layout</i></p> <p>P2. The size and layout of proposed new lots is sufficient to ensure uses subsequently established on those lots can accommodate buildings, vehicle access, car parking, open space, waste disposal facilities and landscaping, in accordance with community expectations.</p>	<p>A2.1 New lots have minimum size and dimension prescribed by Table 6.107.4 – ‘Minimum Lot Sizes and Dimensions’, or</p> <p>A2.2 New lots have a smaller area than indicated in Table 6.1207.5 where the reconfiguration will result in:</p> <p>(a) the same or a lesser number of lots; and</p> <p>(b) an improvement to the utility or accessibility of the lots.</p> <p>A2.3 Where a new lot is proposed to be located at the head of a cul-de-sac, or at the change of alignment of a road, the minimum frontage is measured in a straight line between points located on the side boundaries, situated 6m from the road frontage.</p> <p>A2.4 Where the new lot is a rear or battle axe lot, the area and the width of the lot do not include the narrow part of the land used for access.</p>																					
<p>P3 New lots respond appropriately to the physical characteristics of the land and, and minimise risk to life and property as a result of any potential natural hazards. Relevant considerations include</p> <p>(i). slope;</p> <p>(ii). flooding;</p> <p>(iii). bushfire risk;</p> <p>(iv). agricultural suitability; and</p> <p>(v). areas of ecological or scenic value.</p>	<p>A3.1 No probable solution is provided.</p>																					
<p><i>Multiple Lots</i></p> <p>P4 Where the proposed reconfiguration involves 10 or more new lots, an overall site analysis and concept plan is prepared and submitted showing how the lots:</p> <p>(a) provide for the creation of a new neighbourhood and/or streetscape with good amenity and identity;</p>	<p>A41 No probable solution is provided.</p>																					

Specific Outcome	Probable Solutions
<ul style="list-style-type: none"> (b) impact on nearby lots; (c) connect to existing infrastructure; (d) balance development with conservation of natural features such as vegetation, views, and ridge lines; (e) facilitate the siting of buildings to take advantage of aspect, microclimate, and casual surveillance of public spaces; 	
<ul style="list-style-type: none"> (f) ensure buffers to potentially incompatible land uses, (g) provide for safe and efficient access both within the site and to and from main connecting roads; (h) connect to open space and pedestrian and cycling networks; and (i) connect to public transport. <p>Note: Planning Scheme Policy 25 – ‘Subdivision Plans’ will assist with preparation of the site analysis and concept plan.</p>	
<p><i>Small Lots</i></p> <p>P5. Any new lot which is proposed to be less than 600m² and could be used as the site for a small lot house is able to accommodate all facilities normally provided in a dwelling house, without impact on neighbours.</p> <p>Note: The design of small lots should take into account the Queensland Residential Design Guidelines in relation to “Integrated Development”.</p>	<p>A5.1 No specific Probable Solutions are prescribed.</p>
<p><i>Existing Buildings</i></p> <p>P6. Any new lot which is proposed to contain an existing building is designed to ensure the building is set back from boundaries.</p>	<p>A6.1 No existing building:</p> <ul style="list-style-type: none"> (a) straddles a boundary between new lots; or (b) is located closer to any boundary than <ul style="list-style-type: none"> (i) 6m to the front rear boundaries; and (ii) 3m to side boundaries; or <p>A6.2 An existing building is set back from the boundaries of a proposed new block in accordance with other zone or codes in this planning scheme.</p>
<p><i>Boundary Realignment</i></p> <p>P7. Boundaries of lots are realigned to improve the existing conditions of the land.</p>	<p>A7.1 Two or more lots are amalgamated, or</p> <p>A7.2 Two or more lots are resubdivided, and.</p> <p>A7.3 The utility of the existing lots is improved.</p>

Specific Outcome	Probable Solutions
Movement Network	
P8. New streets or roads are designed and constructed to: <ul style="list-style-type: none"> (a) function safely and efficiently; (b) have the capacity to accommodate projected traffic movements; (c) exhibit a high degree of connectivity within the local network; and (d) perform an appropriate role within a road network consisting of the following types of road: 	A8.1 The new road layout is designed and constructed in accordance with Table 6.107.1 below, or A8.2 The road layout complies with the provisions of "Queensland Streets - Design Guidelines for Subdivisional Streetworks".

Table 6.107.1
Design of New Streets

Road Type	Character & Function	Road Type	Maximum Number of Dwelling Units Served	Maximum Design Speed (km/hr)
Local Residential Street (Access Place and Access Street)	A minor road providing local residential access with shared traffic, pedestrian and recreation use, but with pedestrian priority, or a road providing local residential access with shared traffic, pedestrian and recreation use with local traffic priority.	Access Place	15	15
Collector Street	A road providing local residential access and local traffic movement.	Access Street	50	40
Trunk Collector	A road which carries both local and through-traffic with little or no access to abutting properties.	Collector Street	300	60
Arterial Road	A road with through-traffic priority.	Trunk Collector	1000	60/70
Industrial Road	A road which has the primary function of providing access to industrial properties.	Arterial Road	As required by the responsible authority	
Rural Road	A road which has the primary function of providing access to rural properties.	Industrial Road	N.A.	60
		Rural Road	Site specific solutions apply.	

Specific Outcome	Probable Solutions
P9. New streets or roads have sufficient reserve and pavement widths to cater for the function that the road is expected to fulfil, including: <ul style="list-style-type: none"> (a) the safe and efficient movement of all users, including pedestrians, cyclists and buses on roads which form, or are likely to form, bus routes; (b) provision for parked vehicles; and (c) the provision of public utilities and landscaping. 	A9.1 New streets or roads are designed to ensure reserve and pavement widths which comply with the Table 6.107.2. A9.2 Road width complies with the provisions of "Queensland Streets – Design Guidelines for Subdivisional Streetworks".

Table6.107.2
Design of New Streets

Road Type	Reserve Width		Minimum Pavement Width
	Min.	Average	
Access Place (where in a Rural Residential Zone)	10 m	16 m	6.0 m
Access Street (where not in a Rural Residential zone)	16 m	20 m	7.5 m
Collector Street (where not in a Rural Residential zone)	16 m	20 m	9.0 m
Access Place, Access Street or Collector Road where in a Rural Residential zone	20 m	20 m	7.0 m
Trunk Collector	20 m	20 m	12.0 m
Arterial Road	As required by the responsible authority		
Industrial Road	20 m	20 m	12.0 m
Rural Road	20 m	20 m	7.0 m

Specific Outcome	Probable Solutions		
P10. The road layout is designed and constructed so that: (a) intersections are spaced to enable convenient, efficient and safe movements; and (b) intersections with existing roads are capable of handling anticipated traffic volumes.	A10.1 Intersections are spaced as follows:		
	Road Type	Minimum Intersection Spacing	
		On Same Side of Through Road	On Opposite Side of Through Road
	Access Street	60 m	40 m
	Collector Street	60 m	40 m
	Trunk Collector	100 m	60 m
	Arterial Road	As required by the responsible authority	
Other Roads	Site specific conditions apply		
P11. Where on land in proximity to the Warrego Highway, the layout of roads and new lots ensures the protection of the safety and efficiency of the highway, including: (a) minimum use of the highway by local traffic through the development and integration of efficient internal road networks; and (b) nationalisation and improvement of existing connections to the highway.	A11.1 No direct property access to the highway is proposed.		

Specific Outcome	Probable Solutions																				
<p>P12. Road pavement surfaces are of a quality and durability suitable to:</p> <ul style="list-style-type: none"> (a) the intended traffic volumes and loads; (b) the provision of all-weather access; (c) the discharge of rainfall; (d) the safe passage of vehicles, bicycle and pedestrians; and (e) the maintenance of a reasonable, comfortable riding quality. 	<p>A12.1 Road construction is in accordance with the following:</p> <ul style="list-style-type: none"> (a) for residential and rural residential streets: <ul style="list-style-type: none"> (i). flexible pavement construction based on the ARRB residential street pavement design method using equivalent standard axle loadings based on an average traffic generation rate of 10 veh/d per allotment and a 20 year design life (ARRB, 1989); or (ii). concrete pavement based on the CCA design table; or (iii). interlocking block pavement based on the ARRB interlocking block pavement design method; (b) for rural roads, construction to standards given in Council guidelines and/or "Rural Road Design" (Austroads 1989); and (c) for other roads, construction to standards given in Council guidelines and/or Main Roads Standard Specifications, 1999. (d) The maximum grade for a new road is 12.5%. 																				
<p>P13. The pavement edge treatment is constructed to:</p> <ul style="list-style-type: none"> (a) prevent edge fretting; (b) perform required drainage functions; (c) provide the appropriate level of control for vehicle movement; (d) allow ready access to abutting properties at suitable locations; and (e) contribute to the desired streetscape character of the locality. 	<p>A131 Kerb types provided are as follows:</p> <table border="1"> <thead> <tr> <th>Street Type</th><th>Kerbing</th></tr> </thead> <tbody> <tr> <td>Local Residential Street</td><td>Drive over</td></tr> <tr> <td>Collector Street</td><td>Drive over</td></tr> <tr> <td>Trunk Collector</td><td>Layback or Upright</td></tr> <tr> <td>Arterial Road</td><td>As required by the Department of Main Roads</td></tr> <tr> <td>Industrial Road</td><td>Layback or Upright</td></tr> <tr> <td>Rural Residential Road</td><td>Layback or Upright</td></tr> <tr> <td>- providing access to allotments generally less than 8000 m² in area</td><td></td></tr> <tr> <td>- otherwise</td><td>Formed Shoulder</td></tr> <tr> <td>Rural Road</td><td>Formed Shoulder</td></tr> </tbody> </table> <p>A13.2 Kerb and channel profiles comply with Australian Standard AS 2876-1987, and</p> <p>A13.3 Pavement edge material is concrete (for other than rural or rural residential roads where a formed shoulder verge is provided).</p>	Street Type	Kerbing	Local Residential Street	Drive over	Collector Street	Drive over	Trunk Collector	Layback or Upright	Arterial Road	As required by the Department of Main Roads	Industrial Road	Layback or Upright	Rural Residential Road	Layback or Upright	- providing access to allotments generally less than 8000 m ² in area		- otherwise	Formed Shoulder	Rural Road	Formed Shoulder
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- otherwise	Formed Shoulder																				
Rural Road	Formed Shoulder																				

Specific Outcome	Probable Solutions
P14. Roads and intersections are constructed in accordance with geometric designs which provide for safe operations in keeping with the intended function and anticipated traffic levels of the road.	A14.1 Road construction is in accordance with the following: <ul style="list-style-type: none"> (a) for rural roads, construction to design standards given in Council guidelines, approved specifications and/or "<i>Rural Road Design</i>" (Austroads 1989); and (b) for other roads, construction to design standards given in Council guidelines and/or approved specifications. (c) Department of Main Roads current standard specifications.
P15 Roads are constructed with footpath formations appropriate to intended: <ul style="list-style-type: none"> (a) pedestrian and/or cyclist use; (b) drainage functions; and (c) topography. 	A15.1 Footpaths formed in accordance with the <i>Austroads Guide to Traffic Engineering Practice: Part 13 and 14</i> and Table 6.107.3 Pedestrian and Cycle Requirements.:

Table 6.107.3
Pedestrian and Cycle Requirements

Street Type	Paved Footpath Requirement	Cyclepath Requirement
Pedestrian pathway	1.5m wide	No
Access Place	No	No
Access Street	1.5m wide (one side)	No
Collector Street	1.2 m wide (one side)	No but carriageway cycle lane if required
Trunk Collector		
- in Town Centre	Full width	No
- otherwise	1.2 m wide (both sides)	If required, 2.0 m wide as a cyclepath or as a cycle lane on the road pavement
Arterial Road	As required by the Department of Main Roads	
Industrial Road	No	No
Rural Residential Road	No	No
Rural Road	No	No

Specific Outcome	Probable Solutions
Drainage, Water and Wastewater	
P16. Development must include water sensitive urban design measures to integrate water supply, wastewater and stormwater and thus ensure protection of the water cycle by minimising wastewater production; minimising impacts on the water cycle, protecting waterway health by improving stormwater quality and reducing site run-off incorporating water reuse infrastructure to maximise recycling opportunities; and Use of alternative water sources.	A16.1 No probable solution is provided.

Specific Outcome	Probable Solutions
<p>Note: An integrated Water Management Plan identifies the range of strategies and actions proposed to integrate water supply, wastewater and stormwater and thus ensure protection of affected waterways and catchment areas. A plan also identifies water sensitive urban design measures.</p>	
<p>P17. Stormwater runoff resulting from new lots is contained and controlled so that it does not adversely affect either the upstream or downstream built or natural environment.</p>	<p>A17.1 Road and stormwater drainage associated with new lots design complies with the 'Soil Erosion and Sediment Control' Guidelines for Queensland and the Queensland Urban Drainage Manual.</p>
<p>P18. Stormwater quality management systems associated with new lots ensure that disturbance to natural stream systems is minimised and stormwater discharge to surface and underground receiving waters does not degrade the quality of the receiving water.</p>	<p>A18.1 Road and stormwater drainage associated with new lots design complies with the 'Soil Erosion and Sediment Control' Guidelines for Queensland and the Queensland Urban Drainage Manual 1992.</p>
<p>P19. Water supply and waste water treatment and disposal systems on new lots are designed to:</p> <ul style="list-style-type: none"> (a) meet the needs of users; (b) ensure health, safety and convenience of the community; (c) be cost-effective over their life cycle; (d) minimise adverse impacts to the environment in the short and long term; and (e) contain waste water within the lot on which it originates.. <p>Note: Planning Scheme Policy No. 5 – 'Drainage and Waste Water' is applicable to this criterion.</p>	<p>A19.1 Connection to Council's reticulated water supply and sewerage systems is provided; or</p> <p>A19.2 Where Council's reticulated water supply service is not available, an adequate water supply is provided by way of an approved constant low flow water supply system (rainwater, bore water or both) having a minimum storage capacity of 22500 litres.</p> <p>Note: A report by a suitably qualified engineer may be required to demonstrate compliance with this acceptable measure.)</p> <p>A19.3 New lots are connected to Council's reticulated sewerage system where it services the locality;</p> <p>A19.4 Where connection to Council's reticulated sewerage service is not available:</p> <ul style="list-style-type: none"> (a) the minimum size of a lot is 3,000m² or the minimum size lot for a specific zone, whichever is the greater; and (b) each lot is connected to an approved common effluent drainage scheme, and where that is not available; <ul style="list-style-type: none"> (i) each lot disposes waste on-site for the specified use; and (ii) the proposed on-site effluent disposal system is located on the allotment in accordance with the <i>Standard Sewerage Law 2001</i> and AS1547-2000; and (iii) the proposed on-site effluent disposal system is located on land which:

Specific Outcome	Probable Solutions
	<ul style="list-style-type: none"> I. has slopes less than 10% OR the land is terraced to receive the full disposal area; II. is situated above the Q10 flood level; III. is above the 5 metre AHD; IV. contains soils with permeability greater than 0.05m / day and less than 3.5m / day; V. contains soils which do not include mainly sand, gravel or fractured rock; VI. is more than 0.6metres of the seasonally high water table; VII. is more than 1.0 metre above bedrock; <ul style="list-style-type: none"> (c) each lot contains an area capable of supporting a land application area sized in accordance with the '<i>Interim Code of Practice for On-site Sewerage Facilities</i>'¹⁵; (d) an area of up to 100% of the design area is available on each lot and reserved for waste disposal application; and (e) the effluent irrigation area is a minimum of 50 metres from features such as gullies, waterways and wetlands.
Electricity and Telecommunications	
P20. Electricity and telephone services are connected to each new lot in a timely, cost-effective, and efficient manner.	A20.1 All new lots are connected to an electricity supply and telephone service at the time of registration of title.

(B) Additional provisions for reconfiguration of a lot in the Emerging Communities zone

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

Specific Outcome	Probable Solutions
Neighbourhood Design	
P21. New lots in the Emerging Communities zone do not prejudice the long term planning of the zone.	A21.1 No specific Probable Solutions prescribed.

Specific Outcome	Probable Solutions
<p>P22. New lots in the Emerging Communities zone are designed taking into consideration:</p> <ul style="list-style-type: none"> (a) potential environmental impacts (particularly on remnant vegetation and ground water quality); (b) the preferred pattern of use of the general area; and (c) the sequence of development in relation to the optimum provision of infrastructure; 	<p>A22.1 No probable solution is provided.</p>
<p>P23. For land in the zone in Withcott, new lots are also designed to consider:</p> <ul style="list-style-type: none"> (a) the impacts on good quality agricultural land and the need for buffers to that land; (b) whether the land has access to a reticulated water supply; (c) whether the land has access to a sealed road network separate to the Warrego Highway; (d) the relationship of the land to the Highway the need for buffering of any such development to it and the potential impact on the rural visual character experienced in travelling it. 	<p>A23.1 No probable solution is provided.</p>

(C) Additional provisions for reconfiguration of a lot in the Rural Residential, Village, Urban Residential, Park Residential, Commercial, Industry, Open Space and Recreation and Community Facilities Zones

Specific Outcome	Probable Solutions
Neighbourhood Design	
<p>P24. The layout of new lots, streets and roads in the Rural Residential, Village, Urban Residential, Park Residential, Commercial, Industry, Open Space and Recreation or Community Facilities Zones gives the neighbourhood a strong and positive identity by:</p> <ul style="list-style-type: none"> (a) taking into account: <ul style="list-style-type: none"> (i) topography; (ii) vegetation; (iii) natural drainage; (iv) landmarks; and (v) opportunities for views and vistas; and 	<p>A24.1 No probable solution is provided.</p>

Specific Outcome	Probable Solutions
<p>(b) by creating:</p> <p>(i) legible and efficient street patterns and open space networks;</p> <p>(ii) community focal points, through the location of services and facilities and public spaces.</p>	
<p>P25. The layout of new lots, streets and roads is integrated with the surrounding existing development, by:</p> <p>(a) complementing and providing for seamless connections to existing and likely future street and open space networks; and</p> <p>(b) providing for optimum accessibility to community services and facilities.</p>	<p>A25.1 No probable solution is provided.</p>
<p>P26. Street and lot orientation facilitates:</p> <p>(a) siting of buildings to promote efficient solar access and access to breezes,</p> <p>(b) surveillance of footpaths and public open space, and</p> <p>(c) deterrence of crime and vandalism.</p>	<p>A26.1 No probable solution is provided.</p>
<p>P27. The layout facilitates choice in the form of housing likely to be provided on the new lots, without adversely impacting on the character of the immediate locality.</p>	<p>A27.1 Where a reconfiguration proposal involves 10 or more lots, lots proposed for dual occupancy, accommodation units or houses on lots less than 600m² are shown on an overall concept plan and do not exceed 35% of the total number of lots.</p>
<p>P28. The layout incorporates effective buffering from sensitive or incompatible uses or environmental or scenic values on adjoining or nearby land.</p>	<p>A28.1 The proposed internal road layout provides for dwelling units to be oriented away from the industrial land; and</p> <p>A28.2 Where the proposal is adjacent to existing industry uses, a solid screen fence or landscaped mounding having a minimum height of 2 metres is provided along the full length of any common boundary within the residential land; or</p> <p>A28.3 Where the proposal is adjacent to existing industry uses, a densely planted buffer strip is provided having a minimum width of 10 metres and an average width of 20m which can be effectively maintained.</p>
<p>P29. The layout minimises the need for earthworks, particularly on steep land and can provide safe and efficient access for vehicles.</p>	<p>A29.1 Internal driveways on new lots are not steeper than 12.5% (1 in 8).</p>
Lot Area and Dimensions	
<p>P30. In proposed new lots are consistent with the intended character of the local area, as expressed through the stated intentions for each of the zones.</p>	<p>A30.1 No probable solution is provided.</p>

Specific Outcome	Probable Solutions
<p>P31. Where reconfiguration is by community title, the development maintains the density for the zone, as expressed by either the minimum lot size or density, and new lots are capable of containing a rectangle of 20 x 20 m behind the building setback from the street or internal road.</p>	<p>A31.1 No probable solution is provided.</p>
Movement Networks	
<p>P32. The layout ensures high levels of internal accessibility and external connections for pedestrians and cyclists and local vehicles by:</p> <ul style="list-style-type: none"> (a) minimising necessary travel distances (eg. community services, commercial facilities or places of employment); (b) minimising through traffic on residential streets; (c) restraining vehicle speed on local streets; (d) creating a legible street pattern; and (e) connecting to and extending an orderly network of sealed roads in the locality. (f) minimising the use of State-controlled roads for local trips. 	<p>A32.1 No probable solution is provided.</p>
<p>P33. The layout includes a pedestrian and cyclist network that provides or contributes to convenient and safe links to schools, open space and recreational facilities, shops and other community facilities.</p>	<p>A31.1 Pedestrian and cyclist networks provide for the shortest possible connections between and within neighbourhoods and to community facilities, and are overlooked by dwelling units for most of their length, with no major breaks in surveillance.</p>
<p>P34. Public transport access is potentially available to all lots.</p>	<p>A34.1 All proposed new lots are within 500m radial distance of an existing or potential bus route or a through road designed to accommodate buses.</p>
<p>P35. In Commercial and Industrial zones, new road included in lot layouts provide for convenient access to higher order roads for heavy vehicles and commercial traffic, without introducing through traffic to residential streets.</p>	<p>A35.1 No probable solution is provided..</p>

Specific Outcome	Probable Solutions
Public Open Space Network	
<p>P36 The layout of new lots contributes to a public open space network which:</p> <ul style="list-style-type: none"> (a) contributes to the legibility and character of the neighbourhood; (b) is appropriately located, sized, shaped and/or developed to satisfy the local, district and/or metropolitan recreational needs of the community; (c) is linked to the surrounding open space system and provides for convenient pedestrian and cycle movement; (d) has a multi-functional role in providing for recreation, and stormwater management and environmental care; (e) conserves and takes advantage of significant landmarks and natural features; (f) is safe and overlooked by dwelling units as far as possible, (g) is readily and safely accessible by vehicle cycle and pedestrian networks; and (h) reasonably minimises maintenance costs. 	<p>A36.1 The provision of open space is consistent with the planned network described in Planning Scheme Policy No. 17 – ‘Public Open Space Provision’ or adjoins existing open space areas or is consistent with a resolution of Council to provide open space in the proposed location; and</p> <p>A36.2 The layout of proposed new lots adjoining or incorporating:</p> <ul style="list-style-type: none"> (a) a significant watercourse; (b) a landform of visual significance; or (c) a remnant area of significant vegetation; and <p>provides for that feature's retention in public open space, including a corridor having an average width of not less than 50m along Gatton Creek in Withcott.</p>
Drainage	
<p>P37. In addition to provisions at P14 and P15, the major drainage network has the capacity to control stormwater flows under normal, and minor system blockage conditions for a 1 in 100 year rainfall event so that:</p> <ul style="list-style-type: none"> (a) no dwelling is inundated during a 1 in 100 year flood, (b) habitable rooms have floor levels 250 mm above the estimated flood level resultant from a 1 in 100 year flood are protected, (c) floodways are restricted to areas where there is minimal risk of damage to life or property, and (d) runoff is directed to a lawful point of discharge through competently designed and constructed outlet works. 	<p>A37.1 The major drainage network complies with the design requirements of the "Queensland Urban Drainage Manual" (QUDM).</p>

Specific Outcome	Probable Solutions										
<p>P38. The minor drainage system has the capacity to control stormwater flows under normal operating conditions as follows:</p> <table border="1" data-bbox="245 380 703 616"> <thead> <tr> <th>Land Use Type</th><th>System Design Rainfall Event</th></tr> </thead> <tbody> <tr> <td>Residential</td><td>1 in 50 years</td></tr> <tr> <td>Commercial</td><td>1 in 10 years</td></tr> <tr> <td>Industrial</td><td>1 in 50 years</td></tr> <tr> <td>Open Space</td><td>1 in 100 years</td></tr> </tbody> </table> <p>and is designed to:</p> <ul style="list-style-type: none"> (a) prevent ponding for a prolonged period; (b) ensure that existing downstream systems are not adversely affected, (c) be accessible, durable, cost-effective and easily maintainable; (d) prevent accumulation of silts and blockages by debris; (e) allow the safe passage of vehicles at reduced operating speeds on streets affected by runoff; and (f) direct all drainage to the front of all lots and discharged into the street gutters, unless the topography deems it necessary to do otherwise. 	Land Use Type	System Design Rainfall Event	Residential	1 in 50 years	Commercial	1 in 10 years	Industrial	1 in 50 years	Open Space	1 in 100 years	<p>A38.1 In urban areas, the minor drainage system complying with the following:</p> <ul style="list-style-type: none"> (a) Design based on the "Queensland Urban Drainage Manual" (QUDM) and the references cited therein, (b) Calculation of discharge based on "Australian Rainfall and Runoff" (IE Aust 1987) or on locally based research, and (c) Culvert design in accordance with "Urban Road Design - Volume 2" (Queensland Transport).
Land Use Type	System Design Rainfall Event										
Residential	1 in 50 years										
Commercial	1 in 10 years										
Industrial	1 in 50 years										
Open Space	1 in 100 years										
Electricity and Telecommunications											
<p>P39. In addition to A17.1, new lots in the Urban Residential, Rural Residential and Park Residential zones have electricity and telephone services which do not detract from residential amenity.</p>	<p>A39.1 In the Urban Residential, Rural Residential, and Park Residential zones, electricity supply is underground.</p>										
Street Lighting and Signs											
<p>P40. Street lighting and street signs are provided as part of the proposed layout where multiple lots are proposed, to ensure the safety of vehicles, bicycles and pedestrians.</p>	<p>A40.1 Street lighting and street signs are provided at the following locations:</p> <ul style="list-style-type: none"> (a) intersections; (b) cul-de-sac heads; (c) bends; (d) pedestrian crossings. <p>A40.2 Street lighting is in accordance with AS1158 1997.</p> <p>A40.3 Signs are in accordance with Department of Main Roads Manual of Uniform Traffic Control Devices.</p>										

(D) Additional provisions for reconfiguration of a lot in the Rural Uplands, Rural General and Rural Agriculture zones.

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

Specific Outcome	Probable Solutions
Good Quality Agricultural Land	
<p>P41. New lots proposed to be located on or adjacent to good quality agricultural land do not impact on the ongoing operational efficiency of that agricultural land.</p>	<p>A41.1 New lots proposed to be located on or adjacent to land in the Rural Agriculture zone are separated from that agricultural land by:</p> <ul style="list-style-type: none"> (a) a buffer included in the proposed new lots of 300m that is not located on good quality agricultural land; or (b) a vegetated buffer designed by a consultant acceptable to Council and including a suitable watering system, access strips on either side which are kept clear of vegetation and other flammable materials, and be of a height density and width of at least 40m. <p>Note: See Planning Guidelines: 'Separating Agricultural and Residential Land Uses'. Department of Natural Resources August 1997.</p>
Boundary Realignment	
<p>P42. The boundaries of existing lots may be rearranged where this would:</p> <ul style="list-style-type: none"> (a) aggregate agricultural land resources and maximizes the utility of the land for rural purposes, (b) provide for better land management; (c) respond to site characteristics and potential hazards, including soil erosion and bushfire risk, flood liability; and (d) protect special features such as vegetation and habitat, creeks, important landscape features and views, and features of cultural importance; 	<p>A42.1 Boundaries of existing lots are arranged to:</p> <ul style="list-style-type: none"> (a) consist of the same number of titles or fewer titles in which good quality agricultural land is situated; (b) provide access to land locked parcels or improve the frontage of the new lots; or (c) provide improved access to each proposed lot from a bitumen sealed road; and (d) achieve the standards set out in published guidelines for separating agriculture and urban land uses, (e) allow the maximum grade of access to the lot of 12.5%; and (f) do not fragment good quality agricultural land. <p>A42.2 New lots resulting from the realignment are capable of containing a rectangle of 20 x 20 metres with slopes less than 20%.</p>
<p>P43. The size and shape of all lots resulting from the proposed realignment are appropriate for the use of the land.</p>	<p>A43.1 New lots resulting from the realignment have a minimum area of 1.0 hectare, and contain:</p> <ul style="list-style-type: none"> (a) flood free building sites; (b) slopes less than 20%; (c) effluent disposal areas; and (d) maintain a viable land size for ongoing agricultural use if on good quality agricultural land.

Table 6.107.4
Minimum Lot Sizes and Dimensions

Zone / Locality	Minimum Lot Size (m ²)	Minimum Frontage (other than at cul de sac ends) (m)	Minimum Development envelope Area (being above the Q100 level and < 15% slope)
Urban Residential – <i>in Gatton town</i>	600	18	15m x 15m
– <i>in Withcott</i>	3000	40	1,000m ² (min dimension 25 m)
– <i>in Helidon</i>	800	18	15m x 15m
Village	3,000	40	1,000m ² (min dimension 25 m)
Park Residential	3,000	40	1,000m ² (min dimension 25 m)
Rural Residential – – no town water – with town water	8,000 6,000	60 60	2,500m ² (min. dimension 40m) 2,500m ² (min. dimension 40m)
Note: The regulatory provisions of the SEQ Regional Plan apply for applications outside the Urban Footprint and Rural Living Area. In these cases the minimum lot size is 100 hectares, unless the subdivision meets an exclusion documented in Division 3			
– Existing Rural Residential Precinct	See Table 6.107.5 below		
– Homestead Precinct	8,000 where reticulated water is provided 1.2ha where reticulated water is not available		
Commercial	400	30	NA
Industry	2,000	40	NA
Open Space and Recreation	No nominated minimum	NA	NA
Community Facilities	No nominated minimum	NA	NA
Rural Uplands Rural General Rural Agriculture Emerging Communities	100 hectares	200	5,000 m ² (min dimension 50 m)

Table 6.107.5
Existing Rural Residential Precinct Sub-Areas
Minimum Areas for new lots

Sub-Area Number	Sub-Area Name	Minimum area for new lots
1.	Adare	1.5 ha
2.	Woodlands	2.0 ha
3.	Placid Hills	2.0 ha
4.	Winwill	2.0 ha
5.	Veradilla	3.0 ha
6.	Helidon	2.0 ha
7.	Helendale Drive	1.0 ha
8.	Postmans Ridge	3.5 ha
9.	Blanchview	4.0 ha
10.	Diana Crescent	1.0 ha
11.	Park Ridge Drive	0.6 ha
12.	Table Top	0.5 ha
13.	Withcott West	2.5 ha
14.	Murphys Creek	2.0 ha

PART 7 – SCHEDULES

7.1 INTRODUCTION

This Part contains the following Schedules:

- (1) Dictionary
- (2) Register of Heritage Places and Precincts
- (3) Community Infrastructure Designations
- (4) Strategic Framework Map
- (5) Zone maps
- (6) Tenthill Historic Subdivision Area Map
- (7) Existing Rural Residential Sub-Areas
- (8) Road Hierarchy Map

7.2 SCHEDULE 1 - DICTIONARY

The terms defined in this Section, which are shown in **bold print** are terms which describe land uses. The other defined terms are explanatory. Where there is any question about the definition of any use or proposed use, the definition of such use shall be as determined by Council.

"Accommodation Unit" means any premises comprising an integrated development of dwelling units and/or rooming units. The term includes all attached dwelling units (townhouses, flats, retirement villages, apartments and boarding houses, budget accommodation, rooming units and the like) and two dual occupancy units on the same site. The term does not include **"Bed and Breakfast Accommodation"**.

"The Act" means the *Integrated Planning Act 1997*;

"Advertising Device" means any device used to identify or promote any premises, business or organisation, either on the site of the associated premises, or off the site. The term includes the term sign and in particular, community signs, free-standing signs, window or hamper signs, ornamental or 3D signs, and off-premises signs.

"AEP flood" means annual exceedance probability (AEP) and is 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 peak flood discharge of 500 cubic metres per second has an AEP of 5%, it means that there is a 5% risk (i.e. probability of 0.05 or a likelihood of 1 in 20) of a peak flood discharge of 500 metre³/second or larger occurring in any one year. The AEP of a flood event gives no indication of when a flood of that size will occur next.

"Agriculture" means any premises used for the growing and harvesting of crops, pastures, flowers, fruit, vegetables and the like. The term includes horticulture, the growing and harvesting of plantation timber on private land (farm forestry) and the storage and packing of produce grown on the same site. The term does not include domestic horticulture or **"Natural Timber Harvesting"**.

"Ancillary use" refers to a use, which is associated with, but incidental and subordinate to another use;

"Animal Husbandry" means any premises used for the keeping, depasturing or stabling of any animal, bird or insect. The term includes the use of land for animal breeding establishments and holding yards. The term does not include the keeping of domestic animals or those classes of husbandry separately defined herein (being aquaculture, feedlots, piggeries, poultry farms, kennels and catteries);

"Animal Product Processing Industry" means any land or premises used for adding value to animal products, including processing animal skins, meat or other food products including pet food, and includes an abattoir.

"Annexed Unit" means the use of premises for use as a second dwelling unit for relatives of the resident of the dwelling house or carers thereof, or persons which due to age and/or physical condition are financially and/or socially dependent upon the occupier of the dwelling house. This definition does not include caretaker's residence or dual occupancy;

"Aquaculture" means any premises used or intended for use for the keeping, breeding, growing or harvesting of fish, crustaceans or fresh or saltwater animals for commercial purposes. The term does not include animal husbandry or domestic animals.

"Arts, Crafts and Antiques" means any premises used for the production, repair, restoration or the like of works of art, craft items or antiques and old wares. The term includes the display and sale of these items, or materials to make such items, as well as provision of tuition in the skills to undertake such works where display or sale or tuition occurs on the same site. The term also includes the display and sale of home made items made by others, including food products, crafts and bric-a-brac and provision of morning and afternoon tea and light meals;

"Arterial Road" means the any road as defined by the table in P3 of the Reconfiguring a Lot Code;

"Bed and Breakfast Accommodation" means any premises where the owner or host resides on the premises on a full time basis, and provides accommodation for visitors. The term includes bed and breakfasts, and accommodation provided in conjunction with the use of the premises for agriculture or animal husbandry.

"Boarding House" means a premises;

- (a) where the owners do not reside in the building and rent individual rooms or beds to four or more unrelated individuals; or
- (b) that has a gross floor area exceeding 300 m² or where more than 12 persons are accommodated.

"Budget Accommodation" is the accommodation of more than 4 unrelated people, in a dwelling unit where a common discipline is not maintained.

"Building Line" means a line designated in accordance with a permit or other statutory requirement beyond which a building shall not encroach;

"Caravan Park" means any premises used for the parking and/or siting of caravans and/or relocatable homes for the purpose of providing accommodation. The term includes the use of camping areas and cabins for short-term accommodation where such camping areas and cabins are ancillary to the caravan park use. The term also includes any manager's office and residence, any amenity buildings and recreation and entertainment facilities that cater exclusively for the occupants of the caravan park;

"Caretaker's Residence" means any premises used as a dwelling unit for a caretaker in connection with a particular purpose on the same site. This term includes a dwelling unit provided for employees required to be accommodated on the same site as the particular purpose in which they are employed;

"Catering Shop" means any premises used for any of the following purposes or any like purpose:

- (a) Cafe
- (b) Kiosk
- (c) Restaurant
- (d) Take away food shop
- (e) Tea room;

"Commercial Premises" means any premises used as a business office or for other business or commercial purposes not separately defined herein;

"Council" means the Council of the Shire of Gatton;

"Curtilage" means the area of land appurtenant to a building or other structure;

"Developer" means any purpose undertaking or proposing to undertake any aspect of development as defined by the Act (separately defined);

"Development Envelope" means a line drawn on a plan of a lot to define the limits for the siting of any buildings/structures on that lot. This term includes all other areas of disturbance such as manoeuvrability and car parking, storage, on-site wastewater treatment and associated clearing of vegetation. A development envelope can be approved by the local government as a condition of development approval or on an approved plan of subdivision.

"Domestic Animals" means any dog or cat or other animal, bird, insect or fish which is kept in or about a dwelling unit for the interest, enjoyment or protection of residents therein and where the number of animals kept is limited and unlikely to adversely affect the health or amenity of residents of surrounding properties;

"Dual Occupancy" means any premises used as two dwelling units whether or not they are attached;

"Dwelling House" means any separate premises used as a single detached dwelling unit, if there is one dwelling located on its own lot over 600 m² in area. The term includes:

- (a) ancillary structures; and
- (b) domestic operational works such as landscaping, pool construction and crossovers;
- (c) 'Family Day Care Centre' where the number of children being cared for does not exceed four (4);
- (d) accommodation of 4 or less unrelated persons as part of the common household;
- (e) 4 or less unrelated persons, including carers, maintaining a common household;
- (f) keeping domestic animals.

The term does not include a caretaker's residence, caravan or relocatable home, a dwelling unit comprising part of a accommodation unit building, budget accommodation, a dual occupancy, or small lot house;

"Dwelling Unit" means habitable rooms and other spaces used or intended for use as a self-contained unit to accommodate one household and may include a dormitory or nursing unit;

"Earthworks" means the deposition (filling) or removal (excavation) of more than 100 m³ of any solid material on or from land, or any other work that substantially alters the existing ground level of land.

"Eco Tourism Facility" means any premises used to provide a nature-based educational and recreational experience to visitors to the site where such uses are based on the principles of environmental sustainability. The term may include accommodation; catering, active or passive recreation, conference facilities, research facilities, and provision of cultural activities;

"Educational Establishment" means any premises used for any of the following purposes, or any like purpose:

Academy	Kindergarten
Agricultural college	Lecture hall
Art gallery	Library
Child care centre	Museum
College	Pre-school
Convent	School
Cultural centre	Sheltered workshop
Institute of advanced education	Technical college
Institute of technology	University

The term includes ancillary residential accommodation and on the same site;

"Extractive Industry" means any premises used for the winning or treatment on the land or on adjacent land, of gravel, rock, sand, soil, stone, or other similar materials. Winning and treatment of the materials includes, ripping, blasting, dredging, storage, loading, cartage and treatment of extractive materials that may involve crushing, screening, washing, blending, grading or other treatment processes. The term includes ancillary activities such as collection and storage of water, environmental management and rehabilitation works in accordance with an approved plan. The term does not include the removal of materials authorised by the *Local Government Act 1993* or mining within the meaning of the *Mineral Resources Act*. The term does not include the removal of materials authorised by Section 1061 of the *Local Government Act 1993* or mining of minerals within the meaning of the *Mineral Resources Act 1989*.

"Farm Workers' Accommodation" means any premises, separate from the dwelling house located on a site in any rural zone, for the sole purpose of accommodation of workers who work on the same site.

"Feedlot" means any premises used for the keeping of cattle where such animals are sustained on prepared or manufactured fodder except for drought or other emergency feeding. The term includes cattle feedlots within the meaning of the *Environmental Protection Act 1998*. This term excludes the keeping of cattle enclosed for the purposes of weaning or showing. The term does not include 'Animal Product processing industry' or 'aquaculture' as separately defined;

"gfa" means Gross Floor Area;

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

"Habitable Room" means a room that is designed, constructed or adapted for the activities normally associated with domestic living, and for this purpose:-

- (a) includes a bedroom, living room, lounge room, music room, television room, kitchen, dining room, sewing room, study, playroom, sunroom, and the like; and
- (b) excludes, in addition to bathrooms, laundries, water closets, and the like, such rooms or spaces as food storage pantries, walk-in wardrobes, corridors, enclosed verandahs, hallways, lobbies, photographic darkrooms, clothes drying rooms and office spaces of a specialised nature occupied neither frequently nor for extended periods;

"Health Care Premises" means any premises used as a maternal and child welfare centre, an x-ray centre or a district clinic, or for the providing of professional services of a physiotherapist, medical practitioner, dentist, psychiatrist, or chiropractor or other health services, but does not include hospitals;

"Home Based Business" means a business conducted within the curtilage of a dwelling unit, where the person responsible for the business is a resident of that dwelling unit;

"Hotel" means any premises primarily used for the sale of liquor for the consumption on site. When provided in conjunction with the hotel, the term includes a bottle shop, dining facilities and short-term accommodation, but does not include any other shop or indoor entertainment;

"Household" means a person living alone or two or more persons who live together;

"Indoor Entertainment" means any premises used for any of the following purposes or any like purpose:

Amusement hall	Gymnasium
Bazaar	Meeting hall (including places of worship)
Billiard saloon	Music hall
Bowling centre	Premises specified in a Cabaret License issued under the Liquor Act
Cinema	School of art
Circus (indoor)	Side show (indoor)
Club (non-residential)	Skating rink (indoor)
Concert hall	Squash court
Court (covered)	Stadium (indoor)
Covered swimming pool	Theatre (indoor);
Entertainment machines (more than two)	
Exhibition	

the term includes ancillary activities such as kiosk or beverage bar but does not include an "Hotel";

"Industry" means any premises used for any of the following operations:-

- (a)
 - (i) any manufacturing process whether or not such process results in the production of a finished article; or
 - (ii) the breaking up or dismantling of any goods or any goods or any articles for trade, sale or gain, as ancillary to any business; or
 - (iii) repairing and servicing of articles including vehicles, machinery, buildings or other structures, laundering of articles but not including on-site work on buildings or other structures; or
 - (iv) any operation connected with the installation of equipment and services and the extermination of pests but not including on site work on buildings or other structures or land; or

- (v) treating waste material; or
 - (vi) the storage or sale of any solid, liquid or gaseous fuel where such storage is not for a purpose separately defined herein; or
 - (vii) any process of testing and analysis; and
- (b) when conducted on the same land as any of the above operations-
- (i) the storage of goods used in connection with or resulting from any of the above operations; or
 - (ii) the provision of amenities for persons engaged in such operations; or
 - (iii) the sale of goods, resulting from such operations; or
 - (iv) an area not exceeding 50 m² where goods resulting from the operation on site are displayed; or
 - (v) any work of administration or accounting in connection with such operations.

The term does not include extractive industry or other use defined separately in this section;

“Low Impact Industry” - means any industrial activity which is not classified as an environmentally relevant activity by the *Environmental Protection Act 1994* or which is a level 1 or 2 ERA and is devolved to Council, and which in the opinion of Council is unlikely to:

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

The term includes:

- (i) the ancillary storage of flammable or combustible liquids in accordance with the *Building (Flammable and Combustible Liquids) Regulation*, but not in quantities that would require licensing under that regulation; and
- (ii) activities commonly referred to as service trades or service industry;

“Medium Impact Industry” - means any industrial activity not being a Low Impact Industry or High Impact Industry as defined herein.

“High Impact Industry” - means any activity which is classified by the *Environmental Protection Act 1994* as a level 1 environmentally relevant activity that has not been devolved to local government, or any activity which is not classified as level 1 environmentally relevant activity but which:

- a) are likely to result in material environmental harm (as defined in the *Environmental Protection Act*), due to the materials or processes involved or the products or wastes produced;
- b) are likely to generate noise greater than $L_{abg,T} + 5\text{db(A)}$ at any boundary of the site; or
- c) require a licence under the *Building (Flammable and Combustible Liquids) Regulation* and are within 200m of land zoned Residential, Rural Residential or Village.

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

Intensive Agriculture means the growing and harvesting of crops, pastures, flowers, fruit, vegetables and the like, and includes horticulture and the storage and packing of produce grown on the same site.

“Intensive Animal Industries” means the keeping, breeding, rearing of animals for commercial purposes. The term includes aquaculture, feedlot piggery, poultry farm, kennel and cattery. These activities are also defined.

“Kennel and Cattery” means any premises, used or intended for use for the boarding, breeding or training of more than three (3) dogs or cats. The term does not include the keeping of domestic pets or more than three (3) dogs for bona fide farm purposes;

“Local Utility” means the use of premises, reserves and easements for any public utility undertakings by Council, or other agency or organization providing community infrastructure including:

- (a) the conveyance of water, sewerage and stormwater drainage;
- (b) the reticulation of electricity or gas;
- (c) the collection of garbage;
- (d) the provision and maintenance of roads, directional signs and traffic control devices; and
- (e) public transport facilities, including railways, other than depots, workshops, offices or Transport Terminals.

The term does not include Telecommunications Facility.

"Mean Building Height" means that point of a building measured from finished ground level to the highest ridgeline of the building (eg. roof or parapet).

"Minor Building Work" means building work:

- (a) which results in an increase in the existing gross floor area by the lesser of 55 m² or 10%, whichever is the lesser; which does not impact on the external appearance or character buildings when viewed from the street.
- (b) building work involving only the following renovations and extensions:
 - (i) enclosing under the existing building
 - (ii) enclosed extensions at the rear of the building
 - (iii) external stairs and ramps
 - (iv) a carport (with no garage doors) with a maximum total width of 6m or 50% of the average width of the lot (whichever is the lesser) located between the building and the front boundary
 - (v) carports (with no garage doors) located between the building and the side boundary
 - (vi) carports, garages, sheds and other outbuildings at the rear of the building
 - (vii) decks, verandahs and balconies at the rear of the buildingwhich do not impact on the external appearance of character buildings when viewed from the street.

"Minor operational work" – involving earthworks not exceeding 50 cubic metres other than redirecting the existing flow of surface or groundwater.

"**Motel**" means any premises used for temporary accommodation of travellers and the motor vehicles used by them and includes, if provided, any restaurant, office and/or manager's residence on the same site. The term also includes boarding-houses, guest houses, hostels, unlicensed hotels, serviced rooms, student accommodation, or any similar use;

"**Natural Timber Harvesting**" means harvesting of naturally growing trees from private land for commercial timber production. The term does not include farm forestry or private forestry which are included in the definition of 'Agriculture';

"Net Density" means, for the purposes of residential subdivision, the number of lots per hectare of land exclusive of public roads, open space and other service areas. Such density is calculated on the assumed basis of 75 percent of the total area of land proposed to be subdivided;

"**Off-street Car Park**" means any premises used solely for the short term parking or short term storage of motor vehicles;

"Outdoor Entertainment" means any premises used for any of the following purposes and any like purpose and includes any clubhouse, refreshment booth or dining room ancillary to such activities:-

Circus (outdoor)	Golf course
Commercial or community swimming pool	Golf driving range
Concert venue	Golf putting course
Coursing track	Model car, boat or aeroplane operation
Court (uncovered) other than for the personal use of occupants of such land	Race track
Craft market	Riding school (excluding stabling)
Cycling track	Showground
Drive-in theatre	Side show (outdoor)
Exhibition	Speedway
Fair	Stadium (outdoor)
Flea market	Theatre (outdoor)
	Trotting track;

"Park" means the use for recreational and/or conservation purposes of land which is normally open to the public with or without charge and includes any vehicle parking areas associated therewith. The term includes a children's playground and a sports field or outdoor court;

"Piggery" means the keeping, pasturing, feeding or watering of pigs, or the disposal of wastes so produced where the number of pigs exceeds ten;

"Poultry Farm" means any premises used for the keeping of poultry where the number of birds kept exceeds twenty. The term includes the raising of more than 20 birds for human consumption;

"Roadside Stall" means any premises primarily used for the sale of agricultural produce grown on the same or an adjoining site, which does not occupy more than 50m²;

"Rooming unit" means any part of a building used or intended for use to accommodate one household but which is not a self-contained unit and may include a kitchen, or a bathroom, or a toilet but not all of them.

"Rural Service Industry" means any land or premises used for activities servicing and supporting surrounding rural properties including:

- (a) handling, treating, processing, storing and/or packing local agricultural produce,
- (b) serving the needs of the local rural community.

The term includes rural produce and landscape supplies, packing sheds for produce grown within the region and services and repairs to farm machinery;

"Service Station" means any premises used for the sale by retail of petrol and automotive distillate or any derivatives there from, capable of use in internal combustion engines; and for all or any of the following purposes, namely:-

- (a) The sale by retail of -
 - (i) lubricating oils and greases; or
 - (ii) batteries and tires; or
 - (iii) accessories and other things associated with vehicles motivated by internal combustion engines; or
 - (iv) power and lighting kerosene; or
 - (v) goods for the comfort and convenience of travellers by motor vehicles;

- (vi) other products manufactured or distributed by oil companies and motor accessory manufacturers;
- (b) The carrying out of all or any of the following operations, namely:
 - (i) The fitting, removal and exchange of tyres; or
 - (ii) The repairing of tubes; or
 - (iii) The supply of compressed air; or
 - (iv) The charging of batteries; or
 - (v) The lubrication and greasing of motor vehicles; or
 - (vi) The cleaning and adjustment and replacement of spark plugs; or
 - (vii) The receipt of tyres for retreading and other processes and the redelivery thereof; or
 - (viii) Running repairs of a minor nature and of a type which do not normally immobilise a vehicle for a period longer than four hours; or
 - (ix) The washing of motor vehicles;
- (c) The rendering of minor services incidental to any of the foregoing;

“Service Trade” means premises used for a trade or service, including but not limited to –

- (a) clothing and footwear manufacture and repair;
- (b) commercial laundry;
- (c) equipment hire service;
- (d) landscapers depot;
- (e) printers shop;
- (f) tradesman’s yard, workshop and depot;
- (g) vehicle accessory manufacture or repair;
- (h) vehicle maintenance, service, repair and cleaning including cleaning of the vehicle by the vehicles owner.

The premises may be used for ancillary storage of goods connected with the industrial activity, staff, customer and client amenities and administration or accounting work for the Service Trade.

"Shop" means any premises used for the purpose of displaying or offering goods for sale to members of the public. The term includes a hairdressing salon, a barber’s shop and a video library, but does not include hotels, service stations, or showrooms;

"Showroom" means any premises used for the display and/or sale of large and/or bulky items such as agricultural equipment, boats, caravans, electrical goods, furniture, hardware, motor vehicles or the like. The term includes any area used for the ancillary use of selling of spare parts and the carrying out of repairs, servicing and detailing. The term does not include shops;

‘Significant Habitat Area’ includes areas of:

- (a) Regional Ecosystems protected under the Vegetation Management Act 1999;
- (b) not of concern regional ecosystems containing habitat for EVR, locally, regionally and culturally significant flora and fauna species;
- (c) significant waterways and wetland areas of state significance;
- (d) essential habitat;
- (e) State wildlife corridors;
- (f) SEQ bioregional corridors;
- (g) State significant habitat for priority taxa; koala habitat areas (SEQ Regional Plan 2005-26: Interim Guideline: Koalas and Development).

“Site” means any land on which development is carried out or is proposed to be carried out whether such land comprises:

- (a) the whole of any one lot, or parcel of land;

- (b) only part of one lot;
- (c) more than one lot where each lot is contiguous with the other or another lot;
- (d) conjointly used lands which are not adjoining lands;

"Small Lot House" means a dwelling unit used or intended for accommodation for one household, and located on a site less than 600m² in area. The term does not include 'dwelling house' as separately defined.

"Special Purpose" means any premises or use of land by a local, state or commonwealth government or its corporation or agency or a community service organization. The term includes:

Ambulance station	Fire brigade
Cemetery	Government purposes
Crematorium [where provided by an organization listed above]	Hospital
Community hall and centre	Public utility
	Statutory authority purposes

The term does not include parks or local utilities as defined herein;

"State-controlled Road" means a road or land on part of a road or land declared under Section 23 of the *Transport Infrastructure Act 1994* to be a State-controlled road.

"Storey" means the space within a building which is:

- (a) between a floor and the floor above; or
- (b) where there is no floor above, between a floor and any ceiling or roof above it; or
- (c) a foundation area, garage workshop, storeroom or the like where the height between the ground level and the top of the floor immediately above is 1.5 metres or more.

For the purposes of counting the number of storeys in a building, the number shall be the maximum number of storeys of the building that may be intersected by the same vertical line, not being a line which passes through any wall.

"Telecommunications Facility" means any line, equipment, apparatus, tower, antenna, or other structure or thing used by the holder of a carrier's licence under the Telecommunications Act as part of a system or network which carries, or is intended to carry, communications by electromagnetic energy.

"Telecommunications facility - low impact" means "low impact facilities" as defined by the Telecommunications (Low Impact Facilities) Determination 1997.

"Transport Depot" means any premises used for the overnight storing of buses, taxis or other road transport vehicles. The term includes the servicing of such vehicles on the premises. The term does not include vehicles directly associated with an agricultural or animal husbandry use conducted on the same site.

"Transport Terminal" means any premises used for a road transport passenger terminal, a water transport passenger terminal, air transport passenger terminal, a bus station or heliport. The term does not include transport depots;

"Warehouse" means any premises used for the storage of goods, merchandise or materials in large stocks pending their distribution or sale for the purposes of resale only.

7.3 SCHEDULE 2 - REGISTER OF HERITAGE PLACES AND PRECINCTS

INTRODUCTION

Policy Direction

Overarching policy direction with regard to the protection of cultural heritage places is provided by Desired Environmental Outcome (k), which states:

"Gatton Shire's places and areas of indigenous and non-indigenous cultural heritage are managed and their ongoing significance for the community is maintained or enhanced."

Measures

The planning scheme incorporates several measures intended to support this desired environmental outcome. The primary ways in which these measures will collectively operate are described below:

- (a) A Shire wide study of non-indigenous cultural heritage places has resulted in the following register of heritage and character places and buildings.
- (b) In order to encourage the pro-active conservation of a cultural heritage place, a broader range of uses may be considered for a place identified on the register than might normally be intended for a particular zone, particularly where this would enhance the significance of, or access to, the place for the community. In addition, some variation to requirements normally applicable to development through the various codes will be considered.
- (c) In order to encourage the retention of significant buildings, demolition or removal will require an application to be made for impact assessment. Minor building works, internal work for maintenance on listed places will not be subject to assessment under the planning scheme.
- (d) A specific Cultural Heritage Places and Precincts Code PART 5 Division 6 is incorporated to guide the assessment of such applications, as well as the nature and appearance of development near to cultural heritage places.

The cultural heritage places to which various the provisions of the planning scheme apply are identified in the following register.

REGISTER OF HERITAGE PLACES AND PRECINCTS

Street Address	Category	RPD	Significance Level
Gatton Town			
1 Railway Street, Gatton (Cnr Crescent Street)	Hotel	L.2 RP99478	Local
Crescent Street	Boer War Memorial and Memorial Park	L.381 M33225	National
Railway Street	Gatton Railway Station	L.381 M33225	Local
Hickey St	Station Master's Residence	L.381 M33225	Local
2 Railway St (Cnr Crescent Street)	Hotel	L.1 RP61227	State
26 Railway Street, Cnr Railway and North Streets	Gatton Civic Centre	L.120 G126	State
48-50 Railway Street	Butcher Shop	L.2 RP179724	Local
42 Railway Street	Shop	L.1 RP179724	Local
41 Railway Street	Hotel	L.13 RP58442	Local
37-39 Railway Street	Shops	L.1&2 RP115618	Local
21 – 35 Railway Street	Shops	L.6&8 RP98976	Local
Crescent St	Gatton Post Office	L.24 RP147633	Local
Gatton Town Precinct	Gatton Town Precinct		
1 Spencer Street, Gatton	House	L.11 RP844544	Local
Cnr Spencer and Riddell Streets, Gatton	Former burial ground		Local
15 Maitland Street, Gatton	St Mary's Presbytery	L6 RP122589	Local
33 Maitland Street, Gatton	Lockyer Parish Uniting Church	L3 RP118318	Local
33 Maitland Street	Lockyer Parish Uniting Church, Children's Ministry	L3 RP118318	Local
30 Maitland Street, Gatton	Our Lady of Good Counsel Convent	L43-47 & 24 G124	State
30 Maitland Street, Gatton	The Daniel Walsh Centre	L43-47 & 24 G124	State
65 Spencer Street, Gatton	House	L26 RP102788	Local
73 Spencer St, Gatton	House	L22 RP102788	Local
77 Spencer St, Gatton	House	L2 RP59734	Local
79 Spencer Street, Gatton	House and shop	L1 RP59734	Local
120 Spencer Street, Gatton.	House	L1RP74566	Local
50 Spencer Street, Gatton	House	L1 RP118318	Local

Street Address	Category	RPD	Significance Level
97 Railway Street, Gatton	House	L3 RP21565	Local
Cnr Cochrane and East Streets, Gatton	Water Tower	L2 CC807885	Local
62 Cochrane Street, Gatton	House	L1 RP135891	Local
35 East Street, Gatton	House	L6 RP102788	Local
Littleton Park, 24 Old College Rd, Gatton	Memorial	L155 CC2253	National
8 Larkin Street, Gatton.	House	L29 G1236	Local
17 Smith Street, Gatton.	House	L3 RP63243	Local
Cnr Denis Minson Drive and Lake Apex Drive	Cemetery	L83 CC2850	Local
4 Whittle Street Gatton	House	L42 G1223	Local
35 Allan Street, Gatton	House	L93 & 94 RP21582	Local
60 Old College Road, Gatton	House	L1 RP99843	Local
4 Gaul Street, Gatton	House	L26 RP21578	Local
14 Gaul Street, Gatton	House	L21 RP21578	Local
83 Old College Road, Gatton	House	L15 RP15678	Local
21 Old College Road, Gatton	House	L5 & 6 RP42674	Local
28 Old College Road, Gatton	House	L2 RP63650	Local
37 Princess Street, Gatton	House	L8 RP21583	Local
Gatton Environs			
Freemans Road, Gatton	Museum	L2 RP802604	Local
Grantham			
2 Harris Street, Grantham	Business	L10 RP25736	Local
8 Harris Street, Grantham	Business Premises	L7 RP25736	Local
Along William Street, Grantham	Trees		Local
6 William Street, Grantham	Business Premises	L1 RP91609	Local
Victor Street, Grantham	School and Residence	L40 CSH1334	Local
22 Victor Street, Grantham	House	L6 RP25729	Local
6 Victor Street, Grantham	Former Industrial Site	L1 RP189736	Local
Over Sandy Creek, Off Ditchman's Road Grantham	Pedestrian Overbridge	L2 RP189736	Local
9 Christopher Street, Grantham	House	L1 RP172377	Local
Central area of Grantham	Precinct		Local
Helidon			

Street Address	Category	RPD	Significance Level
20 Arthur St Helidon	House	L2 RP2591	Local
2 Arthur St Helidon	House	L101 H1261	Local
12 Arthur St Helidon	House	L1 RP52940.	Local
5 William St Helidon	House	L218-220 H1261	Local
14 William St Helidon	House	L1 RP148530	Local
22 Wrights Rd, Helidon	House	L2 RP59783	Local
10 Wrights Rd Helidon	House	L1 RP149759	Local
10 Bowen St Helidon	House	L203 H1261	Local
14 Russell St Helidon	House	L10 SP112158	Local
18 Wrights Rd Helidon	House	L1 RP59783	Local
Helidon Town Centre Precinct	Precinct		Local
Railway footbridge, Across main railway line, Helidon	Railway Structure	L452 CH5280	Local
21 Turner St Helidon	Government Bldg	L142 H1263	Local
13 Turner St Helidon	Government Bldg	L97 H12610	Local
13 Turner St Helidon	House	L97 H12610	Local
War Memorial, In median strip, Railway Street, Helidon	Monument & Trees		State
Cnr Turner St and Railway St, Helidon	Hotel	L1-2 RP53098	Local
7 Railway St Helidon	Commercial Bldg	L2 RP23163	National
28 Railway St Helidon	House	L9 CSH1370	Local
26 Railway St Helidon	Commercial Bldg (Shop)	L8 RP23157	Local
24 Railway St Helidon	Commercial Bldg (Shop)	L7 RP23156	Local
16-18 Railway St Helidon	Commercial Bldg (Shop) and Attached House	(16) L2 RP189749 (18) L2 RP84646	Local
14 Railway St Helidon	Commercial Bldg (Café)	L1 RP199749	Local
9 School St Helidon	House	L40 RP214041	Local
28 School Rd Helidon	House	L17 RP203794	Local
32 Railway St Helidon	House	L12 RP840606	Local
60 Railway St Helidon	Church	L27-30 RP23148	Local
Cemetery Rd Helidon	Cemetery	L3 RP186019	Local
37/39 Railway St Helidon	House	L1-2 CSH2483	Local
45 Railway St Helidon	House	L3 RP23143	Local

Street Address	Category	RPD	Significance Level
14 Lawlers Rd Helidon	House	L8 RP146973	Local
31 Station Rd Helidon	House	L314 H1261	Local
23 Station Rd Helidon	House	L318 H1261	Local
30 Laidley St Helidon	House	L1 RP23164	Local
22 Station Rd Helidon	House	L209 H1261	Local
18 Station Rd Helidon	House	L207 H1261	Local
35 Laidley Rd Helidon	House	L2 RP164477	Local
24 Bowen St Helidon	House	L302 H1261	Local
8 Deviney St Helidon	House	L5 H1268	Local
15 Deviney St Helidon	House	L1 RP146973	Local
15 George St Helidon	House	L10 H1268	Local
Gunn St Helidon	Ecclesiastical Buildings	L3 RP892079	State
Gunn St Helidon	Ecclesiastical Buildings	L4 RP897077	State
Helidon Dip Road	Cemetery	L2 RP194176	Local
Murphy's Creek			
Bicentennial Trail	Track		Local
Off Thomas Rd Murphy's Creek	Cemetery	L127 CA311526	Local
Lockyer Creek Railway Bridge	Railway Bridge		National
Lockyer Creek Railway Bridge (Guinn Park)	Railway Bridge		National
Spring Bluff Rd, off Murphy's Creek Rd	Railway Site	L254 CP889348	State
Odin Street Murphy's Creek	Railway Station	L512 CSH280	State
Murphy's Creek Water Tank, Murphy's Creek near railway crossing	Railway Item	L512 CSH280	State
17 Freya St, Murphy's Creek	House	L502 MC1281	Local
12 Thor St, Murphy's Creek	Church	L510 MC1281	Local
18 Jessie's Lane, Murphy's Creek	Community Hall (former house)	L56 CH3135	Local
5 Fifteen Mile Rd Murphy's Creek (cnr Penfold st)	Commercial Premises (Shop)	L1-2 RP182501 L2-3 RP168566	Local
Cemetery Rd (cnr McCannes Rd)	Cemetery	L274 CC3194	Local
48 Watts Rd, Murphy's Creek	House	L.1 RP835159	Local
162 Costello's Rd, Upper Lockyer	House	L.111 RP151357	Local
65 Ossian St, Murphy's Creek	House	L.21 RP825748	Local
32 Lamook St, Upper Lockyer	House	L.27 RP143017	Local

Street Address	Category	RPD	Significance Level
Ma Ma Creek, Flagstone Creek, Stockyard Creek			
Cnr Winwill Connection Rd and Gatton-Clifton Rd	Business	L.1 RP63651	Local
Gatton-Clifton Rd, Ma Ma Creek	School	L.3 CH312323	Local
Gatton-Clifton Road, Ma Ma Creek	Church & Cemetery	L.1 RP193635	Local
Gatton-Clifton Rd	Memorial	L.1 RP193635	National
Trees outside Ma Ma Creek Community Centre	Trees		Local
Gatton-Clifton Rd, Ma Ma Creek	Church Complex	L.1 RP32704 & L.1 RP32706	Local
Ma Ma Creek Village Precinct, Gatton-Clifton Road	Precinct		Local
Gatton-Clifton Rd, Mt Whitestone	Church	L.1 RP123274	Local
Gatton-Clifton Rd	School	L.2 RP50065	Local
Gatton-Clifton Rd	Public Arts	L.217 CC2361	Local
Stockyard Ck Rd	Public Hall	L.1 RP50866	Local
Flagstone School Road	School	L.8 CC2973	Local
Flagstone School Rd	Church	L.1 RP13881	Local
Back Ma Ma Creek Rd	Farmhouse	L.1 RP210037	Local
Gorman's Gap Road	Historic Route & Monument		National
Withcott			
Lot 1 Blanchview Rd (cnr Church rd)	Former Methodist Church	L.1 RP21376	Local
Lot 45 Blanchview Rd	Farmhouse	L.45 RP835157	Local
Blanchview Rd (cnr Church St)	House	L.2 RP130372	Local
7 Jones St Withcott	House	L.5 RP903407	Local
Mt. Sylvia, Tenthill, Ropeley			
Ropeley –Rockside Road, Ropeley	Church Complex	L.1 RP58307	Local
Cnr Hogers Rd & Ropeley-Rockside Rd	School	L.1 RP32695	Local
Ropeley-Rockside Rd	Cemetery	L.2 RP32605	Local
Ropeley, Cnr Steinmuller and Katts Rd	Church	L.7 RP880414	Local
Ingoldsby Rd (before Goulds Rd)	Cemetery	L.1 RP36786	Local
Caffey Connection Road	Cemetery	L.227 CC466	Local
Mt Sylvia, Left Hand Branch Rd (1.3km from Mt Sylvia School)	Church	L.1 RP36829	Local
Cnr Mt Sylvia Rd and Lefthand Branch Rd (a T-junction)	School	L.1 CC1373	Local
1304 Mt Sylvia Rd	Post Office	L.1 RP165014	Local

Street Address	Category	RPD	Significance Level
Mt. Sylvia Road, Mt Sylvia	Church	L.1 RP149899	Local
Mt Sylvia Rd (between West Haldon Rd and Lunds Rd) 1km from school	Hall	L.2 RP78634	Local
Mt Sylvia Rd	School	L.107 CC2843	Local
Off East Haldon Rd	Cemetery	L.1 RP58209	Local
Mt Sylvia Back.Mt Sylvia Rd	Church	L.1 RP36790	Local
Ropehill Rd, beside Bert and Lil Peach Memorial Oval No 2	Cricket Club Pavilion	L.3 RP119038	Local
Upper Tent Hill School Lane	School	L.285 CC3073	Local
Lower Tenthill Road	School	L.2 RP101233	Local
Special Sites			
University of Queensland Gatton Campus, Lawes	Educational	L.184 CC3374 & L.185 CC2435	State & Possible National
447 Seventeen Mile Rd Helidon	Quarry	L.150 CA311286 & L.151 CA311336	Local
Comerford Sandstone, Airforce Road, Helidon	Industry – Sandstone Quarry		Local
Australian Sandstone Industries	Industry – Sandstone Quarry		Local

7.4 SCHEDULE 3 - COMMUNITY INFRASTRUCTURE DESIGNATIONS

Minister's letter	Designation gazettal	Project	Easement ID	Easement Plan	Lot	Plan	Shire
11/02/2004	13/02/2004	Millmerran to Middle Ridge 330 kV transmission line	Area 9.500	MMR 9.500	NA	NA	Gatton/Cambooya
11/02/2004	13/02/2004	Millmerran to Middle Ridge 330 kV transmission line	H	RP184714	3	RP151076	Gatton
11/02/2004	13/02/2004	Millmerran to Middle Ridge 330 kV transmission line	B	SP157177	1	RP151076	Gatton
11/02/2004	13/02/2004	Millmerran to Middle Ridge 330 kV transmission line	A	SP157176	2	RP151076	Gatton
11/02/2004	13/02/2004	Millmerran to Middle Ridge 330 kV transmission line	K	RP184716	5	SP141678	Gatton
11/02/2004	13/02/2004	Millmerran to Middle Ridge 330 kV transmission line	Area 6.500	MMR 6.500	NA	NA	Gatton
11/02/2004	13/02/2004	Millmerran to Middle Ridge 330 kV transmission line	L	RP184725	122	RP840607	Gatton
11/02/2004	13/02/2004	Millmerran to Middle Ridge 330 kV transmission line	M	RP184726	118	CPCC343	Gatton
11/02/2004	13/02/2004	Millmerran to Middle Ridge 330 kV transmission line	N	RP184727	22	RP902116	Gatton
11/02/2004	13/02/2004	Millmerran to Middle Ridge 330 kV transmission line	Area 4.500B	MMR 4.500	NA	NA	Gatton
11/02/2004	13/02/2004	Millmerran to Middle Ridge 330 kV transmission line	Area 4.500A	MMR 4.500	NA	NA	Gatton
11/02/2004	13/02/2004	Millmerran to Middle Ridge 330 kV transmission line	NA	NA	2	RP154563	Gatton
11/02/2004	13/02/2004	Millmerran to Middle Ridge 330 kV transmission line	NA	NA	1	RP154563	Gatton
24/03/2000		Springdale 500kV Substation			202	CPCSH202	Gatton
24/03/2000		Springdale 500kV Substation			3	RP14781	Gatton

Original designation	Project	Easement ID	Easement Plan	Lot	Plan	Shire	Gazettal	
			A3-H-					
24/03/2000	Springdale to Greenbank 500kV Transmission Line	A	115276-01	667	CPFTY777	Gatton	Reconfirmed 10/3/2006	now L667/AP6253
24/03/2000	Springdale to Greenbank 500kV Transmission Line	A and B	CP891036	184	CPCC3374	Gatton	Reconfirmed 10/3/2006	
24/03/2000	Springdale to Greenbank 500kV Transmission Line	A	RP885369	76	CPCA311429	Gatton	Reconfirmed 10/3/2006	
24/03/2000	Springdale to Greenbank 500kV Transmission Line	B	RP888381	78	RP867687	Gatton	Reconfirmed 10/3/2006	
24/03/2000	Springdale to Greenbank 500kV Transmission Line	B	RP883914	25	RP862346	Gatton	Reconfirmed 10/3/2006	
24/03/2000	Springdale to Greenbank 500kV Transmission Line	A	RP885368	75	CPCA311429	Gatton	Reconfirmed 10/3/2006	
24/03/2000	Springdale to Greenbank 500kV Transmission Line	D	RP883916	23	RP862346	Gatton	Reconfirmed 10/3/2006	
24/03/2000	Springdale to Greenbank 500kV Transmission Line	B	RP888405	1	RP117753	Gatton	Reconfirmed 10/3/2006	
24/03/2000	Springdale to Greenbank 500kV Transmission Line	A	RP883913	89	CPCC415	Gatton	Reconfirmed 10/3/2006	
24/03/2000	Springdale to Greenbank 500kV Transmission Line	G	RP888398	53	RP886177	Gatton	Reconfirmed 10/3/2006	
24/03/2000	Springdale to Greenbank 500kV Transmission Line	C	RP888406	2	RP181049	Gatton	Reconfirmed 10/3/2006	
24/03/2000	Springdale to Greenbank 500kV Transmission Line	B	RP888380	77	CPCA311429	Gatton	Reconfirmed 10/3/2006	
24/03/2000	Springdale to Greenbank 500kV Transmission Line	C	RP891035	76	CPCC3468	Gatton	Reconfirmed 10/3/2006	

Original designation	Project	Easement ID	Easement Plan	Lot	Plan	Shire	Gazettal
24/03/2000	Springdale to Greenbank 500kV Transmission Line	C	RP883915	24	RP862346	Gatton	Reconfirmed 10/3/2006
24/03/2000	Springdale to Greenbank 500kV Transmission Line	E	RP888407	81	CPCA311430	Gatton	Reconfirmed 10/3/2006
24/03/2000	Springdale to Greenbank 500kV Transmission Line	E	RP883917	22	RP862346	Gatton	Reconfirmed 10/3/2006
24/03/2000	Springdale to Greenbank 500kV Transmission Line	D	RP888408	1	RP129881	Gatton	Reconfirmed 10/3/2006
24/03/2000	Springdale to Greenbank 500kV Transmission Line	C	RP888386	2	RP117753	Gatton	Reconfirmed 10/3/2006
24/03/2000	Springdale to Greenbank 500kV Transmission Line	C	RP888408	1	CPCSH1902	Gatton	Reconfirmed 10/3/2006
24/03/2000	Springdale to Greenbank 500kV Transmission Line	F	RP888397	52	RP886177	Gatton	Reconfirmed 10/3/2006
24/03/2000	Springdale to Greenbank 500kV Transmission Line	D	RP888386	2	RP57187	Gatton	Reconfirmed 10/3/2006
24/03/2000	Springdale to Greenbank 500kV Transmission Line	E	RP888386	1	RP57187	Gatton	Reconfirmed 10/3/2006
24/03/2000	Springdale to Greenbank 500kV Transmission Line	Whole of	CSH202	202	CSH202	Gatton	Reconfirmed 10/3/2006
24/03/2000	Springdale to Greenbank 500kV Transmission Line	Whole of	RP14781	3	RP14781	Gatton	Reconfirmed 10/3/2006

7.5 SCHEDULE 4 - STRATEGIC FRAMEWORK

7.6 SCHEDULE 5 - ZONE MAPS

7.7 SCHEDULE 6 - TENTHILL HISTORIC SUBDIVISION AREA MAP

7.8 SCHEDULE 7 - EXISTING RURAL RESIDENTIAL AREAS MAP

7.9 SCHEDULE 8 - ROAD HIERARCHY MAP

PART 8 – PLANNING SCHEME POLICIES

8.1 INTRODUCTION

This Part contains the following Planning Scheme Policies:

1. Biodiversity
2. Bushfire Risk
3. Preparation of Management Plans
4. Contaminated Lands Reports
5. Drainage and Waste Water Management Plans
6. Earthworks
7. Economic Assessment
8. Extractive-Mineral Resource Adjacent Development.
9. Flooding and Stormwater Flow Paths
10. Hazard and Risk
11. Landscaping Plan
12. Lighting Plan
13. Monetary Security for Works
14. Noise
15. Overshadowing
16. Proposal plans for MCU or Building Work Application
17. Provision of Public Open Space
18. Public Safety and Security Assessment
19. Roadworks Contributions
20. Rural Uses and Works Assessment
21. Social Impact Assessment
22. Steep or Unstable Land Geotechnical Reports
23. Stormwater Drainage Works Contributions
24. Structure Plans for Developing Communities
25. Subdivision Plans
26. Transport Impact Assessment
27. Water Supply and Sewerage Works Contributions
28. Water Supply for Rural Residential Developments
29. Zone Assessment

8.2 PSP No. 1 – BIODIVERSITY

In the planning scheme, overarching policy direction with regard to the protection of the natural environment is provided by Desired Environmental Outcome 2.1.1, which states:

Gatton Shire's natural environment is protected, so that biodiversity, ecological processes and air, land and water quality are maintained.

2. The planning scheme incorporates several measures intended to support this desired environmental outcome, including:
 - (a) The identification of significant habitat areas on regulatory map No. 1, which include areas of endangered regional ecosystems, of-concern regional ecosystems, and regional ecosystems that are not of concern but provide, or potentially provide habitat for threatened species, as well as wetland habitat areas **{NOTE: You will need to refer to Council for advice on the Gatton Vegetation Type Codes applicable to your land}**.
 - (b) The inclusion of the Biodiversity Code No. 5.2.1 to manage development in a way that protects and enhances the Shire's ecosystems and the species they support in a manner that ensures their long term viability.
3. This policy supports the implementation and interpretation of the Biodiversity Code, and is based on the recommendations contained in the Recovery Plan for the Threatened Species and Ecological Communities of Gatton and Laidley Shires.

Council may adopt other, non-planning scheme, measures and incentives to support the objectives of the Biodiversity Code and the Recovery Plan, recognising that the clearance of native vegetation in Gatton and Laidley Shires is now at a very low level, with most landholders valuing and appreciating their native vegetation. In this context, the best outcomes will be achieved through cooperative processes that recognise the willingness of most landholders to conserve their native vegetation and the often very significant management costs involved

4. Threatened species and ecological community management principles

Land management activities and proposed development in Gatton Shire should respond to the management principles identified in Schedule 1 to this policy. The management principles are grouped under Regional Ecosystem (RE) habitat areas, with the addition of a "wetland habitat area" because many of the ephemeral wetlands do not correspond to a Regional Ecosystem. These significant habitat areas are shown on regulatory map No.1.

More detailed vegetation descriptions for each of the Regional Ecosystems can be found in the *Gatton Shire Vegetation Map* (Grimshaw, 2000) and in the Recovery Plan for the Threatened Species and Ecological Communities of Gatton and Laidley Shires.

The management principles are the base measures that are considered necessary for the continued survival and progressive recovery of the threatened species and ecological communities.

SCHEDULE 1: Threatened Species and Ecological Community Management Principles

1.1.1 Regional Ecosystem 12.3.2

Habitat area	Regional Ecosystem (RE) 12.3.2
Gatton Vegetation Type Code (Map Ref)	3d
Threatened RE status	Nil
Threatened plants	<i>Macrozamia lucida</i>
Threatened invertebrates	Nil
Threatened amphibians	<i>Adelotus brevis</i>
Threatened reptiles	Nil
Threatened birds	<i>Erythrorchis radiatus</i> <i>Ninox strenua</i>
Threatened mammals	<i>Dasyurus maculatus maculatus</i> (potential occurrence) <i>Phascolarctos cinereus</i>
<p>Management principles - conservation requirements of overall habitat area</p> <ul style="list-style-type: none"> Retain the maximum possible area of RE 12.3.2. Minimise the fragmentation of RE 12.3.2. Conserve known populations of the threatened species listed above. Where possible, carry out surveys to identify any additional populations and conserve these populations. Prepare a property management plan that conserves the habitat of the threatened species listed above through appropriate fire regimes, appropriate grazing practices, appropriate timber harvesting and thinning practices, and actions for weed, exotic pasture grass and feral animal control. Where possible, establish a Nature Refuge Agreement, Land Management Agreement or Land for Wildlife registration. <p>Management principles – conservation requirements of specific species</p> <ul style="list-style-type: none"> <i>Adelotus brevis</i> – maintenance of hydrological cycles and water quality in ponds and streams; conservation of riparian vegetation and in-stream vegetation in ponds and streams. <i>Erythrorchis radiatus</i> and <i>Ninox strenua</i> – conservation of trees suitable for nesting. <i>Dasyurus maculatus maculatus</i> – conservation of suitable nesting sites. <i>Phascolarctos cinereus</i> - conservation of food tree species. <i>Phascolarctos cinereus</i> - protection from attack by domestic dogs. 	

1.1.2 Regional Ecosystem 12.3.3

Habitat area	Regional Ecosystem (RE) 12.3.3
Gatton Vegetation Type Code (Map Ref)	3b, 3c & 3e
Threatened RE status	Endangered
Threatened plants	<i>Picris evae</i> (potential occurrence) <i>Stemmacantha australis</i> (potential occurrence) <i>Thesium australe</i> (potential occurrence) <i>Wahlenbergia scopulicola</i> (potential occurrence)
Threatened invertebrates	Nil
Threatened amphibians	<i>Adelotus brevis</i> <i>Cyclorana alboguttata</i> <i>Cyclorana brevipes</i> <i>Cyclorana verrucosa</i> <i>Limnodynastes salmini</i>
Threatened reptiles	Nil
Threatened birds	Nil
Threatened mammals	<i>Phascolarctos cinereus</i>
Management principles - conservation requirements of overall habitat area <ul style="list-style-type: none"> Retain areas of RE 12.3.3 in accordance with the Queensland <i>Vegetation Management Act 1999</i> (this Act restricts the clearance of endangered REs). Conserve known populations of the threatened species listed above. Where possible, carry out surveys to identify any additional populations and conserve these populations. Prepare a property management plan that conserves the habitat of the threatened species listed above through appropriate fire regimes, appropriate grazing practices, appropriate timber harvesting and thinning practices, and actions for weed, exotic pasture grass and feral animal control. Include in the property management plan a fire management plan that establishes fire regimes suitable for both the regeneration of <i>Eucalyptus tereticornis</i> and the conservation of the threatened plant species listed above. Where possible, establish a Nature Refuge Agreement, Land Management Agreement or Land for Wildlife registration. Management principles - conservation requirements of specific species <ul style="list-style-type: none"> <i>Adelotus brevis</i> - maintenance of hydrological cycles and water quality and conservation of riparian vegetation and in-stream vegetation of ponds and streams. <i>Cyclorana alboguttata</i>, <i>Cyclorana brevipes</i>, <i>Cyclorana verrucosa</i> and <i>Limnodynastes salmini</i> - maintenance of hydrological cycles and water quality of ephemeral wetlands; conservation of native vegetation of ephemeral wetlands. <i>Phascolarctos cinereus</i> - conservation of food tree species. <i>Phascolarctos cinereus</i> - protection from attack by domestic dogs. 	

1.1.3 Regional Ecosystem 12.3.7

Habitat area	Regional Ecosystem (RE) 12.3.7
Gatton Vegetation Type Code (Map Ref)	3a
Threatened RE status	Nil
Threatened plants	Nil
Threatened invertebrates	Nil
Threatened amphibians	<i>Adelotus brevis</i> <i>Cyclorana alboguttata</i> <i>Cyclorana brevipes</i> <i>Cyclorana verrucosa</i> <i>Limnodynastes salmini</i>
Threatened reptiles	Nil
Threatened birds	<i>Erythrorchis radiatus</i> <i>Ninox strenua</i> (potential occurrence) <i>Rallus pectoralis</i> <i>Rostratula benghalensis</i>
Threatened mammals	<i>Dasyurus maculatus maculatus</i> (potential occurrence) <i>Phascolarctos cinereus</i>
Management principles - conservation requirements of overall habitat area <ul style="list-style-type: none"> Retain the maximum possible area of RE 12.3.7. Minimise the fragmentation of RE 12.3.7. Conserve known populations of the threatened species listed above. Where possible, carry out surveys to identify any additional populations and conserve these populations. Prepare a property management plan that conserves the habitat of the threatened species listed above through appropriate fire regimes, appropriate grazing practices, appropriate timber harvesting and thinning practices, and actions for weed, exotic pasture grass and feral animal control. Where possible, establish a Nature Refuge Agreement, Land Management Agreement or Land for Wildlife registration. Management principles - conservation requirements of specific species <ul style="list-style-type: none"> <i>Adelotus brevis</i> - maintenance of hydrological cycles and water quality and conservation of riparian vegetation and in-stream vegetation of ponds and streams. <i>Cyclorana alboguttata</i>, <i>Cyclorana brevipes</i>, <i>Cyclorana verrucosa</i> and <i>Limnodynastes salmini</i> - maintenance of hydrological cycles and water quality of ephemeral wetlands; conservation of native vegetation of ephemeral wetlands. <i>Rallus pectoralis</i> and <i>Rostratula benghalensis</i> - maintenance of hydrological cycles and water quality of wetlands; conservation of native vegetation of wetlands. <i>Erythrorchis radiatus</i> and <i>Ninox strenua</i> – conservation of trees suitable for nesting. <i>Dasyurus maculatus maculatus</i> – conservation of sites suitable for nesting. <i>Phascolarctos cinereus</i> - conservation of food tree species. <i>Phascolarctos cinereus</i> - protection from attack by domestic dogs. 	

1.1.4 Regional Ecosystem 12.5.1

Habitat area	Regional Ecosystem (RE) 12.5.1
Gatton Vegetation type Code (Map ref)	5c, 5d & 5e
Threatened RE status	Nil
Threatened plants	<i>Acacia leichhardtii</i> <i>Caustis blakei</i> subsp. <i>Macrantha</i> <i>Eucalyptus helidonica</i> <i>Eucalyptus taurina</i> <i>Grevillea quadricauda</i> <i>Grevillea singuliflora</i> <i>Hibbertia monticola</i> <i>Leionema obtusifolium</i> <i>Lysicarpus angustifolius</i> <i>Paspalidium grandispiculatum</i> <i>Poranthera</i> sp. (Mt Ballow G.Leiper AQ502886)
Threatened invertebrates	Nil
Threatened amphibians	Nil
Threatened reptiles	<i>Delma torquata</i>
Threatened birds	<i>Erythroriorchis radiatus</i> <i>Ninox strenua</i>
Threatened mammals	<i>Dasyurus maculatus maculatus</i> (potential occurrence) <i>Phascolarctos cinereus</i> <i>Potorous tridactylus tridactylus</i> (potential occurrence) <i>Pseudomys novaehollandiae</i> (potential occurrence)
Management principles - conservation requirements of overall habitat area <ul style="list-style-type: none"> Retain the maximum possible area of RE 12.5.1. Minimise the fragmentation of RE 12.5.1. Conserve known populations of the threatened species listed above. Where possible, carry out surveys to identify any additional populations and conserve these populations. Prepare a property management plan that conserves the habitat of the threatened species listed above through appropriate fire regimes, appropriate grazing practices, appropriate timber harvesting and thinning practices, and actions for weed, exotic pasture grass and feral animal control. Include in the property management plan a fire management plan that establishes fire regimes suitable for the conservation of the threatened plant species listed above. Where possible, establish a Nature Refuge Agreement, Land Management Agreement or Land for Wildlife registration. Management principles - conservation requirements of specific species <ul style="list-style-type: none"> <i>Erythroriorchis radiatus</i> and <i>Ninox strenua</i> – conservation of trees suitable for nesting. <i>Dasyurus maculatus maculatus</i> – conservation of sites suitable for nesting. <i>Delma torquata</i> - conservation of leaf litter, surface rocks and logs and subsurface features (e.g. earth cracks and burrows). <i>Phascolarctos cinereus</i> - conservation of food tree species. <i>Phascolarctos cinereus</i> - protection from attack by domestic dogs. <i>Caustis blakei subsp. macrantha</i> - protection from over-harvesting. 	

1.1.5 Regional Ecosystem 12.5.6

Habitat area	Regional Ecosystem (RE) 12.5.6
Gatton Vegetation Type Code (Map Ref)	5a & 5b
Threatened RE status	Endangered
Threatened plants	<i>Hibbertia monticola</i> (potential occurrence)
Threatened invertebrates	Nil
Threatened amphibians	Nil
Threatened reptiles	Nil
Threatened birds	<i>Accipiter novaehollandiae</i> <i>Calyptorhynchus lathamii</i> <i>Erythrorhynchus radiatus</i> <i>Ninox strenua</i> <i>Tyto novaehollandiae</i>
Threatened mammals	<i>Dasyurus maculatus maculatus</i> (potential occurrence) <i>Phascogalea cinerea</i> <i>Potorous tridactylus tridactylus</i> (potential occurrence) <i>Pseudomys novaehollandiae</i> (potential occurrence)
<p>Management principles - conservation requirements of overall habitat area</p> <ul style="list-style-type: none"> Retain areas of RE 12.5.6 in accordance with the Queensland Vegetation Management Act 1999 (this Act restricts the clearance of endangered REs). Conserve known populations of the threatened species listed above. Where possible, carry out surveys to identify any additional populations and conserve these populations. Prepare a property management plan that conserves the habitat of the threatened species listed above through appropriate fire regimes, appropriate grazing practices, appropriate timber harvesting and thinning practices, and actions for weed, exotic pasture grass and feral animal control. Where possible, establish a Nature Refuge Agreement, Land Management Agreement or Land for Wildlife registration. <p>Management principles - conservation requirements of specific species</p> <ul style="list-style-type: none"> <i>Calyptorhynchus lathamii</i>, <i>Erythrorhynchus radiatus</i>, <i>Ninox strenua</i> and <i>Tyto novaehollandiae</i> - conservation of trees suitable for nesting <i>Dasyurus maculatus maculatus</i> – conservation of sites suitable for nesting. <i>Calyptorhynchus lathamii</i>. - conservation of Allocasuarina food trees species. <i>Phascogalea cinerea</i> - conservation of food tree species. <i>Phascogalea cinerea</i> - protection from attack by domestic dogs. 	

1.1.6 Regional Ecosystem 12.8.4

Habitat area	Regional Ecosystem (RE) 12.8.4
Gatton Vegetation Type Code (Map Ref)	8n
Threatened RE status	Nil
Threatened plants	Nil
Threatened invertebrates	Nil
Threatened amphibians	<i>Kyarranus kundagungan</i> <i>Lechriodus fletcheri</i> <i>Litoria brevipalmata</i> (potential occurrence) <i>Litoria pearsoniana</i> (potential occurrence) <i>Mixophyes fleayi</i>
Threatened reptiles	<i>Coeranoscincus reticulatus</i> <i>Hoplocephalus stephensii</i> (potential occurrence)
Threatened birds	<i>Accipiter novaehollandiae</i> <i>Atrichornis rufescens</i> (potential occurrence) <i>Cyclopsitta diophthalma coxeni</i> (potential occurrence) <i>Menura alberti</i> <i>Podargus ocellatus plumiferous</i> (potential occurrence) <i>Tyto tenebricosa</i> (potential occurrence)
Threatened mammals	<i>Dasyurus maculatus maculatus</i> (potential occurrence) <i>Kerivoula papuensis</i>
<p>Management principles - conservation requirements of overall habitat area</p> <ul style="list-style-type: none"> Retain the maximum possible area of RE 12.8.4. Minimise the fragmentation of RE 12.8.4. Conserve known populations of the threatened species listed above. Where possible, carry out surveys to identify any additional populations and conserve these populations. Prepare a property management plan that conserves the habitat of the threatened species listed above through appropriate fire regimes, appropriate grazing practices, appropriate timber harvesting and thinning practices, and actions for weed, exotic pasture grass and feral animal control. Where possible, establish a Nature Refuge Agreement, Land Management Agreement or Land for Wildlife registration. <p>Management principles - conservation requirements of specific species</p> <ul style="list-style-type: none"> <i>Kyarranus kundagungan</i>, <i>Litoria brevipalmata</i>, <i>Litoria pearsoniana</i> and <i>Mixophyes fleayi</i> - maintenance of water quality and conservation of riparian vegetation. <i>Lechriodus fletcheri</i> - conservation of small ephemeral waterbodies and the surrounding rainforest and wet sclerophyll forest. <i>Cyclopsitta diophthalma coxeni</i> and <i>Tyto tenebricosa</i> - conservation of trees suitable for nesting. <i>Kerivoula papuensis</i> - conservation of trees suitable for roosting. <i>Coeranoscincus reticulatus</i> - conservation of leaf litter, surface rocks and logs and subsurface features (e.g. earth cracks and burrows). <i>Hoplocephalus stephensii</i> - conservation of trees with decortivating bark. <i>Atrichornis rufescens</i> - conservation of leaf litter. <i>Dasyurus maculatus maculatus</i> - conservation of sites suitable for nesting. <i>Cyclopsitta diophthalma coxeni</i> - conservation of fig tree food species. 	

1.1.7 Regional Ecosystem 12.8.9

Habitat area	Regional Ecosystem (RE) 12.8.9
Gatton vegetation Code (Map Ref)	8e
Threatened RE status	Of-concern
Threatened plants	<i>Hibbertia monticola</i> (potential occurrence)
Threatened invertebrates	Nil
Threatened amphibians	<i>Kyarranus kundagungan</i> <i>Lechriodus fletcheri</i> <i>Litoria brevipalmata</i> (potential occurrence) <i>Litoria pearsoniana</i> (potential occurrence) <i>Mixophyes fleayi</i>
Threatened reptiles	<i>Coeranoscincus reticulatus</i> <i>Hoplocephalus stephensii</i> (potential occurrence)
Threatened birds	<i>Calyptorhynchus lathami</i> <i>Climacteris erythrops</i> <i>Cyclopsitta diophthalma coxeni</i> (potential occurrence) <i>Menura alberti</i> <i>Podargus ocellatus plumiferous</i> (potential occurrence) <i>Tyto tenebricosa</i> (potential occurrence)
Threatened mammals	<i>Dasyurus maculatus maculatus</i> (potential occurrence) <i>Kerivoula papuensis</i> <i>Potorous tridactylus tridactylus</i> (potential occurrence) <i>Pseudomys oralis</i> (potential occurrence)
Management principles - conservation requirements of overall habitat area <ul style="list-style-type: none"> Retain the maximum possible area of RE 12.8.9. Minimise the fragmentation of RE 12.8.9. Conserve known populations of the threatened species listed above. Where possible, carry out surveys to identify any additional populations and conserve these populations. Prepare a property management plan that conserves the habitat of the threatened species listed above through appropriate fire regimes, appropriate grazing practices, appropriate timber harvesting and thinning practices, and actions for weed, exotic pasture grass and feral animal control. Where possible, establish a Nature Refuge Agreement, Land Management Agreement or Land for Wildlife registration. Management principles - conservation requirements of specific species <ul style="list-style-type: none"> <i>Kyarranus kundagungan</i>, <i>Litoria brevipalmata</i>, <i>Litoria pearsoniana</i> and <i>Mixophyes fleayi</i> - maintenance of water quality and conservation of riparian vegetation. <i>Lechriodus fletcheri</i> - conservation of small ephemeral waterbodies and the surrounding rainforest and wet sclerophyll forest. <i>Coeranoscincus reticulatus</i> - conservation of leaf litter, surface rocks and logs and subsurface features (e.g. earth cracks and burrows). <i>Climacteris erythrops</i> and <i>Hoplocephalus stephensii</i> - conservation of trees with decortivating bark. <i>Calyptorhynchus lathami</i>, <i>Cyclopsitta diophthalma coxeni</i> and <i>Tyto tenebricosa</i> - conservation of trees suitable for nesting. <i>Kerivoula papuensis</i> - conservation of trees suitable for roosting. <i>Dasyurus maculatus maculatus</i> – conservation of sites suitable for nesting. <i>Calyptorhynchus lathami</i>. - conservation of Allocasuarina food trees species. <i>Cyclopsitta diophthalma coxeni</i> - conservation of fig tree food species. 	

1.1.8 Regional Ecosystem 12.8.10

Habitat area	Regional Ecosystem (RE) 12.8.10
Gatton Vegetation type Code (Map Ref)	8h
Threatened RE status	Of-concern
Threatened plants	<i>Hibbertia monticola</i> (potential occurrence)
Threatened invertebrates	Nil
Threatened amphibians	<i>Litoria brevipalmata</i> (potential occurrence) <i>Litoria pearsoniana</i> (potential occurrence) <i>Mixophyes fleayi</i>
Threatened reptiles	<i>Coeranoscincus reticulatus</i> <i>Hoplocephalus stephensii</i> (potential occurrence)
Threatened birds	<i>Climacteris erythrops</i> <i>Erythrorchis radiatus</i> (potential occurrence) <i>Ninox strenua</i> <i>Tyto tenebricosa</i> (potential occurrence)
Threatened mammals	<i>Chalinolobus dwyeri</i> <i>Dasyurus maculatus maculatus</i> (potential occurrence) <i>Kerivoula papuensis</i> <i>Potorous tridactylus tridactylus</i> (potential occurrence) <i>Pseudomys oralis</i> (potential occurrence)
<p>Management principles - conservation requirements of overall habitat area</p> <ul style="list-style-type: none"> Retain the maximum possible area of RE 12.8.10. Minimise the fragmentation of RE 12.8.10. Conserve known populations of the threatened species listed above. Where possible, carry out surveys to identify any additional populations and conserve these populations. Prepare a property management plan that conserves the habitat of the threatened species listed above through appropriate fire regimes, appropriate grazing practices, appropriate timber harvesting and thinning practices, and actions for weed, exotic pasture grass and feral animal control. Where possible, establish a Nature Refuge Agreement, Land Management Agreement or Land for Wildlife registration. <p>Management principles - conservation requirements of specific species</p> <ul style="list-style-type: none"> <i>Litoria brevipalmata</i>, <i>Litoria pearsoniana</i> and <i>Mixophyes fleayi</i> - maintenance of water quality and conservation of riparian vegetation. <i>Coeranoscincus reticulatus</i> - conservation of leaf litter, surface rocks and logs and subsurface features (e.g. earth cracks and burrows). <i>Climacteris erythrops</i> and <i>Hoplocephalus stephensii</i> - conservation of trees with decorticated bark. <i>Erythrorchis radiatus</i>, <i>Ninox strenua</i> and <i>Tyto tenebricosa</i> - conservation of trees suitable for nesting. <i>Kerivoula papuensis</i> - conservation of trees suitable for roosting. <i>Dasyurus maculatus maculatus</i> - conservation of sites suitable for nesting. 	

1.1.9 Regional Ecosystem 12.8.14

Habitat area	Regional Ecosystem (RE) 12.8.14
Gatton Vegetation Type Code (Map Ref)	8a, 8b, 8c, 8l
Threatened RE status	Nil
Threatened plants	<i>Bothriochloa bunyensis</i> <i>Dichanthium setosum</i> <i>Hibbertia monticola</i> (potential occurrence) <i>Picris evae</i> (potential occurrence) <i>Wahlenbergia scopulicola</i> (potential occurrence)
Threatened invertebrates	Nil
Threatened amphibians	Nil
Threatened reptiles	<i>Hoplocephalus stephensii</i> (potential occurrence)
Threatened birds	<i>Calyptorhynchus lathamii</i> <i>Climacteris erythrops</i> <i>Dasyornis brachypterus</i> (potential occurrence) <i>Erythrorhynchus radiatus</i> <i>Ninox strenua</i> <i>Xanthomyza phrygia</i>
Threatened mammals	<i>Chalinolobus dwyeri</i> <i>Dasyurus maculatus maculatus</i> (potential occurrence) <i>Phascogalea cinereus</i> <i>Potorous tridactylus</i> (potential occurrence) <i>Pseudomys novaehollandiae</i> (potential occurrence) <i>Pseudomys oralis</i> (potential occurrence)
Management principles - conservation requirements of overall habitat area <ul style="list-style-type: none"> Retain the maximum possible area of RE 12.8.14. Minimise the fragmentation of RE 12.8.14. Conserve known populations of the threatened species listed above. Where possible, carry out surveys to identify any additional populations and conserve these populations. Prepare a property management plan that conserves the habitat of the threatened species listed above through appropriate fire regimes, appropriate grazing practices, appropriate timber harvesting and thinning practices, and actions for weed, exotic pasture grass and feral animal control. Include in the property management plan a fire management plan that establishes fire regimes suitable for the conservation of the threatened plant species listed above. Where possible, establish a Nature Refuge Agreement, Land Management Agreement or Land for Wildlife registration. Management principles - conservation requirements of specific species <ul style="list-style-type: none"> <i>Climacteris erythrops</i> and <i>Hoplocephalus stephensii</i> - conservation of trees with decorticated bark. <i>Calyptorhynchus lathamii</i>, <i>Erythrorhynchus radiatus</i> and <i>Ninox strenua</i> - conservation of trees suitable for nesting. <i>Calyptorhynchus lathamii</i> - conservation of Allocasuarina food trees species. <i>Dasyurus maculatus maculatus</i> - conservation of sites suitable for nesting. <i>Phascogalea cinereus</i> - conservation of food tree species. <i>Phascogalea cinereus</i> - protection from attack by domestic dogs. 	

1.1.10 Regional Ecosystem 12.8.16

Habitat area	Regional Ecosystem (RE) 12.8.16
Gatton Vegetation Type Code (Map Ref)	8k
Threatened RE status	Nil
Threatened plants	<i>Hibbertia monticola</i> (potential occurrence)
Threatened invertebrates	Nil
Threatened amphibians	Nil
Threatened reptiles	<i>Hoplocephalus stephensii</i> (potential occurrence)
Threatened birds	<i>Erythrorchis radiatus</i> <i>Ninox strenua</i> <i>Tyto novaehollandiae</i> <i>Xanthomyza phrygia</i>
Threatened mammals	<i>Chalinolobus dwyeri</i> <i>Chalinolobus picatus</i> <i>Dasyurus maculatus maculatus</i> (potential occurrence) <i>Phascolarctos cinereus</i> <i>Potorous tridactylus tridactylus</i> (potential occurrence) <i>Pseudomys oralis</i> (potential occurrence)
<p>Management principles - conservation requirements of overall habitat area</p> <ul style="list-style-type: none"> Retain the maximum possible area of RE 12.8.16. Minimise the fragmentation of RE 12.8.16. Conserve known populations of the threatened species listed above. Where possible, carry out surveys to identify any additional populations and conserve these populations. Prepare a property management plan that conserves the habitat of the threatened species listed above through appropriate fire regimes, appropriate grazing practices, appropriate timber harvesting and thinning practices, and actions for weed, exotic pasture grass and feral animal control. Where possible, establish a Nature Refuge Agreement, Land Management Agreement or Land for Wildlife registration. <p>Management principles - conservation requirements of specific species</p> <ul style="list-style-type: none"> <i>Hoplocephalus stephensii</i> - conservation of trees with decorticating bark. <i>Erythrorchis radiatus</i>, <i>Ninox strenua</i> and <i>Tyto novaehollandiae</i> - conservation of trees suitable for nesting. <i>Chalinolobus picatus</i> - conservation of trees suitable for roosting. <i>Dasyurus maculatus maculatus</i> - conservation of sites suitable for nesting. <i>Phascolarctos cinereus</i> - conservation of food tree species. <i>Phascolarctos cinereus</i> - protection from attack by domestic dogs. 	

1.1.11 Regional Ecosystem 12.8.17

Habitat area	Regional Ecosystem (RE) 12.8.17
Gatton Vegetation (Map Ref)	8d
Threatened RE status	Nil
Threatened plants	<i>Callitris baileyi</i> / <i>Hibbertia monticola</i> (potential occurrence)
Threatened invertebrates	Nil
Threatened amphibians	Nil
Threatened reptiles	<i>Hoplocephalus stephensii</i> (potential occurrence)
Threatened birds	<i>Erythrorhynchus radiatus</i> <i>Ninox strenua</i> <i>Tyto novaehollandiae</i>
Threatened mammals	<i>Chalinolobus dwyeri</i> <i>Chalinolobus picatus</i> <i>Dasyurus maculatus maculatus</i> (potential occurrence) <i>Phascolarctos cinereus</i> <i>Potorous tridactylus tridactylus</i> (potential occurrence) <i>Pseudomys novaehollandiae</i> (potential occurrence) <i>Pseudomys oralis</i> (potential occurrence)
<p>Management principles - conservation requirements of overall habitat area</p> <ul style="list-style-type: none"> Retain the maximum possible area of RE 12.8.17. Minimise the fragmentation of RE 12.8.17. Conserve known populations of the threatened species listed above. Where possible, carry out surveys to identify any additional populations and conserve these populations. Prepare a property management plan that conserves the habitat of the threatened species listed above through appropriate fire regimes, appropriate grazing practices, appropriate timber harvesting and thinning practices, and actions for weed, exotic pasture grass and feral animal control. Where possible, establish a Nature Refuge Agreement, Land Management Agreement or Land for Wildlife registration. <p>Management principles - conservation requirements of specific species</p> <ul style="list-style-type: none"> <i>Hoplocephalus stephensii</i> - conservation of trees with decorticated bark. <i>Erythrorhynchus radiatus</i>, <i>Ninox strenua</i> and <i>Tyto novaehollandiae</i> - conservation of trees suitable for nesting. <i>Chalinolobus picatus</i> - conservation of trees suitable for roosting. <i>Dasyurus maculatus maculatus</i> - conservation of sites suitable for nesting. <i>Phascolarctos cinereus</i> - conservation of food tree species. <i>Phascolarctos cinereus</i> - protection from attack by domestic dogs. 	

1.1.12 Regional Ecosystem 12.8.19

Habitat area	Regional Ecosystem (RE) 12.8.19
Gatton Vegetation type Code (Map)	8j
Threatened RE status	Of-concern
Threatened plants	<i>Bothriochloa bunyensis</i> <i>Dichanthium setosum</i> <i>Hibbertia monticola</i> (potential occurrence) <i>Picris evae</i> (potential occurrence) <i>Wahlenbergia scopulicola</i> (potential occurrence)
Threatened invertebrates	Nil
Threatened amphibians	Nil
Threatened reptiles	Nil
Threatened birds	<i>Erythrorchis radiatus</i> <i>Ninox strenua</i>
Threatened mammals	<i>Dasyurus maculatus maculatus</i> (potential occurrence) <i>Petrogale penicillata</i> <i>Pseudomys novaehollandiae</i> (potential occurrence) <i>Pseudomys oralis</i> (potential occurrence)
Management principles - conservation requirements of overall habitat area <ul style="list-style-type: none"> Retain the maximum possible area of RE 12.8.19. Minimise the fragmentation of RE 12.8.19. Conserve known populations of the threatened species listed above. Where possible, carry out surveys to identify any additional populations and conserve these populations. Prepare a property management plan that conserves the habitat of the threatened species listed above through appropriate fire regimes, appropriate grazing practices, appropriate timber harvesting and thinning practices, and actions for weed, exotic pasture grass and feral animal control. Include in the property management plan a fire management plan that establishes fire regimes suitable for the conservation of the threatened plant species listed above. Where possible, establish a Nature Refuge Agreement, Land Management Agreement or Land for Wildlife registration. Management principles - conservation requirements of specific species <ul style="list-style-type: none"> <i>Erythrorchis radiatus</i> and i - conservation of trees suitable for nesting <i>Dasyurus maculatus maculatus</i> - conservation of sites suitable for nesting. 	

1.1.13 Regional Ecosystem 12.8.21

Habitat area	Regional Ecosystem (RE) 12.8.21
Gatton Vegetation Type Code (Map Ref)	8m
Threatened RE status	Endangered
Threatened plants	<i>Clematis fawcettii</i> <i>Floydia praealta</i> (potential occurrence) <i>Sarcochilus dilatatus</i>
Threatened invertebrates	Nil
Threatened amphibians	Nil
Threatened reptiles	<i>Hoplocephalus stephensii</i> (potential occurrence)
Threatened birds	<i>Cyclopsitta diophthalma coxeni</i> (potential occurrence) <i>Tyto tenebricosa</i> (potential occurrence)
Threatened mammals	<i>Dasyurus maculatus maculatus</i> (potential occurrence) <i>Petrogale penicillata</i>
<p>Management principles - conservation requirements of overall habitat area</p> <ul style="list-style-type: none"> Retain areas of RE 12.8.21 in accordance with the Queensland Vegetation Management Act 1999 (this Act restricts the clearance of endangered REs). Conserve known populations of the threatened species listed above. Where possible, carry out surveys to identify any additional populations and conserve these populations. Prepare a property management plan that conserves the habitat of the threatened species listed above through appropriate fire regimes, appropriate grazing practices, appropriate timber harvesting and thinning practices, and actions for weed, exotic pasture grass and feral animal control. Where possible, establish a Nature Refuge Agreement, Land Management Agreement or Land for Wildlife registration. <p>Management principles - conservation requirements of specific species</p> <ul style="list-style-type: none"> <i>Hoplocephalus stephensii</i> - conservation of trees with decorticated bark. <i>Cyclopsitta diophthalma coxeni</i> - conservation of fig tree food species. <i>Cyclopsitta diophthalma coxeni</i> and <i>Tyto tenebricosa</i> - conservation of trees suitable for nesting <i>Dasyurus maculatus maculatus</i> - conservation of sites suitable for nesting. 	

1.1.14 Regional Ecosystem 12.9/10.2

Habitat area	Regional Ecosystem (RE) 12.9/10.2
Gatton Vegetation Type Code (Maps Ref)	9a & 9c
Threatened RE status	Nil
Threatened plants	<i>Callistemon formosus</i> <i>Mentha grandiflora</i> <i>Triplarina bancroftii</i>
Threatened invertebrates	Nil
Threatened amphibians	Nil
Threatened reptiles	Nil
Threatened birds	<i>Erythrorchis radiatus</i> <i>Lathamus discolor</i> <i>Lophoictinia isura</i> <i>Melithreptus gularis</i> <i>Ninox strenua</i> <i>Psephotus pulcherrimus</i> (potential occurrence)
Threatened mammals	<i>Chalinolobus picatus</i> <i>Dasyurus maculatus maculatus</i> (potential occurrence)
Management principles - conservation requirements of overall habitat area <ul style="list-style-type: none">Retain the maximum possible area of RE 12.9/10.2.Minimise the fragmentation of RE 12.9/10.2.Conserve known populations of the threatened species listed above. Where possible, carry out surveys to identify any additional populations and conserve these populations.Prepare a property management plan that conserves the habitat of the threatened species listed above through appropriate fire regimes, appropriate grazing practices, appropriate timber harvesting and thinning practices, and actions for weed, exotic pasture grass and feral animal control.Include in the property management plan a fire management plan that establishes fire regimes suitable for the conservation of the threatened plant species listed above.Where possible, establish a Nature Refuge Agreement, Land Management Agreement or Land for Wildlife registration. Management principles - conservation requirements of specific species <ul style="list-style-type: none"><i>Erythrorchis radiatus</i>, <i>Lophoictinia isura</i> and <i>Ninox strenua</i> - conservation of trees suitable for nesting.<i>Chalinolobus picatus</i> - conservation of trees suitable for roosting.<i>Dasyurus maculatus maculatus</i> - conservation of sites suitable for nesting.	

1.1.15 Regional Ecosystem 12.9/10.3

Habitat area	Regional Ecosystem (RE) 12.9/10.3
Gatton Vegetation Type Code (Map Ref)	9d
Threatened RE status	Of-concern
Threatened plants	<i>Acacia blakei</i> subsp. <i>Diphylla</i> <i>Acacia montana</i> <i>Bertya oppositifolia</i> <i>Callistemon formosus</i> <i>Eucalyptus sideroxylon</i>
Threatened invertebrates	Nil
Threatened amphibians	Nil
Threatened reptiles	Nil
Threatened birds	<i>Erythrorhynchus radiatus</i> <i>Meliphaga gularis</i> <i>Ninox strenua</i>
Threatened mammals	<i>Dasyurus maculatus maculatus</i> (potential occurrence)
Management principles - conservation requirements of overall habitat area <ul style="list-style-type: none"> Retain the maximum possible area of RE 12.9/10.3. Minimise the fragmentation of RE 12.9/10.3. Conserve known populations of the threatened species listed above. Where possible, carry out surveys to identify any additional populations and conserve these populations. Prepare a property management plan that conserves the habitat of the threatened species listed above through appropriate fire regimes, appropriate grazing practices, appropriate timber harvesting and thinning practices, and actions for weed, exotic pasture grass and feral animal control. Include in the property management plan a fire management plan that establishes fire regimes suitable for the conservation of the threatened plant species listed above. Where possible, establish a Nature Refuge Agreement, Land Management Agreement or Land for Wildlife registration. Management principles - conservation requirements of specific species <ul style="list-style-type: none"> <i>Erythrorhynchus radiatus</i> and <i>Ninox strenua</i> - conservation of trees suitable for nesting. <i>Dasyurus maculatus maculatus</i> - conservation of sites suitable for nesting. 	

1.1.16 Regional Ecosystem 12.9/10.5

Habitat area	Regional Ecosystem (RE) 12.9/10.5
Gatton Vegetation Type Code (Map Ref)	5e, 9b, 9f, 9g, 10a, 10b, 10c, 11a,
Threatened RE status	Nil
Threatened plants	<p>Threatened plants in the Helidon Hills (areas of RE 12.9/10.5 located <u>north</u> of Warrego Highway):</p> <p><i>Acacia leichhardtii</i> <i>Allocasuarina inophloia</i> <i>Bertya</i> sp. (Helidon Hills G.Leiper AQ457013) <i>Caustis blakei</i> subsp. <i>Macrantha</i> <i>Eucalyptus helidonica</i> <i>Eucalyptus taurina</i> <i>Gahnia clarkei</i> <i>Grevillea quadricauda</i> <i>Grevillea singuliflora</i> <i>Hibbertia monticola</i> (potential occurrence) <i>Leionema obtusifolium</i> <i>Leptospermum lamellatum</i> <i>Lysicarpus angustifolius</i> <i>Melastoma affine</i> <i>Paspalidium grandispiculatum</i> <i>Poranthera</i> sp. (Mt Ballow G.Leiper AQ502886)</p> <p>Threatened plants in the south of Gatton Shire (areas of RE 12.9/10.5 located <u>south</u> of Warrego Highway):</p> <p><i>Acacia blakei</i> subsp. <i>Diphylla</i> <i>Acacia montana</i> <i>Allocasuarina inophloia</i> <i>Bertya opposens</i> <i>Boronia splendida</i> <i>Callistemon formosus</i> <i>Eucalyptus bakeri</i> <i>Eucalyptus melanoleuca</i> <i>Eucalyptus sideroxylon</i> <i>Grevillea quadricauda</i> <i>Hibbertia monticola</i> (potential occurrence) <i>Melaleuca groveana</i> <i>Mentha grandiflora</i> <i>Sophora fraseri</i> <i>Triodia</i> sp. (potential occurrence)</p>
Threatened invertebrates	<i>Nesolycaena albosericea</i>
Threatened amphibians	Nil
Threatened reptiles	<i>Delma torquata</i>
Threatened birds	<p><i>Calyptorhynchus lathamii</i> <i>Erythrorhynchus radiatus</i> <i>Lophoictinia isura</i> <i>Ninox strenua</i> <i>Tyto novaehollandiae</i></p>
Threatened mammals	<p><i>Chalinolobus picatus</i> <i>Dasyurus maculatus maculatus</i> (potential occurrence) <i>Petrogale penicillata</i> <i>Pseudomys novaehollandiae</i> (potential occurrence)</p>

Management principles - conservation requirements of overall habitat area

- Retain the maximum possible area of RE 12.9/10.5.
- Minimise the fragmentation of RE 12.9/10.5.
- Conserve known populations of the threatened species listed above. Where possible, carry out surveys to identify any additional populations and conserve these populations.
- Prepare a property management plan that conserves the habitat of the threatened species listed above through appropriate fire regimes, appropriate grazing practices, appropriate timber harvesting and thinning practices, and actions for weed, exotic pasture grass and feral animal control.
- Include in the property management plan a fire management plan that establishes fire regimes suitable for the conservation of the threatened plant species listed above.
- Where possible, establish a Nature Refuge Agreement, Land Management Agreement or Land for Wildlife registration.

Management principles - conservation requirements of specific species

- *Nesolycaena albosericea* - conservation of Boronia host plant species.
- *Delma torquata* - conservation of leaf litter, surface rocks and logs and subsurface features (e.g. earth cracks and burrows).
- *Calyptorhynchus lathamii*, *Erythroriorchis radiatus*, *Lophoictinia isura*, *Ninox strenua* and *Tyto novaehollandiae* - conservation of trees suitable for nesting.
- *Chalinolobus picatus* - conservation of trees suitable for roosting.
- *Calyptorhynchus lathamii* - conservation of Allocasuarina food trees species.
- *Dasyurus maculatus maculatus* - conservation of sites suitable for nesting.

1.1.17 Regional Ecosystem 12.9/10.6

Habitat area	Regional Ecosystem (RE) 12.9/10.6
Gatton Vegetation Type Code (Map Ref)	9j
Threatened RE status	Endangered
Threatened plants	Nil
Threatened invertebrates	Nil
Threatened amphibians	Nil
Threatened reptiles	Nil
Threatened birds	<i>Erythroriorchis radiatus</i> <i>Ninox strenua</i>
Threatened mammals	<i>Dasyurus maculatus maculatus</i> (potential occurrence)
<p>Management principles - conservation requirements of overall habitat area</p> <ul style="list-style-type: none"> ▪ Retain areas of RE 12.9/10.6 in accordance with the Queensland Vegetation Management Act 1999 (this Act restricts the clearance of endangered REs). ▪ Conserve known populations of the threatened species listed above. Where possible, carry out surveys to identify any additional populations and conserve these populations. ▪ Prepare a property management plan that conserves the habitat of the threatened species listed above through appropriate fire regimes, appropriate grazing practices, appropriate timber harvesting and thinning practices, and actions for weed, exotic pasture grass and feral animal control. ▪ Where possible, establish a Nature Refuge Agreement, Land Management Agreement or Land for Wildlife registration. <p>Management principles - conservation requirements of specific species</p> <ul style="list-style-type: none"> ▪ <i>Erythroriorchis radiatus</i> and <i>Ninox strenua</i> - conservation of trees suitable for nesting. ▪ <i>Dasyurus maculatus maculatus</i> - conservation of sites suitable for nesting. 	

1.1.18 Regional Ecosystem 12.9/10.7

Habitat area	Regional Ecosystem (RE) 12.9/10.7
Gatton Vegetation Type code (Map Ref)	9h
Threatened RE status	Of-concern
Threatened plants	<i>Callitris baileyi</i> <i>Grevillea quadricauda</i>
Threatened invertebrates	Nil
Threatened amphibians	<i>Cyclorana alboguttata</i> <i>Cyclorana brevipes</i> <i>Cyclorana verrucosa</i> <i>Limnodynastes salmini</i>
Threatened reptiles	Nil
Threatened birds	<i>Erythrorchis radiatus</i> <i>Geophaps scripta scripta</i> <i>Lathamus discolor</i> <i>Lophoictinia isura</i> <i>Neophema pulchella</i> <i>Ninox strenua</i>
Threatened mammals	<i>Dasyurus maculatus maculatus</i> (potential occurrence)
Management principles - conservation requirements of overall habitat area <ul style="list-style-type: none"> Retain the maximum possible area of RE 12.9/10.7. Minimise the fragmentation of RE 12.9/10.7. Conserve known populations of the threatened species listed above. Where possible, carry out surveys to identify any additional populations and conserve these populations. Prepare a property management plan that conserves the habitat of the threatened species listed above through appropriate fire regimes, appropriate grazing practices, appropriate timber harvesting and thinning practices, and actions for weed, exotic pasture grass and feral animal control. Include in the property management plan a fire management plan that establishes fire regimes suitable for the conservation of the threatened plant species listed above. Where possible, establish a Nature Refuge Agreement, Land Management Agreement or Land for Wildlife registration. Management principles - conservation requirements of specific species <ul style="list-style-type: none"> <i>Cyclorana alboguttata</i>, <i>Cyclorana brevipes</i>, <i>Cyclorana verrucosa</i> and <i>Limnodynastes salmini</i> - maintenance of hydrological cycles and water quality of ephemeral wetlands; conservation of native vegetation of ephemeral wetlands. <i>Erythrorchis radiatus</i>, <i>Lophoictinia isura</i>, <i>Neophema pulchella</i> and <i>Ninox strenua</i> - conservation of trees suitable for nesting. <i>Dasyurus maculatus maculatus</i> - conservation of sites suitable for nesting. 	

1.1.19 Regional Ecosystem 12.9/10.14

Habitat area	Regional Ecosystem (RE) 12.9/10.14
Gatton Vegetation Type Code (Map Ref)	10d
Threatened RE status	Nil
Threatened plants	<i>Eucalyptus helidonica</i> <i>Gahnia clarkei</i> <i>Hibbertia monticola</i> (potential occurrence) <i>Macrozamia lucida</i> <i>Melastoma affine</i> <i>Rubus probus</i>
Threatened invertebrates	Nil
Threatened amphibians	Nil
Threatened reptiles	Nil
Threatened birds	<i>Accipiter novaehollandiae</i> <i>Calyptorhynchus lathamii</i> <i>Erythrorhynchus radiatus</i> <i>Ninox strenua</i> <i>Tyto novaehollandiae</i>
Threatened mammals	<i>Dasyurus maculatus maculatus</i> (potential occurrence)
Management principles - conservation requirements of overall habitat area <ul style="list-style-type: none"> Retain the maximum possible area of RE 12.9/10.14. Minimise the fragmentation of RE 12.9/10.14. Conserve known populations of the threatened species listed above. Where possible, carry out surveys to identify any additional populations and conserve these populations. Prepare a property management plan that conserves the habitat of the threatened species listed above through appropriate fire regimes, appropriate grazing practices, appropriate timber harvesting and thinning practices, and actions for weed, exotic pasture grass and feral animal control. Include in the property management plan a fire management plan that establishes fire regimes suitable for the conservation of the threatened plant species listed above. Where possible, establish a Nature Refuge Agreement, Land Management Agreement or Land for Wildlife registration. Management principles - conservation requirements of specific species <ul style="list-style-type: none"> <i>Calyptorhynchus lathamii</i>, <i>Erythrorhynchus radiatus</i>, <i>Ninox strenua</i> and <i>Tyto novaehollandiae</i> - conservation of trees suitable for nesting. <i>Calyptorhynchus lathamii</i>. - conservation of <i>Allocasuarina</i> food trees species. <i>Dasyurus maculatus maculatus</i> - conservation of sites suitable for nesting. 	

1.1.20 Regional Ecosystem 12.9/10.15

Habitat area	Regional Ecosystem (RE) 12.9/10.15
Gatton Vegetation Type Code (Map Ref)	9I
Threatened RE status	Endangered
Threatened plants	<i>Eucalyptus melanoleuca</i> <i>Floydia praealta</i> (potential occurrence) <i>Sarcophilus dilatatus</i>
Threatened invertebrates	Nil
Threatened amphibians	Nil
Threatened reptiles	Nil
Threatened birds	<i>Cyclopsitta diophthalma coxeni</i> (potential occurrence) <i>Turnix melanogaster</i>
Threatened mammals	<i>Dasyurus maculatus maculatus</i> (potential occurrence)
Management principles - conservation requirements of overall habitat area <ul style="list-style-type: none">Retain areas of RE 12.9/10.15 in accordance with the Queensland Vegetation Management Act 1999 (this Act restricts the clearance of endangered REs).Conserve known populations of the threatened species listed above. Where possible, carry out surveys to identify any additional populations and conserve these populations.Prepare a property management plan that conserves the habitat of the threatened species listed above through appropriate fire regimes, appropriate grazing practices, appropriate timber harvesting and thinning practices, and actions for weed, exotic pasture grass and feral animal control.Where possible, establish a Nature Refuge Agreement, Land Management Agreement or Land for Wildlife registration. Management principles - conservation requirements of specific species <ul style="list-style-type: none"><i>Cyclopsitta diophthalma coxeni</i> - conservation of fig tree food species.<i>Cyclopsitta diophthalma coxeni</i> - conservation of trees suitable for nesting.<i>Turnix melanogaster</i> - conservation of leaf litter.<i>Dasyurus maculatus maculatus</i> - conservation of sites suitable for nesting.	

1.1.21 Regional Ecosystem 12.11.3

Habitat area	Regional Ecosystem (RE) 12.11.3
Gatton vegetation Type Code (Map Ref)	11c
Threatened RE status	Nil
Threatened plants	Nil
Threatened invertebrates	Nil
Threatened amphibians	Nil
Threatened reptiles	Nil
Threatened birds	<i>Erythrorichis radiatus</i> (potential occurrence) <i>Ninox strenua</i> (potential occurrence)
Threatened mammals	<i>Dasyurus maculatus maculatus</i> (potential occurrence)
Management principles - conservation requirements of overall habitat area <ul style="list-style-type: none"> Retain the maximum possible area of RE 12.11.3. Minimise the fragmentation of RE 12.11.3. Conserve known populations of the threatened species listed above. Where possible, carry out surveys to identify any additional populations and conserve these populations. Prepare a property management plan that conserves the habitat of the threatened species listed above through appropriate fire regimes, appropriate grazing practices, appropriate timber harvesting and thinning practices, and actions for weed, exotic pasture grass and feral animal control. Where possible, establish a Nature Refuge Agreement, Land Management Agreement or Land for Wildlife registration. Management principles - conservation requirements of specific species <ul style="list-style-type: none"> <i>Erythrorichis radiatus</i> and <i>Ninox strenua</i> - conservation of trees suitable for nesting. <i>Dasyurus maculatus maculatus</i> - conservation of sites suitable for nesting. 	

1.1.22 Regional Ecosystem 12.11.5

Habitat area	Regional Ecosystem (RE) 12.11.5
Gatton Vegetation Type Code (Map Ref)	11a
Threatened RE status	Nil
Threatened plants	Nil
Threatened invertebrates	Nil
Threatened amphibians	Nil
Threatened reptiles	Nil
Threatened birds	<i>Erythrorichis radiatus</i> (potential occurrence) <i>Ninox strenua</i> (potential occurrence)
Threatened mammals	<i>Dasyurus maculatus maculatus</i> (potential occurrence)
Management principles - conservation requirements of overall habitat area <ul style="list-style-type: none"> Retain the maximum possible area of RE 12.11.5. Minimise the fragmentation of RE 12.11.5. Conserve known populations of the threatened species listed above. Where possible, carry out surveys to identify any additional populations and conserve these populations. Prepare a property management plan that conserves the habitat of the threatened species listed above through appropriate fire regimes, appropriate grazing practices, appropriate timber harvesting and thinning practices, and actions for weed, exotic pasture grass and feral animal control. Where possible, establish a Nature Refuge Agreement, Land Management Agreement or Land for Wildlife registration. Management principles - conservation requirements of specific species <ul style="list-style-type: none"> <i>Erythrorichis radiatus</i> and <i>Ninox strenua</i> - conservation of trees suitable for nesting. <i>Dasyurus maculatus maculatus</i> - conservation of sites suitable for nesting. 	

1.1.23 Regional Ecosystem 12.11.9

Habitat area	Regional Ecosystem (RE) 12.11.9
Gatton Vegetation Type Code (Map Ref)	11b & 11d
Threatened RE status	Of-concern
Threatened plants	Nil
Threatened invertebrates	Nil
Threatened amphibians	Nil
Threatened reptiles	Nil
Threatened birds	<i>Erythrorhynchus radiatus</i> (potential occurrence) <i>Ninox strenua</i> (potential occurrence)
Threatened mammals	<i>Dasyurus maculatus maculatus</i> (potential occurrence) <i>Potorous tridactylus tridactylus</i> (potential occurrence)
Management principles - conservation requirements of overall habitat area <ul style="list-style-type: none"> Retain the maximum possible area of RE 12.11.9. Minimise the fragmentation of RE 12.11.9. Conserve known populations of the threatened species listed above. Where possible, carry out surveys to identify any additional populations and conserve these populations. Prepare a property management plan that conserves the habitat of the threatened species listed above through appropriate fire regimes, appropriate grazing practices, appropriate timber harvesting and thinning practices, and actions for weed, exotic pasture grass and feral animal control. Where possible, establish a Nature Refuge Agreement, Land Management Agreement or Land for Wildlife registration. Management principles - conservation requirements of specific species <ul style="list-style-type: none"> <i>Erythrorhynchus radiatus</i> and <i>Ninox strenua</i> - conservation of trees suitable for nesting. <i>Dasyurus maculatus maculatus</i> - conservation of sites suitable for nesting. 	

1.1.24 Regional Ecosystem 12.12.5

Habitat area	Regional Ecosystem (RE) 12.12.5
Gatton Vegetation Type Code (Map Ref)	12a
Threatened RE status	Nil
Threatened plants	Nil
Threatened invertebrates	Nil
Threatened amphibians	Nil
Threatened reptiles	Nil
Threatened birds	<i>Erythrorichis radiatus</i> (potential occurrence) <i>Ninox strenua</i> (potential occurrence)
Threatened mammals	<i>Dasyurus maculatus maculatus</i> (potential occurrence)
Management principles - conservation requirements of overall habitat area <ul style="list-style-type: none"> Retain the maximum possible area of RE 12.12.5. Minimise the fragmentation of RE 12.12.5. Conserve known populations of the threatened species listed above. Where possible, carry out surveys to identify any additional populations and conserve these populations. Prepare a property management plan that conserves the habitat of the threatened species listed above through appropriate fire regimes, appropriate grazing practices, appropriate timber harvesting and thinning practices, and actions for weed, exotic pasture grass and feral animal control. Where possible, establish a Nature Refuge Agreement, Land Management Agreement or Land for Wildlife registration. Management principles - conservation requirements of specific species <ul style="list-style-type: none"> <i>Erythrorichis radiatus</i> and <i>Ninox strenua</i> - conservation of trees suitable for nesting. <i>Dasyurus maculatus maculatus</i> - conservation of sites suitable for nesting. 	

1.1.25 Wetlands

Habitat area	Wetlands
Threatened RE status	Nil
Threatened plants	Nil
Threatened invertebrates	Nil
Threatened amphibians	<i>Cyclorana alboguttata</i> <i>Cyclorana brevipes</i> <i>Cyclorana verrucosa</i> <i>Limnodynastes salmini</i>
Threatened reptiles	Nil
Threatened birds	<i>Ephippiorhynchus asiaticus</i> <i>Erythrororchis radiatus</i> <i>Nettapus coromandelianus</i> <i>Rallus pectoralis</i> <i>Rostratula benghalensis</i> <i>Stictonetta naevosa</i>
Threatened mammals	Nil
Management principles - conservation requirements of overall habitat area <ul style="list-style-type: none"> Retain the maximum possible area of wetlands. Minimise the fragmentation of wetlands. Conserve known populations of the threatened species listed above. Where possible, carry out surveys to identify any additional populations and conserve these populations. Prepare a property management plan that conserves the habitat of the threatened species listed above through appropriate fire regimes, appropriate grazing practices, appropriate timber harvesting and thinning practices, and actions for weed, exotic pasture grass and feral animal control. Where possible, establish a Nature Refuge Agreement, Land Management Agreement or Land for Wildlife registration. Additional conservation requirements as determined by the Assessment and Conservation of Lockyer Catchment Wetlands project (due for completion December 2001). Management principles - conservation requirements of specific species <ul style="list-style-type: none"> <i>Cyclorana alboguttata</i>, <i>Cyclorana brevipes</i>, <i>Cyclorana verrucosa</i> and <i>Limnodynastes salmini</i> - maintenance of hydrological cycles and water quality of ephemeral wetlands; conservation of native vegetation of ephemeral wetlands. <i>Ephippiorhynchus asiaticus</i>, <i>Erythrororchis radiatus</i>, <i>Nettapus coromandelianus</i>, <i>Rallus pectoralis</i>, <i>Rostratula benghalensis</i> and <i>Stictonetta naevosa</i> - maintenance of hydrological cycles and water quality of wetlands; conservation of native vegetation of wetlands. <i>Ephippiorhynchus asiaticus</i>, <i>Erythrororchis radiatus</i> and <i>Nettapus coromandelianus</i> - conservation of trees suitable for nesting. Additional conservation requirements as determined by the Assessment and Conservation of Lockyer Catchment Wetlands project (due for completion December 2001). 	

8.3 PSP No. 2 -BUSHFIRE RISK AREAS

1. SCOPE

This planning scheme policy supports the Code for Development in Possible Bushfire Risk Areas contained in the Planning Scheme.

2. IMPLEMENTATION

- 2.1 (a) A Shire-wide analysis was carried out to identify *Possible Bushfire Risk Areas*. This was a broad scale mapping exercise to be used only as an indication of the possible extent of bushfire prone areas across the Shire. The results of this analysis are shown on Overlay Map No.2.
- (b) If development is proposed on land which is partly or wholly identified as being in a *Possible Bushfire Risk Area*, the proponent may seek to demonstrate that the bushfire hazard is insignificant given the particular circumstances of the development site. Demonstration of insignificant hazard may be used to support proposals which vary from the acceptable solutions identified in the code.

3. PLANNING

- 3.1 (a) Bushfire Hazard Planning in Queensland, 1998 outlines the criteria for the assessment of potentially affected sites. The relevant assessment criteria include topography, aspect, fire history and vegetation type, and the assessment procedure is summarised as follows.
- (b) The potential for bushfires can be determined from the total sum of the loading factors, determined from site investigation into the assessment criteria.
- (c) The investigation is to take into account not only the subject site but also the risk from surrounding lands. In addition, a development site may have varied topography and vegetation communities. Accordingly, the assessment may need to divide the land into parts with differing topography and vegetation communities.

4. LOADING FACTORS

4.1. Topography

The following loading factors indicate the degree topography influences fire hazard:

Topography	Loading Factor
Gorges and Mountains (> 30% slope)	5
Steep Hills (20 - 30% slope)	4
Rolling Hills (10 - 20% slope)	3
Undulating (3 - 10% slope)	2
Plains (0 - 3% slope)	1

4.2 Aspect

The following loading factors indicate the degree of fire risk with different aspects:

Aspect	Loading Factor
North to north-west	5
North-west to west	4
Mixed north,	3
West to south	3
North to east	3
East to south,	2
Mixed south	2

4.3 Fire History

The fire history gives an indication of the likelihood of fire occurring in a particular area and the following loading factors are of importance.

Fire History Frequency	Loading Factor
Frequent 1 - 3 years	4
Common 4 - 6 years	3
Occasional 7 - 10 years	2
Rarely > 10 years	2

4.4 Vegetation

Vegetation assessment should be based upon examination of the vegetation on the subject site and surrounding the subject site. Units of vegetation of less than 50 hectares in area and more than one kilometre from the nearest extensive vegetation may be viewed as having a slightly lower loading factor.

The vegetation communities outlined below are consistent with the risk areas outlined in Overlay Map No.2

5. POTENTIAL RISK AREAS

5.1 High Possible Bushfire Risk Areas are those areas shown on Overlay Map No.2 which have a total sum of loading factors of between 14 - 19. These areas may be prone to uncontrollable fire (wildfire) due to extreme slope and aspect, the nature of the vegetation and poor access and has the highest potential for devastation and loss to the community and cost for emergency services in the event of a fire.

Hence, Council is unlikely to support applications for development in these areas which seek to establish any new urban, community or rural residential premises, or results in any significant intensification of an existing use which could be put at-risk by bushfires.

5.2 Medium Possible Bushfire Risk Areas shown on Overlay Map No.2 have a total sum of loading factors between 11 - 13. In these areas, the layout and design of premises should incorporate measures which assist in the:

- control of any bushfire in the locality in an emergency;
- prevention of damage to property; and
- prevention of damage to persons.

Appropriate siting, design and construction measures are described in the Bushfire Code 5.2.2 of the planning scheme: Development in Possible Bushfire Risk Areas and the *Building Code of Australia*.

5.3 Low Areas are those which have a total sum of loading factors less than 10. Where a subject site falls within such an area, bushfire may not present a significant a constraint.

6. BUSHFIRE RISK AREAS

If an application involves land identified as within a bushfire risk area, a site specific technical assessment is required which—

- provides an assessment of the bushfire risk for the site including consideration of the requirements of the *Standard Building Regulations 1993* (including AS3959-1999 Construction of Buildings in Bushfire-Prone Areas) and includes—
 - a slope and aspect analysis;
 - identification of the vegetation type;
 - details of fire history (if available);
 - identified risk from surrounding lands; and
 - details of proposed measures to reduce the risk of bushfire within the subject land (such as road and lot layout, proposed water storage, fire trails, standards of building construction and clearing and landscaping) including addressing the requirements of Part 5.2.2 Development in Potential Bushfire Risk Areas;
- provides details of proposed ingress and egress to the site;
- provides details regarding education of buyers and advice on any necessary ongoing maintenance programs; and
- includes details of consultation with the Queensland Rural Fire Services, if applicable

8.4 PSP No. 3 - PREPARATION OF MANAGEMENT PLANS

1. SCOPE

- 1.1 In the planning scheme, overarching policy direction with regard to the protection of the natural environment is provided by Desired Environmental Outcome 2.1.1, which states:

Gatton Shire's natural environment is protected, so that biodiversity, ecological processes and air, land and water quality are maintained.

2. IMPLEMENTATION

- 2.1 The planning scheme incorporates several measures intended to support this desired environmental outcome, including the requirement to prepare land or environmental management plans to demonstrate compliance with various performance criteria in Codes.

This policy supports these measures.

3. LAND OR ENVIRONMENTAL MANAGEMENT PLANS

Land or environmental management plans refer to a written description of what acceptable levels of environmental impact are intended to be achieved or maintained and how it is proposed to achieve or maintain them. It is a management document which establishes links between the potential impacts of a proposal and measures to manage such impacts.

A land or environmental management plan should concisely describe the commitments made to environmental management by:

- (a) Identifying all the aspects of the project which require environmental management (including during construction, operation and, if applicable, site rehabilitation);
- (b) Establishing practical and achievable measures for the containment of environmental impacts to acceptable levels;
- (c) Clearly identifying authority and responsibility for implementing management measures during both construction and operational stages of a project;
- (d) Nominating acceptable performance indicators for the measuring of impact levels and any sources from which the criteria may have been derived, including legislative requirements and government policies;
- (e) Describing courses of action (and responsibilities) for responding to incidents of non-compliance and emergency events which may be detected or arise; and
- (f) Establishing procedures for monitoring and reporting.

The land or environmental management plan should be easily understood and applied. It may range in form from a simple statement for minor proposals, to comprehensive engineering plans and associated documentation for major proposals.

Where an land or environmental management plan is requested to support a development application or required as a condition of development approval, the plan should address, but need not be limited to, the following:

- (a) Identification of all major vegetation on the site and surrounding area, including bushland corridors, rare and threatened species habitat, and other habitat sites, and indicates the extent of clearing proposed;
- (b) A description of the site's natural drainage patterns, water bodies, wetlands, floodplains and seasonally wet areas etc and the fisheries values of these features;
- (c) A description of the depth, quality and hydrology of any groundwater resources beneath the site;
- (d) A description of the type and characteristics of the soils on the site, particularly for those parts of the site where works are proposed, including erosion potential;
- (e) A description of existing and final contours;

- (f) A geotechnical assessment of potentially unstable land; and
- (g) Where prepared with regard to agriculture or animal husbandry, it should demonstrate:
 - (i) cropping and harvesting occurring along contours which are formed and maintained to minimise potential for gully and rill erosion;
 - (ii) avoidance of over grazing;
 - (iii) maintenance of ground cover to minimise erosion balanced with co-ordinated and controlled burning and grazing to reduce potential fuel sources;
 - (iv) irrigation undertaken so that newly cleared or planted areas are not subject to excessive runoff or ponding;
 - (v) re-contouring or on-site construction supported by strategies to intercept and treat resultant runoff, including bunding, retention/ detention basins, diversion drains, silt traps, dams, and settling ponds. These to be sized and constructed to carry the maximum 5 year average recurrence interval discharge without overtopping and without causing seepage to ground water; and
 - (vi) where the site adjoins or incorporates major drainage lines or gullies, retention of these streamlines and any existing native vegetation, and adoption of measures to ensure bank stability and reduce siltation and erosion risks (including revegetation);

The land or environmental management plan shall satisfy the Council that all the likely significant effects of the proposed development on the natural environment have been identified and addressed.

8.5 PSP No. 4 - CONTAMINATED LANDS REPORTS

1. SCOPE

- 1.1 This planning scheme policy applies throughout the area of the Shire of Gatton.
- 1.2 This policy applies to applications where the question of potential site contamination arises.

2. OBJECTIVE

To provide guidance for Council, developers and the community on procedures for and timing of site contamination reports.

3. RATIONALE

- 3.1 Council recognises its obligation to ensure that the issue of site contamination is satisfactorily addressed either:
 - a) to prevent the use of contaminated land for purposes unsuited to such land; or
 - b) to have land remediated to make it suitable for such purposes.
- 3.2 The issue of site contamination is often fundamental in determining the suitability of land for a particular use (especially use for residential purposes) and should generally be addressed as early as possible in the assessment process.
- 3.3 In certain cases (such as where the issue of site contamination appears likely to be readily resolved or is unlikely to be so significant as to affect suitability for the intended use) it may be appropriate to proceed with assessment and decision before a site contamination report is issued. Opportunities may exist to include appropriate conditions of approval and/or defer such report to assessment of a subsequent application.
- 3.4 In deciding the timing of a site contamination report, Council or, its delegate, should be guided by criteria established by Council.

4. IMPLEMENTATION

- 4.1 Where Council considers that a former or current use of land was or is a "prescribed purpose" pursuant to Regulation 18 of the *Local Government (Planning and Environment) Regulations* and the proposal would involve a change in use to:

- (a) a purpose that is not prescribed; or
- (b) as the case may be, a residential, recreational, educational or similar purpose.

Council will require a site contamination report.

- 4.2 The required site contamination report will generally be submitted early in the application and assessment process for consideration in deciding a development application.
- 4.3 Council may allow the site contamination report to be prepared at a later time and in so deciding will have regard to:
 - (a) the likely extent of contamination;
 - (b) the likely effect of contamination on the proposed development;
 - (c) the extent to which the matter of contamination affects the suitability of the land for the type of development proposed;
 - (d) the likely magnitude of requirements for site rehabilitation and the feasibility of meeting such requirements;
 - (e) whether any subsequent applications or approvals will be required and the ability to attach requirements pertaining to site contamination to any such approvals.

- 4.4 In cases where Council allows the report to be prepared at a later time, appropriate conditions will be included in any earlier approvals to ensure the report is prepared and rehabilitation requirements are met.
- 4.5 If an application involving a contaminated site or land known or suspected of containing unexploded ordnances an assessment which—
- (a) outlines the history of use of the site;
 - (b) identifies the likely extent and type of contamination or distribution of unexploded ordnances; and
 - (c) recommends—
 - (i) appropriate uses and associated buffers for affected areas;
 - (ii) mitigation measures for affected areas; and
 - (iii) appropriate management practices for the site and any relevant future use;

8.6 PSP No. 5 - DRAINAGE AND WASTE WATER MANAGEMENT PLANS

1. SCOPE

1.1 This planning scheme policy applies throughout the whole of the Shire of Gatton.

1.2 This policy applies to any proposal:

- (a) to subdivide land into three or more lots where neither a sewerage or Community Effluent Drainage Scheme is proposed; or
- (b) involving a major land extensive use:
 - (i) on a low-lying seasonally inundated site, and/or
 - (ii) on a site adjoining a perennially flowing watercourse, and/or
 - (iii) where on-site disposal of wastewater is required; or
- (c) otherwise determined by Council as requiring a Drainage and Waste Water Management Plan;

and for which an Environmental Impact Statement or other relevant study is not required, or has not been prepared.

2. OBJECTIVES

- 2.1 To ensure development which is environmentally sustainable having regard to its effects on soils, land stability, surface water, groundwater and natural vegetation.
- 2.2 To provide guidance on the preparation of Drainage and Waste Water Management Plans which are intended to address the environmental issues associated with on-site stormwater and wastewater management.

3. RATIONALE

- 3.1 Clearing of land, altering landform and disposing of wastewater on-site, can significantly affect natural drainage patterns, water quality, soil characteristics and vegetation patterns. In many instances, these issues are not addressed in subdividing or otherwise developing land. This has resulted in area-wide problems with salinisation, erosion and other environmental degradation, including increased risk of bushfire hazard.
- 3.2 To ensure that such issues are adequately addressed, Council's planning scheme provides for Drainage and Waste Water Management Plans to be prepared where development requires on-site water management that could have significant adverse environmental effects. Of particular concern is subdivision for the purposes of rural residential and other unsewered residential development.
- 3.3 Council recognises that site-specific studies are generally more accurate than broader regional or district studies and will assess each Drainage and Waste Water Management Plan accordingly.

4. IMPLEMENTATION

- 4.1 To avoid unnecessary and costly delays, it is preferable that Drainage and Waste Water Management Plans be part of the planning and design stages of a proposal. **Early contact with Council's officers is therefore encouraged.**
- 4.2 Each Drainage and Waste Water Management Plan should be prepared by an appropriately qualified professional or other suitably competent person. The technical expertise required for the preparation of an Drainage and Waste Water Management Plan will depend on the types of issues that are important in the particular water catchment. Land and vegetation resource assessment, hydrology, geohydrology, engineering and waste management expertise may be

required. An understanding of the land use planning process is essential.

4.3 The objectives of an Drainage and Waste Water Management Plan should generally be:

- (a) To identify whether the proposed subdivision and/or land use will increase the extent of land and water degradation within the site or downstream of the site, or increase the risk of bushfire hazards.
- (b) Where the proposed subdivision and/or land use may increase land or water degradation or bushfire risk, to specify the design and management approaches proposed to be used to minimise this degradation or risk.

4.4 The preparation of a Drainage and Waste Water Management Plan should generally involve a two stage process as follows:

(1) Stage 1

The initial investigations and documentation should provide:

- (a) A map prepared on a combined cadastral and topographic base showing the subject land in relation to the water catchment in which it occurs.
- (b) A brief description and mapping of the vegetation on the site and in the surrounding area.
- (c) A brief description of the adjoining land uses.
- (d) A brief description of the land resource units of the area as defined by the published work of the Department of Primary Industries.
- (e) Mapping of any salinity and soil erosion outbreaks on the subject land or within about two kilometres downstream of the site.
- (f) Field or laboratory measurements of the electrical conductivity (EC) of the surface waters and any groundwaters or seeps that occur in the area. Groundwaters can be sampled from shallow pits, existing bores or wind mills and the depth recorded.

Based on all of the above, a statement should be made about whether the subject land is considered prone to degradation by erosion or salinisation, or to significant risk of bushfire hazard. The technical basis on which the statement is made should also be outlined.

(2) Stage 2

Further work is required where the findings of Stage 1 indicate that degradation by erosion or salinisation has occurred or is likely to occur, or that the risk of bushfire hazard is significant.

Where required, more detailed investigations and documentation should provide:

- (a) a description of the drainage intake and discharge areas of the site-derived from preliminary field investigations,
- (b) the proposed layout incorporating vegetation retention strategies and open space/rehabilitation/reforestation strategies,
- (c) recommendations regarding the siting of buildings and vegetation management (including any buffer areas),
- (d) the extent and broad design of water runoff and erosion control measures,
- (e) an overall water balance which partitions rainfall and any reticulated water supply into effluent, runoff and plant water use. This water balance should include hard surface interception, and
- (f) an estimate of the changes in deep drainage and surface runoff resulting from the proposed

layout.

4.5 The management measures proposed in a Drainage and Waste Water Management Plan should seek to ensure that:

- (a) neutral water balance is achieved by the development such that discharge from the site is not increased,
- (b) any increases in water runoff do not lead to increased erosion,
- (c) identified salinised areas and eroded areas are rehabilitated as part of the development,
- (d) water quality downstream of the site is not degraded to any significant extent, and
- (e) the risks of bushfire damaging property or threatening human life are minimised.

4.6 The acceptability of the Drainage and Waste Water Management Plan will be determined by Council. Council may refer the Drainage and Waste Water Management Plan to the Department of Primary Industries for comment on its adequacy.

Council may also require or arrange for the Drainage and Waste Water Management Plan to be independently prepared or assessed at the applicant's expense.

8.7 PSP No. 6 - EARTHWORKS

1. SCOPE

- 1.1 This planning scheme policy applies throughout the whole of the Shire of Gatton where an application involves earthworks (including lot filling) as per the Earthworks Code.

2. IMPLEMENTATION

- 2.1 a site analysis plan is required showing -
- (i) the levels of the existing site, based on contour information;
 - (ii) existing vegetation;
 - (iii) final proposed contours; and
 - (iv) the existing watercourses and overland flow paths;
- 2.2 a hydraulic study including details regarding flood levels and impact on adjoining, upstream or down stream properties;
- 2.3 extent of new fill and compaction measures proposed;
- 2.4 location and height of fill in relation to adjoining properties;
- 2.5 details regarding the nature of the proposed fill material;
- 2.5 details of any public utility services, particularly Local Government infrastructure within or near the site;
- 2.7 location of easements on or adjoining the site;
- 2.8 grades of slope between the road reserve and any existing or future building envelope;
- 2.9 stability of existing and recontoured sloping ground and batters;
- 2.10 suitability of the land (or recontoured land where earthworks are proposed) for the founding of buildings, roads and services;
- 2.11 details in relation to truck haulage routes for delivery and removal of material from the site;
- 2.12 information in relation to the control of potential air pollutants and noise emissions;
- 2.13 details of any earth retaining structures proposed, including construction materials, proposed landscaping treatment, stability and structural soundness;
- 2.14 the extent and nature of any site contamination;
- 2.15 potential for earthwork activity to cause vibrations that could damage to nearby structures both directly and indirectly;
- 2.16 details regarding vegetation to be retained and associated protection measures;
- 2.17 plans detailing the location of any existing infrastructure and future infrastructure works proposed within the vicinity of the earthworks, including the impacts such works will have on this infrastructure; and
- 2.18 drainage, sedimentation and erosion control measures proposed to be installed;

8.8 PSP No. 7 - ECONOMIC IMPACT ASSESSMENT

1. SCOPE

1.1 This planning scheme policy applies throughout the whole of the Shire of Gatton, where an application is made for the development of a town centre, new shopping centre, significant extension to an existing shopping centre or a 'stand alone' retailing facility,

2. IMPLEMENTATION

Information and an assessment is required identifying -

- 2.1** the extent of existing commercial floor space and approved new commercial floor space in the area likely to be serviced by the proposed facility and in surrounding areas which could be affected by it;
- 2.2** the likely trade area of the proposed facility having regard to its size, the nature of the services proposed to be included within it, the configuration of the general road network which is likely to provide access to the facility, the location of any physical or psychological barriers to movement and the location of competing facilities;
- 2.3** the nature and adequacy of existing facilities and approved new facilities in the trade area referred to above and the level of convenience provided by such facilities
- 2.4** the population, existing and projected, for the likely future trade area and the socio-economic characteristics of that population;
- 2.5** the demand, or likely future demand, for commercial floor space in the area referred to above;
- 2.6** whether the establishment of the proposed facilities would result in an excess of commercial floor space of the type proposed in the area or would result in an excess of commercial floor space generally and whether the proposal may be premature or inappropriate in this regard;
- 2.7** the likely impact of the proposed development together with the additional cumulative effect of any approved new commercial developments within the same area on existing businesses, with such impacts quantified in dollar terms and the implications of such impacts clearly articulated together with the means by which they can be ameliorated;
- 2.8** whether the proposed location is consistent with the function of the facility and the need to locate such a facility to maximise accessibility within its potential trade area and whether the centre is located where possible, to maximise use of public transport and pedestrian and cycle
- 2.9** accessibility;
- 2.10** whether, if not satisfactorily located, it would jeopardise the provision of facilities in a location better placed to provide a higher level of choice or degree of convenience and accessibility;
- 2.11** the potential increases in trip generation within the transport system and the need to upgrade
- 2.12** the transport system to accommodate these additional trips;
- 2.13** changing trends in shopping and other behaviour relating to community needs which may affect the proposal;
- 2.14** the environment effects and urban design implications of the proposal; and
- 2.15** any other benefits or detriments to the local area or the community in general;

8.9 PSP No. 8 - EXTRACTIVE - MINERAL RESOURCE OR TRANSPORTATION ROUTE ADJACENT DEVELOPMENT

1. SCOPE

- 1.1** This planning scheme policy applies throughout the whole of the Shire of Gatton, where an application is for use or works located within a Key Resource Area, adjacent to an extractive industry or within 100m of a designated Transportation Route

2. IMPLEMENTATION

Information is required identifying -

- 2.1** details of consultation with relevant Mining Lease and Mineral Development Licence holders particularly regarding their—
- a) intentions for the extraction of the resource and the use of haul routes and other infrastructure; and
 - b) views in relation to the proposed development;
- 2.1** the nature and location of resources in the vicinity and an assessment of how the proposed use and associated works may affect extraction and haulage of the resource;
- 2.2** the extent to which the extraction and transportation of resources may impact on the proposed use; and
- 2.3** whether measures may be undertaken, including positioning the proposed use, to minimise any potential adverse impacts.

8.10 PSP No. 9 - FLOODING AND STORMWATER FLOW PATHS

1. SCOPE

- 1.2** This planning scheme policy applies throughout the whole of the Shire of Gatton, where an application is made for land which is subject to flooding or major stormwater flows.

2. IMPLEMENTATION

Information and an assessment is required which identifies—

- 2.1** the likely probability, depth, volume and velocity of flows (including the submission of relevant computer software model data files which are compatible with the Local Government's software to enable checking of data) across the site;
- 2.2** the likely impact of the proposed development, including any associated earth works, both upstream and downstream from the site, particularly in terms of changes to the depth, duration or velocity of flood waters and the duration of warning time;
- 2.3** likely impacts in terms of watercourse bank stability;
- 2.4** preferred areas and non-preferred areas on site for various activities, based on the probability of inundation and the volume and velocity of flows;
- 2.5** recommendations for—
- a) the use of flood resistant materials and construction techniques able to withstand relevant debris loads;
 - b) the location and height of means of ingress and egress, including possible flood escape routes;
 - c) the location and height of buildings, particularly habitable floor areas;
 - d) structural design, including the design of footings and foundations to take account of static and dynamic loads (including debris loads and any reduced bearing capacity owing to submerged soils);
 - e) the location and design of plant and equipment, including electrical fittings;
 - f) the storage of materials which are likely to cause environmental harm if released as a result of inundation or stormwater flows;
 - g) the appropriate treatment of water supply and sanitation systems and other relevant infrastructure; and
 - h) relevant management practices, including flood warning and evacuation measures;

8.11 PSP No. 10 - HAZARD AND RISK

1. SCOPE

- 1.3** This planning scheme policy applies throughout the whole of the Shire of Gatton, where development involves uses or works which have the potential for environmental harm, safety hazards or risks.

2. IMPLEMENTATION

Information is required regarding -

- 2.1 a hazard/vulnerability analysis;
- 2.2 a hazard and operability (HAZOP) study, or other qualitative risk analysis, and/or a quantitative risk assessment;
- 2.3 a human health risk assessment;
- 2.4 an environmental risk assessment;
- 2.5 whether or not the facilities or processes which are to be undertaken on site will pose an environmental or safety hazard, or risk; or
- 2.6 that in accordance with the hazard or risk identified, appropriate ameliorative design and environmental management measures have been included in the proposed development in accordance with the relevant Australian Standards or legislation;

8.12 PSP No. 11 - LANDSCAPING PLAN

1. SCOPE

- 1.4 This planning scheme policy applies throughout the whole of the Shire of Gatton, where required under the Signage, Landscaping and Lighting Code.

2. IMPLEMENTATION

Information is required for a Landscaping Plan identifying –

- 2.1 project description and location;
- 2.2 landscape architect/designer's name and contact details;
- 2.3 the date on which the plan was prepared together with a plan number which clearly identifies the plan and any amendments thereof;
- 2.4 a north point;
- 2.5 a dimensioned site plan drawn to an appropriate metric scale; The following scales for the landscape plan are acceptable. –
 - a) 1:100;
 - b) 1:200.
 - c) Should the size of the landscape plan necessitate a larger scale, the scale will be a multiple of 500.
 - d) A reduced copy of all landscape plans are to be submitted to the Local Government in either A3 or A4 size.
- 2.6 location of property boundaries, road alignments and street names;
- 2.7 location of underground and overhead services, including drainage, sewerage, power lines, electricity, telephone and gas;
- 2.8 location, botanical name and size of existing trees and shrubs and intended retention or removal of these plants to be clearly nominated;
- 2.9 contours and spot levels, both existing and intended to all surfaces, including levels at the base of all existing vegetation to be retained, and surface levels of paved areas and access covers;
- 2.10 location and design of proposed stormwater drainage works including direction of overland flow, location of field inlets (as required) and methods to ensure erosion control;
- 2.11 details of the location of any earth cuts, fills or mounds within landscaped areas and details of proposed measures to ensure stability, including location, height and materials of retaining walls;
- 2.12 location of all existing and proposed buildings, landscape structures, storage areas, pathways, driveways and parking areas, outdoor furniture (where relevant e.g. centres) and fencing;
- 2.13 details including design, materials used and colours of proposed edging, surface treatments, fencing, pergolas and raised gardens;
- 2.14 intended arrangements for maintenance of the landscaping, and the conservation, protection and maintenance of significant sites;
- 2.15 location and nature of all proposed vegetation;
- 2.16 a plant schedule which includes the following information -
 - a) a graphic code/key (as nominated on the plan);
 - b) scientific or botanical names of plants;
 - c) common names of plants (not essential);
 - d) spread at maturity;
 - e) height at time of planting (measured from pot soil level to top of growing tip) (not essential);
 - f) crown width at time of planting (not essential);
 - g) quantity of each species used;

- 2.17 location of areas of wildlife habitat within the land being subdivided (if applicable);
- 2.18 the location of all buildings and structures on the land being developed and within ten (10) metres on adjoining land;
- 2.19 the location of all watercourses, waterholes or swampy land, dams and creeks on the land being reconfigured and within thirty (30) metres on adjoining lands;
- 2.20 the lines of all existing sewers and drains, on-site effluent disposal systems and all existing pipes or mains for the supply of water, gas, electricity or other services;
- 2.21 the contours of the ground as related to Australian Height Datum at an interval to adequately indicate the topography of the area to be reconfigured;
- 2.22 location, width and purpose of all proposed easements and utility services;
- 2.23 all land below the adopted flood level;
- 2.24 location of tree groupings and significant trees (where applicable), any landscape features, any prominent ridgelines and places of cultural significance or streetscape value;
- 2.25 for larger subdivisions –
 - a) provide road truncations;
 - b) location of internal roads (each numbered) showing hierarchical status, width, design grades, design speeds and depth of any cut and fill;
 - c) type and treatment of intersections;
 - d) demonstrate feasibility and conforming grades.

8.13 PSP No. 12 - LIGHTING PLAN

1. SCOPE

- 1.1 This planning scheme policy applies throughout the whole of the Shire of Gatton, where required under the Signage, Landscaping and Lighting Code.

2. IMPLEMENTATION

Information is required for a Lighting Plan identifying –

- 2.1 consistent lighting to reduce the contrast between shadows and illuminated areas;
- 2.2 adequate lighting levels to cater for the form and function of the use and local security/safety considerations;
- 2.3 consideration of vegetation, in both its current and mature form, or other elements that may have the potential to block out light;
- 2.4 lighting of inset spaces, access/egress routes, car parking areas and signage;
- 2.5 measures to reduce glare and light spill and particularly to avoid the creation of a nuisance to nearby residents or the creation of hazardous traffic conditions; and
- 2.6 photoelectric cells rather than time switches for night lighting.

8.14 PSP No. 13 - MONETARY SECURITY FOR WORKS

1. SCOPE

- 1.1 This planning scheme policy applies throughout the whole of the Shire of Gattton.
- 1.2 This policy applies to any approval of an application granted under the planning scheme which is subject to a condition requiring provision of monetary security.

2. Objectives

- 2.1 To identify the types of monetary security acceptable to Council.
- 2.2 To provide guidance on when monetary security is required and what arrangements apply to its holding and use or release.

3. Rationale

- 3.1 The taking of security is a means by which Council can, if necessary, seek and obtain assurance from an applicant that conditions applied to an approval for development will be properly satisfied.
- 3.2 Existing legislation and Council's planning scheme allow Council to seek and obtain security for the fulfilment of reasonable and relevant conditions.
- 3.3 Council recognises that security may be sought for reasonable and relevant conditions which require:
 - (a) payment of money,
 - (b) performance of (internal and/or external) works, and
 - (c) maintenance of an existing situation.
- 3.4 Council also recognises that the provision of security should generally be required only where:
 - (a) such security can ensure that the relevant condition will be satisfied; and
 - (b) such security can be provided in a form that is cost and time effective.

4. Implementation

- 4.1 Council may require monetary security where:
 - (a) an applicant seeks the sealing of a subdivisional plan of survey before completion of works;
 - (b) a condition is imposed on an approval requiring a cash contribution or payment for works, and such contribution or payment is not to be paid (wholly or in part) for some considerable time;
 - (c) a condition is imposed on an approval requiring external works where failure to comply with such condition is likely to result in the development having a significant adverse impact; or
 - (d) the proposed development is particularly large or has particularly significant environmental impact potential.
- 4.2 Council will accept the following forms of monetary security:
 - (a) cash to be held in Council's Trust Account (where the amount of security is not greater than \$10,000), or
 - (b) an unconditional bank guarantee (in a form acceptable to the Chief Executive Officer), and

Any such security is to be accompanied by a deed of agreement prepared at the applicant's expense to the satisfaction of Council.

- 4.3 The amount of security is to be equal to:

- (a) the value of the works required to be undertaken of an amount considered adequate by Council; or
- (b) the value of the contribution or payment required to be made; or
- (c) where (a) and (b) are not applicable, an amount which, in the opinion of Council, can reasonably ensure that the condition will be satisfied, and for which the method of calculation is advised to the applicant.

4.4 The security will not be released by Council until:

- (a) all required works have been completed to Council's satisfaction; or
- (b) the required contribution or payment has been made in full; or
- (c) where (a) and (b) are not applicable, the relevant condition of approval has been fully met to Council's satisfaction.

In relation to (a), subdivisional works completed "to Council's satisfaction" generally means until released "off-maintenance."

4.5 Provided that Council may release part of the security, on a pro-rata basis, for:

- (a) works that have been completed in part to Council's satisfaction; or
- (b) a contribution or payment which has been made in part; or
- (c) where (a) and (b) are not applicable, the relevant condition of approval has been met in part to Council's satisfaction; and

any legal or administrative costs incurred by Council in releasing part of the security are met by the applicant.

4.6 Where the applicant fails to meet the relevant condition of approval within the permitted time, Council shall be entitled:

- (a) to obtain the bonded money from its Trust Account or the bank which has provided the guarantee; and
- (b) to expended such money on:
 - undertaking or completing any outstanding Works; or
 - making any outstanding contribution or payment; or
- (c) otherwise providing for the condition to be satisfactorily met.

8.15 PSP No. 14 - NOISE

1. SCOPE

- 1.1 This planning scheme policy applies throughout the whole of the Shire of Gatton, where an application involves a non-residential use near a residential use or residential zone or noise sensitive place, or alternatively a residential use near a beneficial asset or other significant noise source

2. IMPLEMENTATION

An acoustic assessment is required which establishes that –

- 2.1 the use or works will have no significant detrimental impact upon the amenity of nearby areas; or
- 2.2 the beneficial asset or noise source will have no significant impact on the proposed residential use; or
- 2.2 appropriate acoustic screening or noise amelioration measures can be incorporated into the design of the site or the use which would eliminate any detrimental impact.

8.16 PSP No. 15 - OVERSHADOWING

1. Scope

- 1.1 This planning scheme policy applies throughout the whole of the Shire of Gatton, where an application involves a building or structure which may cause overshadowing.

2. Implementation

A shadow analysis is required which establishes –

- 2.1 whether the proposed building or structure, as a result of its height or form, is likely to cause overshadowing which would have a detrimental impact upon the amenity of the area; and
- 2.2 appropriate measures (perhaps including a reduction in building height) that can be incorporated into the design of the site or the use which would eliminate detrimental impacts.

8.17 PSP No. 16 - PROPOSAL PLANS FOR MATERIAL CHANGE OF USE AND BUILDING WORKS

1. SCOPE

- 1.1 This planning scheme policy applies throughout the whole of the Shire of Gatton, when an application is made for Material Change of Use or Building Works.

2. IMPLEMENTATION

The application is to be accompanied by a proposal plan drawn to an appropriate metric scale and accurately plotted with the north point towards the top of the page, clearly indicating the following information -

- 2.1 scale; the following scales for the proposal plan are acceptable –
- (a) 1:100;
 - (b) 1:200; or
 - (c) 1:500.
 - (d) should the size of the proposal necessitate a larger scale, the scale should be a multiple of 500.
 - (e) a reduced copy of all proposal plans are to be submitted to the Local Government in either A3 or A4 size.
- 2.2 north point;
- 2.3 date and drawing number of plan;
- 2.4 name of person/company who prepared the plan;
- 2.5 the full real property description of the subject property/s;
- 2.6 site location;
- 2.7 the boundaries of the land to which the application relates or applies, referring to their length in metres and bearings;
- 2.8 the location, name and width of all existing roads, streets, lanes or pathways abutting the subject property;
- 2.9 the size and location of all buildings or other structures both existing and proposed to be erected on the land, and the distance in metres from the nearest point of every such building or other structure to the boundary of the land;
- 2.10 elevations of any existing or proposed buildings or other structures, including the position of doors, windows, roof and wall projections, balconies, verandahs, steps and outbuildings;
- 2.11 the location of buildings on adjoining lots;
- 2.12 details of the internal layout of all buildings or other structures to which the application applies;
- 2.13 the location, width and purpose of all existing easements over, adjoining or affecting the land being reconfigured;
- 2.14 the location of any high pressure oil or gas pipeline within 200m of the land being subdivided.
- 2.15 location of zones (only applicable if more than one (1) zone applies to the subject property);
- 2.16 the location of any future strategic roads within or adjacent to the subject property (if applicable);
- 2.17 location of areas of difficult topography within the land (if applicable) and where slopes exceed 15%, the proposal plan is to show the location of building sites and accessways.
- 2.18 location of areas of wildlife habitat within the land (if applicable);
- 2.19 location of Key Resource Areas (including haul routes) to be protected and areas previously affected by mining (if applicable);

- 2.20 location of any area affected by an Area Specific Code;
- 2.21 the position and layout of all existing and proposed vehicular accesses, driveways, loading areas, parking areas and provisions for pedestrians and cyclists;
- 2.22 details of existing vegetation and the extent of proposed clearing and the location of all proposed landscaping and recreation areas;
- 2.23 landscape concept details
- 2.24 the provision of areas for waste storage and removal (if applicable);
- 2.25 location, design and details of proposed signage;
- 2.26 for developments which are likely to have a significant adverse impact on water quality, describe and detail the site's water quality control methods, clearly outlining the following information –
 - a) the water quality methods selected;
 - b) modelling results;
 - c) the location of water quality controls;
 - d) the timing for installation;
 - e) the maintenance regime;
 - f) if required, an asset handover program; and
 - g) if required, a performance evaluation (i.e. monitoring) program.

8.18 PSP No. 17 - PROVISION OF PUBLIC OPEN SPACE

1. SCOPE

1.1 This planning scheme policy applies throughout the whole of the Shire of Gatton.

1.2 This policy applies to any proposal:

- (a) to subdivide land for residential (urban or rural), commercial or industrial purposes;
- (b) to develop land for the purpose of any:
 - Accommodation units
 - Caravan Park
 - Dual occupancy
 - Motel;
- (c) to erect a building for commercial purposes in any of the towns:
 - Gatton
 - Helidon
 - Withcott

2. OBJECTIVES

- 2.1 To provide adequate and suitable land for open space purposes to meet the recreational and environmental needs of existing and likely future residents and visitors.
- 2.2 To provide for a range of active and passive recreational facilities, the conservation of environmentally significant areas, and the enhancement of important public places.
- 2.3 To secure financial resources, on the basis of additional demand generated by development, to assist in the achievement of objectives 2.1 and 2.2.

3. RATIONALE

- 3.1 Established practice, legislation and planning scheme provisions have facilitated the acquisition of land for the purposes of public open space, payment of contributions for acquisition of parkland, carrying out of works to ensure parkland is developed to a state suitable for its intended use, or any combination of these.
- 3.2 The Council recognises that development by way of subdivision of land for residential (both urban and rural), commercial and industrial uses, and development for higher density residential and commercial purposes, generates increased demand for services and facilities including open space.
- 3.3 The Council also recognises that open space may comprise various types of land including:
 - (a) drainage reserves (providing overland flow) above the 1 in 10 year flood level,
 - (b) drainage problem areas which may be accepted as part contribution,
 - (c) esplanades along any watercourse or lake above the 1 in 10 year flood level and having a width of not less than 50 metres,
 - (d) wilderness areas to protect scenic and/or ecological values,
 - (e) landscaped parks and gardens, playing fields and sports grounds,
 - (g) informal (active and passive) recreation areas,
 - (h) community facility sites in rural and rural residential areas, and
 - (i) creek-based and other corridors forming part of a linked open space system

4. IMPLEMENTATION

4.1 Subdivision

4.1.1 As a condition of development approval for the subdivision of land for any of the following purposes:

- (a) residential (in an urban area or village);
- (b) rural residential;
- (c) industrial (in an urban area);
- (d) commercial;

Council will require a contribution for public open space in the form of:

- (a) an area of land; or
- (b) a cash payment to acquire, and/or enhance public open space in the locality; or
- (c) works undertaken to improve land for use as public open space; or
- (d) any combination of land, monetary and/or works contribution.

4.1.2 A contribution of cash and/or works in lieu of land will typically be required where:

- (a) the land contribution would be of an area less than 4000 sq m; or
- (b) the land contribution would be of an area less than 1000 sq m and is not adjoining existing or likely future additional parkland; or
- (c) existing parkland is considered adequate in size and location to serve the proposed development; or
- (d) Council considers parkland would be better provided outside the development site.

4.1.3 Where land is to be provided, such land shall be to Council's satisfaction and shall be equal to ten percent of the area of the land to be subdivided, (unless a greater or lesser area is agreed upon) having regard to the other criteria listed below;

- (a) is above the 1 in 10 year flood level;
- (b) is not generally steeper than about 1 in 20 (5%), except where steeper land which has environmental significance is to be provided;
- (c) provided so as to protect significant natural features (eg stands of trees, gullies, creek vegetation corridors, etc) that are worthy of conservation;
- (d) has an area and shape (either in itself or in combination with adjoining land that is, or is likely to be, also provided for public open space) sufficient to be in Council's opinion, useable for recreational activities appropriate to the locality;
- (e) generally has a total area of not less than one hectare; provided to ensure that, in urban areas, all dwellings are within safe walking distance of local or neighbourhood parkland;
- (g) provided to meet an existing or likely future need for land on which to establish a local hall or gathering place, particularly for a rural or rural residential community;
- (h) located to Council's satisfaction so as to be conveniently accessible to intended users; and
- (i) provided so as to form part of any existing or likely future open space network in the locality.

The preferred location of open space within the Shire's towns is determined from time to time by Council by resolution having regard to patterns of urban development and open space provision over time.

4.1.4 Where a cash payment is to be made, such contribution shall be an amount calculated using the basis and/or rate as determined by Council from time to time by resolution.

4.1.5 Where improvement works are to be undertaken, the value of such works shall be not less than the greater of:

- ten percent of the value of the land to be subdivided; and
- the number of additional allotments or lots proposed x the current cash contribution rate per allotment or lot,

and may include any or all of the following works as agreed and approved by Council:

- earthworks and tree planting
- the contribution of pedestrian walkways and bikeways
- the provision of benches, shelters, barbecue and like facilities
- the provision of children's play equipment
- the provision of sports field facilities (e.g. playing surfaces, goal posts, nets, cricket pitches, tennis courts and the like) or other community facilities (eg local community hall).

4.1.6 Any monies paid shall be held in trust by Council and used for the acquisition and/or improvement of land or other public facilities for recreation and open space purposes.

- within the town or locality in which the development site is situated; and
- within five years of the date of receipt.

4.2 Higher Density Residential Development

4.2.1 As a condition of development approval for any of the following purposes:

- (a) Accommodation units
- (b) Caravan park
- (c) Dual occupancy
- (d) Motel;

Council will require a contribution for public open space in the form of a cash payment to acquire, and/or enhance public open space in the locality. Such contribution is to be paid prior to commencement of use.

4.2.2 Such cash contribution shall be an amount calculated using the basis and/or rate as determined by Council from time to time by resolution and using the following formula:

$$C = R \times (N-1)$$

where C = required contribution,
R = the current contribution rate, and
N = the number of equivalent tenements for the proposed development based on the following:

Accommodation Type	Equivalent Tenements
Dwelling unit	1.0
Rooming unit	0.5
Caravan/Relocatable Home site	0.8

4.2.3 Any monies paid to Council shall be expended by Council, within a period of five years from the date of receipt, on:

- (a) the acquisition and/or development of land for open space purposes within the locality; or
- (b) undertaking works to improve existing public open space, or other public recreational facilities, in the locality.

4.3 Commercial Development

4.3.1 As a condition of approval for development involving the erection of a building for a non-residential purpose (other than a public utility, special purpose or other community use) in any of the following towns:

- Gatton,
- Helidon,
- Withcott;

Council will require a contribution for public open space in the form of a cash payment to enhance and/or maintain public places in the town. Such contribution is to be paid prior to the commencement of use.

4.3.2 Such cash contribution shall be an amount calculated on the basis of a rate as determined by Council from time to time by resolution.

4.3.3 Any monies paid to Council shall be expended by Council, within a period of five years from the date of receipt, on undertaking works to improve and/or maintain existing public places, particularly within the relevant commercial precinct. Such works may include the provision and/or improvement of:

- street furniture
- pedestrian shelter, toilet facilities and the like
- hard and/or soft landscaping
- public art
- lighting.

4.4 Prior Contributions

4.4.1 Any required contribution shall be discounted by the amount of any contribution for public open space previously made in respect of:

- (a) subdivision of the subject land where it is proposed to subdivide land, or
- (b) development of the subject land when it is proposed to change the use of, or erect a building for
 - higher density residential purposes, or
 - commercial non-residential purposes in a town area.

4.4.2 To enable all contributions to be taken into proper account, a "Register of Developer Contributions" shall be maintained by Council and in which all contributions shall be recorded.

8.19 PSP No. 18 - PUBLIC SAFETY AND SECURITY ASSESSMENT

1. SCOPE

- 1.1 This planning scheme policy applies throughout the whole of the Shire of Gatton, if an application involves a shopping centre or another major retail or commercial use.

2. IMPLEMENTATION

An assessment is required which includes a streetscape and safety plan focussing on the design of the streetscape and areas within and around the development to be used by the public incorporating -

- 2.1 risk assessment and safety audit;
- 2.2 security strategies for vulnerable people;
- 2.3 street furniture and movement spaces appropriate to the size of the development and its use;
- 2.4 footpath activities such as cafes and seating, both within and adjoining the development;
- 2.5 signposting of the location of public facilities including telephones, baby change facilities and toilets; and
- 2.6 the location of activities and movement routes which promote casual surveillance.

8.20 PSP No. 19 - ROAD WORKS CONTRIBUTIONS

1. SCOPE

1.1 This planning scheme policy applies throughout the whole of the Shire of Gatton.

1.2 This policy applies to approval of any application for

- (a) subdivision where one or more additional lots are being created on land in any Zone
- (b) more than one dwelling unit on a lot in a Rural Zone;
- (c) any other development which is likely to generate significant traffic and particularly heavy vehicle traffic, including, but not limited to:
 - (i) caravan park,
 - (ii) commercial development including commercial premises, service station, service trade, showroom, shop or special purpose.
 - (iii) extractive industry,
 - (iii) industry, including rural service industry
 - (iv) intensive agriculture, including logging
 - (v) intensive animal husbandry,
 - (vi) natural timber harvesting
 - (vii) outdoor entertainment,
 - (vii) transport depot or transport terminal.

1.3 This policy does not apply to any road for which the Department of Main Roads has responsibility.

2. OBJECTIVES

2.1 To facilitate a programme for the upgrading and maintenance of roads which can meet the additional demand directly generated by development.

2.2 To secure financial resources necessary to ensure roads are provided and maintained to adequate standards.

3. RATIONALE

3.1 Council has a responsibility to establish and maintain a road network adequate to meet community needs. The funds available to Council to meet this responsibility are limited.

3.2 Development which is relatively remote, is out of reasonably anticipated sequence, or is likely to generate additional traffic, creates additional demands for the upgrading and maintenance of roads generally within the Shire, and particularly in the vicinity of the development site. In many cases, the community (through Council) cannot afford the costs involved in providing the necessary additional road infrastructure. In such cases the "user pays" principle is considered reasonable and relevant.

3.3 Where major roadworks are required, these can benefit a wider area. It is therefore reasonable and equitable that a contribution be paid by development of all benefited land.

3.4 All costs for construction of internal roadworks are to remain the responsibility of the developer.

4. IMPLEMENTATION

4.1 Contribution Required

- (a) Council will require that a roadworks contribution be paid by an applicant as a condition of approval of any application referred to in Section 1 of this policy.
- (b) The amount of roadworks contribution shall be calculated on the basis of the cost of upgrading works to provide sufficient capacity to accommodate additional proposed traffic in terms of percentage contribution of the proposed development towards the use of the identified network.

4.2 Contribution Amount

(1) *Excision - Lot Subdivision or More Than One Dwelling Unit*

- (a) A sealed pavement width of six metres as a minimum standard for rural roads. Council intends to work towards the achievement of this standard.
- (b) As a condition of approval for subdivision for more than one dwelling unit, Council shall require a contribution towards the upgrading and/or maintenance of roads in the locality.

(2) *Subdivision Generally*

- (a) Council shall require that a roadworks contribution be paid by an applicant as a condition of an application to subdivide land where:
 - (i) the land is in any Zone, or
 - (ii) for development which is likely to generate significant traffic and particularly heavy vehicle traffic, including, but not limited to:
 - (a) caravan park,
 - (b) commercial development including commercial premises, service station, service trade, showroom, shop or special purpose.
 - (c) extractive industry,
 - (d) industry, including rural service industry
 - (e) intensive agriculture,
 - (f) intensive animal husbandry,
 - (g) natural timber harvesting
 - (h) outdoor entertainment,
 - (i) transport depot or transport terminal.

- (b) The amount of contribution to be paid shall be calculated in accordance with the following formula:

$R = \frac{C \times N}{A}$, where

A

R = Contribution in dollars towards roadworks.

C = Estimated cost of scheme roadworks (in dollars).

N = Net increase in Equivalent Demand which would result from the proposed subdivision.

Such increase shall be calculated by subtracting the number of lots making up the subject land immediately prior to the date of the application from the number of lots into which the land is proposed to be subdivided, (with negative results taken to be zero).

A = The estimated total number of lots into which the benefited scheme or rural residential area may be subdivided.

- (c) A contribution may also be required for any upgrading of roads and intersections along the site access route required to provide sufficient capacity to accommodate the additional proposed traffic.
- (d) The contribution for necessary upgrading works shall be calculated on a site specific basis having regard to:
 - (i) upgrading works necessary to meet traffic demands before and after the development, including the required timing of such works;
 - (ii) Council works programmed to be carried out on the relevant roads and intersections;
 - (iii) other traffic generating development planned or likely to occur in the area; and
 - (iv) any proposed staging of the development.

(3) *Other Development Approval*

- (a) Council shall require that roadworks contributions be paid by an applicant as a condition of approval of an application where, in Council's opinion, the proposed development is likely to generate:

- (i) additional volumes of traffic, or
 - (ii) traffic of a volume or nature exceeding the capacity of the existing access road or roads.
- (b) Contributions shall be paid for:
- (i) any upgrading of roads and intersections along the site access route required to provide sufficient capacity to accommodate the additional proposed traffic, and
 - (ii) annual maintenance to the extent that can be attributed to the traffic generated by the particular development.
- (c) The contribution for necessary upgrading works shall be calculated on a site-specific basis having regard to:
- (i) upgrading works necessary to meet traffic demands before and after the development, including the required timing of such works;
 - (ii) Council works programmed to be carried out on the relevant roads and intersections;
 - (iii) other traffic generating development planned or likely to occur in the area; and
 - (iv) any proposed staging of the development.
- (d) (i) The contribution for maintenance shall be calculated in accordance with the following formula:
- $$M = N \times R$$
- M = Annual contribution in dollars towards road maintenance.
- N = Net increase in the number of equivalent tenements which would result from the proposed development.
- Such increase shall be calculated by subtracting the number of Equivalent Tenements assessed for the subject land, (by reference to Schedule 1 or Schedule 2 as appropriate) having regard to the zoning or use of such land immediately prior to the date of application, from the number of Equivalent Tenements, shown in Schedule 2, for the proposed use of the land, (with negative results taken to be zero).
- $R =$ Contribution rate in dollars per equivalent tenement as determined by Council applicable at the time of approval.
- (ii) The maintenance contribution shall be indexed annually by use of the Consumer Price Index (CPI) as published by the Australian Bureau of Statistics.

4.3 Payment of Contributions

- (a) Council will accept payment of a required contribution as a cash payment. Such payment may be offset, wholly or in part, by the applicant constructing roadworks as approved by Council.
- (b) Council will require payment of the payments for contribution and maintenance at the following times:
 - (i) For development applications involving subdivision:
prior to sealing the plan of survey;
 - (ii) For development applications involving building work:
prior to approval of the building works application;
 - (iii) For other development applications:
prior to commencement of use.
- (c) In cases where Council requires a roadworks contribution to be paid, security in the form of a cash bond (which shall be held in Council's Trust Fund) or irrevocable bank guarantee in the amount of the payment or contribution may be lodged with Council.
- (d) Unless otherwise required by Council in a particular case, security shall be lodged with Council as follows:
 - (i) in the case of a subdivision approval, before the plan of survey is sealed;
 - (ii) in other cases:
 - (A) before approval for the carrying out of building work, where building work is proposed; or
 - (B) before commencement of the approved use, where no building work is proposed.
- (e) Where Council proposes to construct roadworks to service a particular development within a specified time period, it may, subject to the agreement of the applicant, call up amounts from the securities held and apply the amounts to the proposed works.

- (f) Council may require that an agreement be entered into with any applicant where payment of a contribution is required in accordance with this policy. Such agreement will be prepared by Council at the applicant's expense.
- (f) Details of all payments made to the Council in respect of roadworks shall be recorded in the "Register of Developer Contributions."

8.21 PSP No. 20 - RURAL USES AND WORKS ASSESSMENT

1. SCOPE

This planning scheme policy applies throughout the Shire of Gatton, where an application involving a rural use or works may have a significant impact on the surrounding area or the environment.

2. IMPLEMENTATION

Information and an assessment is required regarding –

- 2.1 planning and site selection;
- 2.2 legislative requirements;
- 2.3 building use design, location and construction;
- 2.4 feed storage facilities;
- 2.5 animal numbers and proposed methods and densities of enclosure;
- 2.6 animal carcass disposal;
- 2.7 pest, weed and predator control;
- 2.8 noise, dust and odour generation and potential impacts both on-site and off-site, with particular regard to existing or likely future residents or other sensitive receptors in the area;
- 2.9 likely impacts on water and soil contamination, erosion and salt accumulation, stormwater run-off and effluent disposal;
- 2.10 likely visual impacts, with particular regard to the existing and proposed character of the area;
- 2.11 access and traffic generation and the adequacy and likely impact on the road network in the area;
- 2.12 the disposal and management of wastes, including liquids and solids, produced by the proposed development;
- 2.13 the identification and management of impacts associated with the development during both its construction and operational phases;
- 2.14 the source and adequacy of water to be used on site, including arrangements for water storage;
- 2.15 the use or potential alienation of Good Quality Agricultural Land; and
- 2.16 the ability of the site to ecologically sustain the scale and nature of the uses or works being proposed;

Many of the above issues may be addressed by a farm plan or environmental management plan.

8.22 PSP No. 21 - SOCIAL IMPACT ASSESSMENT

1. SCOPE

- 1.1 This planning scheme policy applies throughout the Shire of Gatton, where an application involves a development likely to create significant social changes.

2. IMPLEMENTATION

Information and an assessment is required regarding either direct or indirect affects on –

- 2.1 people's way of life (inclusive of work, lifestyle and recreation); and
- 2.2 people's cultural traditions; and
- 2.3 population structure, cohesion, stability or character; and
- 2.4 community services and facilities;

Identifying –

- 2.5 the existing social conditions and assessing the significance of the predicted changes, in terms of advantages and disadvantages for the people involved;
- 2.6 evidence of the need for the project (may include statistics, surveys, community consultations and other research);
- 2.7 the likely impact of the development on the equity, costs and benefits across social groups represented in the impacted community (e.g. access to employment, education and training, appropriate housing mix, public transport etc);
- 2.8 an assessment of community safety based on Crime Prevention Through Environmental Design (CPTED) principles;
- 2.9 opportunities to mitigate any potential impacts and the likely adequacy of proposed mitigation measures;
- 2.10 the need or desirability of a mix of land uses;
- 2.11 the likely impact on current and future provision of community services and facilities;
- 2.12 the range of new community services and facilities (inclusive of public spaces and recreation areas) which may be required and appropriate benchmarks or timelines for their provision;
- 2.13 likely impacts on community cohesion, image and morale; and
- 2.14 likely impacts on cultural development, interaction and engagement.

8.23 PSP No. 22 - STEEP OR UNSTABLE LAND GEOTECHNICAL REPORTS

1. SCOPE

- 1.1 This planning scheme policy applies throughout the whole of the Shire of Gatton.
- 1.2 This policy applies to any proposal involving subdivision, clearing, excavating or building on land which:
- has a slope generally greater than 20% (1:5), or
 - comprises any pronounced gully head or concave area, or
 - is identified as steep or unstable land on Regulatory Map No: 3 or
 - has a lesser slope, and in Council's opinion, may be subject to land instability.
- 1.3 This policy applies as above unless:
- the Council is satisfied that the development is of a minor nature and is unlikely to affect land stability; or
 - a previous geotechnical report or Impact Assessment Statement addressing geotechnical aspects for development on the land is available to the Council and is relevant to the proposed development.

2. OBJECTIVES

- 2.1 To ensure that development in any area of potential landslip has proper regard to factors affecting land stability.
- 2.2 To provide guidance on the preparation and assessment of geotechnical reports.

3. RATIONALE

- 3.1 The stability of land which is steep, erosion prone, or prone to slip can be adversely affected by:
- earthworks (excavation and filling),
 - the erection of buildings and other structures (like swimming pools, tennis courts, retaining walls, roads and driveways),
 - on-site disposal of wastewater, and
 - other significant changes to natural drainage patterns
- 3.2 Inappropriate development on potentially unstable land can have significant risks for property and human safety on the site itself, and in areas both above and downslope of the site. To ensure that such risks are avoided or minimised, Council's planning scheme provides for geotechnical reports to be prepared where development may affect or be affected by land instability.
- 3.3 Slope assessments of the escarpment area have been carried out and published, notably by W.F. Willmott, *Geological Survey of Queensland Record Series 1984144*. Council recognises that site-specific studies are generally more accurate than broader regional or district studies and will assess each geotechnical report accordingly.

4. IMPLEMENTATION

4.1 Purposes of a Geotechnical Report

A geotechnical report should document investigations of:

- (a) the existing geological and topographic conditions of the development site,
- (b) the suitability of the site for the proposed development having regard to the prevailing geological and topographic conditions, and
- (c) the siting, engineering and other measures required to ensure a satisfactory form of development.

The extent and detail of investigation will depend upon the particular site characteristics and the nature of the development being proposed. Council will require each report to demonstrate a scope and depth of investigation appropriate to the specific proposal.

To avoid unnecessary, and costly delays, it is preferable that geotechnical investigations be part of the planning and design stages of a proposal. Early contact with Council's officers is therefore encouraged to determine the scope, depth and timing of geotechnical assessment.

4.2 Expertise Required to Prepare a Geotechnical Report

The geotechnical investigation is required to be directed by a responsible professional, qualified in geological and/or geotechnical engineering, having membership of the Institution of Engineers, Australia and being a Registered Professional Engineer of Queensland (or from a Registered Professional Engineering company). It is desirable that the person has local experience with landslip areas, or demonstrable general experience with landslips and their mitigation and rehabilitation.

Laboratory testing is required to be undertaken by a NATA certificated laboratory.

All investigations, testing and design should be undertaken in accordance with industry practice and the provisions of relevant Australian Standards.

4.3 Matters to be Assessed in a Geotechnical Investigation

(1) *Existing Conditions*

- (a) Information available from published materials, including aerial photography, geological maps, and reports (e.g. the Geological Survey of Queensland Record Series).
- (b) Existing geology (surface and subsurface materials) and geomorphology (slopes, ground contours, natural features, terrain analysis, landslip features) both locally and regionally in the area of interest.
- (c) Existing groundwater conditions, including water table, springs and seepage areas in the local area of interest.
- (d) Existing surface drainage patterns and vegetation cover on and around the site.
- (e) Any existing site improvements (buildings, other structures, earthworks, etc).

(2) *Evidence of Potential Instabilities*

- (a) Location and classification of any existing slips (type, severity and likely mode of failure).
- (b) Extent and type of any existing occurrences of erosion.
- (c) From field and/or laboratory testing or assessment, classification of surface and subsurface materials to determine:
 - erosion potential,
 - foundation conditions that could affect structural performance,
 - suitability for wastewater disposal,
 - any other relevant characteristics.

4.4 Matters to be Documented in a Geotechnical Report

- (a) A description of the proposed development.
- (b) Details of the development site including location and real property description, geology, geomorphology, landslip features, springs and seepage areas, vegetation cover, surface drainage patterns and other relevant features (eg any existing buildings).
- (c) The results of all field and laboratory tests, and the location and level (including datum) of field investigations such as boreholes, trench pits and core penetrometer soundings.
- (d) An assessment of the existing stability of the subject land and details of geotechnical constraints on building and/or other development works on the site.
- (e) An assessment of likely effects or impacts of the development upon slope stability and landslip potential.
- (f) Conclusions about the overall suitability of the land for the proposed development.
- (g) Recommendations on appropriate measures required to avoid or minimise risks of instability including:
 - preferred locations for buildings, other structures, driveways, etc,
 - foundation requirements such as bearing pressures, piling parameters, special techniques for expansive clays, etc,

- pavement types and design,
- construction methods to avoid problem areas associated with loose materials and groundwater seepage,
- preferred excavation/retention/stabilisation techniques and suitability of excavated materials for use in on-site earthworks,
- surface and subsurface drainage requirements,
- preferred methods of wastewater disposal,
- vegetation protection and revegetation requirements.

4.5 Report Format

The report should be presented in a format suitable to the individual proposal and illustrated by photographs and sketches as appropriate. A suggested typical report format is as follows:

- 1 INTRODUCTION
 - 1.1 Details of Development
 - 1.2 Site Location and Description
 - 1.3 Method and Scope of Investigations
 - 1.4 Qualifications of Responsible individual(s) and/or Firm
 - 2 DESCRIPTION OF EXISTING CONDITIONS
 - 2.1 Geology (local and regional)
 - 2.2 Topography
 - 2.3 Groundwater
 - 2.4 Surface Drainage
 - 2.5 Vegetation
 - 2.6 Buildings, Other Structures, etc
 - 3 ASSESSMENT OF LAND STABILITY
 - 3.1 Existing Conditions
 - 3.2 Geotechnical Constraints to Development
 - 4 DESCRIPTION OF PROPOSED DEVELOPMENT
 - 4.1 Site Layout
 - 4.2 Proposed Development Components
 - 4.3 Potential Geotechnical Effects
 - 5 ASSESSMENT OF DEVELOPMENT IMPACTS
 - 5.1 Site Layout
 - 5.2 Roadworks, driveways and other pavements
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8.24 PSP No. 23 - STORMWATER DRAINAGE WORKS CONTRIBUTIONS

1. SCOPE

- 1.1 This planning scheme policy applies throughout the whole of the Shire of Gatton.
- 1.2 This policy applies to land within the catchment of a stormwater drainage scheme which has been adopted by Council from time to time by resolution. Currently adopted schemes are listed in the Appendix to this policy.
- 1.3 Within any benefited catchment, this policy applies to approval of any application for subdivision or other development that is likely to affect the land's drainage characteristics.

2.0 OBJECTIVES

- 2.1 To provide for the recovery of costs of implementing a significant stormwater drainage scheme.
- 2.2 To specify the elements of a stormwater drainage scheme for which contributions are to be paid.
- 2.3 To specify methods adopted by Council for determining the amount of stormwater drainage contributions to be paid by development.

3. RATIONALE

3.1 Background

In general, most types of development change and increase natural runoff by altering ground levels and landforms (through filling, excavating, etc) and by increasing the proportion of "hard surfaces" and cleared areas. Existing natural drainage systems often cannot accommodate such change and accordingly, it is necessary to construct flood and/or other stormwater drainage systems as a result of new development.

New development commonly involves land which is part of one or more natural drainage catchment area or areas. Where significant drainage works are required, these can benefit the whole of such catchment or catchments. It is therefore reasonable and equitable that a contribution be paid by development of all areas of the benefited land.

Where all areas of benefited land are within one development site, necessary drainage works are likely to be a reasonable and relevant condition of that development. However, where the benefited land comprises more than one site, all such sites should contribute to the scheme.

3.2 Statutory Provisions

Section 5.7 of the *Local Government (Planning and Environment) Act* empowers Council to purchase or take land for drainage purposes in relation to subdivisional development which may have a detrimental effect on neighbouring land. In such circumstances, Council may require as a condition of approval, a contribution for the whole or part of the costs of:

- (a) land acquisition, and
- (b) any drainage works on that land.

3.3 Benefited Land

Stormwater drainage philosophy and standards have been undergoing a significant redirection in recent years. Previous practice has involved intercepting, collecting and disposing of stormwater runoff as rapidly as possible. There is now an increased awareness of the desirability of detaining or storing water close to where it falls in order to achieve a more efficient drainage network for an area.

This awareness has led to the adoption of a drainage philosophy involving the improvement of the

effectiveness of natural systems rather than replacing, upgrading or ignoring them. The impact of development, and particularly urban development, on flow regimes, erosion and siltation, and flooding can be substantially reduced by adopting stormwater management techniques that maintain the functioning of the natural drainage system as far as possible.

The benefits of developing a drainage system in accordance with such a philosophy include the following:

- reduced impact of storm and floodwaters within the catchment area,
- reduced peak discharge rates from the catchment,
- prevention of afflux or inundation of other catchment areas, and
- improved quality of water discharged from the catchment.

How different categories of land can benefit in these ways from a significant stormwater drainage scheme for an area is discussed below:

(a) Low-Lying Land

Land which needs to be filled so that it is raised above the adopted flood level most directly benefits from a drainage scheme. Such land would not be able to be developed without being filled and such filling would not be able to be undertaken without a drainage system being created.

(b) Catchment Slopes

Higher land also benefits from a scheme in being provided with an external point of discharge that is readily available and of a size adequate to accommodate the increased -runoff resulting from development.

(c) Public Open Space and Roads

The shortened times of concentration due to conducting of flood and/or other stormwater runoff apply to the required open space contributions that accompany subdivision approval. Although the extent of shortening is not as significant as occurs on land used for building purposes, public open space areas do have some impact and should therefore attract a contribution. As each development contributes a proportionally equal amount of open space, this component of the contribution requirement should be equitably shared. Given a uniform area-based levy, a drainage contribution is not affected by whether the public open space contribution is land dedication or cash payment, and is therefore also more equitably shared.

Similar comments apply to roads.

(d) Private Open Space and Rural Land

Private open space and rural land may be developed in a number of ways with varying amounts of "hard" and "soft" surfaces. Those recreational uses with a higher proportion of "hard" areas (eg tennis courts) will increase stormwater runoff to a similar extent as urban residential development and will therefore similarly benefit from a drainage scheme. Other recreational uses (like golf courses) and agricultural activities may not increase runoff rates but they can have-greater pollutant discharges (resulting from the application of fertilisers, pesticides, etc). Such uses would therefore benefit from a drainage scheme as a means of maintaining or improving the quality of water leaving the area.

(e) Residual Lands

The issue of residual lands arises where a development application for subdivision creates large lots or leaves a significant balance area. Whether a large lot or balance area attracts a contribution liability at that stage will depend on whether the development application allows the site to be improved by filling, draining, etc or to be dedicated and/or developed as open space.

In other words, unless it is left undisturbed in private ownership, any new lot should attract a contribution. It follows that any development application for further subdivision of any lot created after a scheme's implementation requires a check of contribution credit.

4. IMPLEMENTATION

4.1 Contribution Requirement

- (a) It is Council's requirement that a stormwater drainage contribution be paid as a condition of development approval where:
- (i) Council has adopted, or is prepared to adopt, a stormwater drainage scheme for an area, and
 - (ii) the drainage scheme will, or is intended to, serve the land which is subject to the application.

- (b) A stormwater drainage scheme is to consist of.
- (i) a description of the scheme area such that all benefited land is or can be clearly identified;
 - (ii) a statement of the need for and/or purpose of the scheme;
 - (iii) a Schedule of Works describing in detail the works and structures required for the implementation of the scheme; and
 - (iv) the estimated costs of works, structures and land acquisition at the time the scheme is adopted.

- (c) The amount of contribution to be paid shall be calculated in accordance with the following formula:

$$D = \frac{(L + C) \times S}{A}, \text{ where}$$

D = Contribution in dollars towards scheme costs

L = Estimated land acquisition costs (in dollars)

C = Estimated works construction costs (in dollars)

S = The area of land which is subject to the application (in hectares)

A = The total developable area in the benefited catchment or catchments (in hectares).

- (d) Details of the works and structures required for the implementation of a stormwater drainage scheme shall be described at the time the scheme is adopted. Such works and structures may relate to hydraulic and water quality aspects and include any or all of the following components:

- drainage channels and pipes
- detention basins and lakes
- revetment walls
- culverts
- weirs and other hydraulic structures
- channel crossings
- landscaping works

which are necessary to serve two or more developable land holdings.

- (e) Costs for land acquisition and construction shall be estimated at the time the scheme is adopted. All estimated amounts will be indexed by use of the Consumer Price Index (CPI) as published by the Australian Bureau of Statistics. The method of indexation is to multiply the amount by the most recently published CPI at the time a contribution is revised or paid and divide it by the CPI which was current at the time the amount was set.

- (f) Where a payment or contribution has been made towards a stormwater drainage scheme in respect of the subject land, Council will, in relation to any subsequent application, take into account such payment or contribution.

4.2 Payment of Contributions

- (a) Council will accept payment of a required contribution as a cash payment. Such payment may be offset wholly or in part, by either or both of the following methods:
 - (i) **Dedication of Land**
Where appropriate, Council may accept the dedication of the land required for the adopted drainage scheme to offset the monetary contribution payable.
 - (ii) **Works Agreement**
Council may accept the construction of works by the applicant to offset the monetary contribution payable. The works provided must be in accordance with the Schedule of Works forming part of the adopted scheme.
- (b) Council will accept contribution payments generally at the following times:
 - (i) For development applications involving subdivision:
prior to sealing the plan of survey;
 - (ii) For development applications involving building work:
prior to approval of the application;
 - (iii) For other development applications:
prior to commencement of use.
- (c) In cases where Council requires a contribution towards a stormwater drainage scheme, security in the form of a cash bond (which shall be held in Council's Trust Fund) or irrevocable bank guarantee in the amount of the payment or contribution may be lodged with Council.
- (d) Unless otherwise required by Council in a particular case, the security shall be lodged with Council as follows:
 - (i) in the case of a subdivision approval, before the plan of survey is sealed;
 - (ii) in other cases:
 - (A) before approval for the carrying out of building work, where building work is proposed; or
 - (B) before commencement of the approved use, where no building work is proposed;
- (e) Where Council proposes, to construct scheme works to service a particular development within a specified time period, it may, subject to the agreement of the applicant, call up amounts from the securities held and apply the amounts to the proposed works.
- (f) Council may require that an agreement be entered into with any applicant where payment of or contribution is required in accordance with this policy. Such agreement will be prepared by Council at the applicant's expense.
- (g) Details of all payments made to the Council in respect of an approved drainage scheme shall be recorded in the "Register of Developer Contributions."

8.25 PSP No. 24 - STRUCTURE PLANS FOR DEVELOPING AREAS

1. SCOPE

- 1.1 This planning scheme policy outlines the provisions that are addressed in the development of a Structure Plan for an Emerging Community Area.

2. IMPLEMENTATION

2.1 Information Requirements

(a) Background

Although land in the Urban Residential Zone and the Rural Residential zone are intended primarily for residential uses, provision should also be made for other uses in appropriate locations. These uses should provide services or amenities to newly developing areas. They may include uses such as local centres, schools, open space, personal services, health care facilities, youth clubs and emergency services.

Some lands in the Urban Residential zone and the Rural Residential zone are subject to environmental or scenic constraint that will limit development possibilities on or adjacent to these sites. The short term and cumulative impacts are to be identified and considered in planning for emerging communities. Non-residential land uses should be accommodated in locations that maximise the service they provide to the community and minimise any associated impacts.

The principles for residential development and other uses are outlined below.

(b) Residential Development

Residential development should have good access to public transport, open space, schools, shops and community facilities. These services and facilities will be provided as early as possible and be co-located in and around the local centres.

Residential development should provide appropriate choices for all people and allow residents the opportunity to remain within their neighbourhoods during all stages of their life.

The predominant form of residential development in the Urban Residential zone will be houses at low density including conventional and small lot housing. Seniors' and retirement housing should be located near social and community services. Houses on very large lots are the universal form of residential development in the Rural Residential zone. Large residential estates are to allow inter-connection of road, pedestrian and bikeway systems. Dwellings should address the street to provide opportunities for casual surveillance of public spaces. Perimeter fences or walls that detract from personal safety on adjoining public areas are inappropriate.

While a range of housing choices should be scattered throughout the Urban Residential zone, concentrations of higher densities should only be located close to centres or public transport nodes, and where dwellings abut or overlook parks or public land. On constrained sites, substantially lower development yields will be required where this serves to protect natural features of the site, but may be balanced by higher densities on unconstrained parts of the site.

Development within the zone should not impinge on the legitimate operation of existing uses and should also be suitably buffered from incompatible existing uses on the site or on adjacent land.

(c) Other Uses

Communities should be well serviced and enjoy high amenity by providing for a range of complementary commercial and employment opportunities and ensuring that land is provided for local community uses, other community facilities and public uses. These uses should be centrally located or highly accessible to their respective catchments and wherever possible be co-located in or near centres. Uses that are

likely to draw significant levels of non-local traffic into residential streets will not be approved unless there is a significant offsetting community benefit.

Facilities that require land such as sports fields, schools, local centres, public halls, child care facilities, emergency services facilities, libraries, shops and places of worship, should be in or near a centre and be provided for at the earliest opportunity.

Transport networks should be designed to integrate with wider road systems and public transport networks, while maximising public transport opportunities and residential amenity. The transport network should ensure ease of access between adjoining communities without having to use major roads. This must, however, be balanced with the need to ensure that this does not create problems with through-traffic intruding into local neighbourhoods. Safe pedestrian and cyclist routes are to be provided to minor commercial areas in the area. Local community uses should be integrated with newly developing areas. Appropriately located land should be provided as local community land. Fast food stores are to be located only in Centres. Child care facilities require highly accessible sites with high environmental quality and amenity. However, they can produce deleterious traffic and amenity impacts in residential areas. Sites should be identified with access to suburban roads and located close to a Centre to allow joint use of vehicle parking facilities or near a park whose frontage can provide kerb space for parking. Location next to a park also allows play areas to be located where they will not create a noise nuisance and can improve safety in the park by providing opportunities for surveillance.

Major open space systems are to be dedicated as part of any subdivision development. In addition, local parkland should be identified adjacent to centres and elsewhere so that 90% of all dwellings in the area will be within 500m safe walking or cycling distance of parkland.

Interim uses will not be approved in an Urban Residential zone unless it is clear that the approval will not prejudice the desired future development of the zone. Subdivision that would fragment land so as to inhibit or defer its development for urban or suburban purposes is unlikely to be supported.

(d) Industry Areas

Industry zones are intended to advance the desired environmental outcomes and overall outcomes of the Strategic Framework as they apply to developing or potential development areas. Land in these areas cannot be developed until coordinated planning for development and servicing has been undertaken.

The types of industrial uses that are to be accommodated within an Industry zone needs to be determined at the time the structure plan is prepared and having regard to the Industrial Zone for that area. The range of industries to establish will be subject to assessment of environmental performance and cumulative impacts during the structure planning process and the provision of appropriate services.

Some lands in future industry areas have been identified for specific uses or are subject to environmental or scenic constraint. This may limit possibilities for development on or adjacent to these lands. To achieve better designed industrial areas, development applications must address the integration of the proposed uses into their surroundings. This will be achieved through the preparation of an Industrial Structure Plan at the earliest stage of the subdivision process.

Well-coordinated and planned development is also important where it is proposed to develop a large site without subdivision. An Industrial Structure Plan will still be required.

In addition to the general requirements for a Structure Plan, an Industrial Structure Plan is to demonstrate:

- (i) integration of the site with the surrounding road system;
- (ii) the most appropriate location of different types of industries to minimise land use incompatibilities and conflicts;
- (iii) retention of environmental or scenic values where they occur;
- (iv) integration of the site with surrounding development including any necessary buffering; and
- (v) that any subdivision proposal is appropriate for the intended industry for the locality.

(e) Information Requirements

- (i) Each Structure Plan is to contain the degree of detail appropriate to the particular proposal and its circumstances. At a minimum, it is to include a plan and/or statement that addresses the following key issues, including:
 - (A) provides a site description of the land;
 - (B) topography, landscape and significant vegetation;
 - (C) existing environmental constraints and opportunities;
 - (D) existing streets and localities;
 - (E) existing land uses of surrounding sites and their compatibility with the proposed development;
 - (F) indicates an approximate lot or dwelling yield for the proposed development;
 - (G) shows the location, mix and density of the range of proposed land uses;
 - (H) illustrates how the proposal fits into the overall road hierarchy and transport network, supported by a Traffic and Transport report if necessary;
 - (I) demonstrates that consideration has been given to potential subdivision and development of adjoining lots;
 - (J) illustrates, where applicable, the approximate location and extent of facilities proposed such as community, retail, child care, service and educational facilities;
 - (K) illustrates the general location of public open space including open space linkages and networks;
 - (L) shows, where applicable, the notional pedestrian/cycle network and links to internal facilities, adjacent neighbourhoods and facilities, i.e. schools, shopping centres, recreation areas, railway stations, public transport interchanges and places of employment;
 - (M) addresses environmental, cultural and heritage issues;
 - (N) broadly shows physical infrastructure to be provided;
 - (O) shows the location of major stormwater flow paths;
 - (P) illustrates the initial concept for staging of the development;
 - (Q) demonstrates that consideration has been given to all relevant environmental issues, including those pertaining to any short term and cumulative impacts on biodiversity and cultural heritage values;
 - (R) demonstrates how noise amelioration measures are to be in place to reduce the impacts of noise from road and rail transport.
- (ii) The Provisions that should be referred to in the preparation of a Structure Plan are:
 - (A) all of the planning scheme's Area Specific Codes;
 - (B) the Reconfiguration of a Lot Code;
 - (C) the Landscaping Code;
 - (D) the Service and Infrastructure Code;
 - (E) the Vehicle Access, Parking and On-Site Movement Code;
 - (F) all of the planning scheme's planning scheme policies.

8.26 PSP No. 25 - SUBDIVISION PLANS

1. SCOPE

- 1.5 This planning scheme policy applies throughout the Shire of Gatton, where as part of the application form for Reconfiguring a Lot, the applicant is required to submit additional information with the Plan of Subdivision.

2. IMPLEMENTATION

In addition to the information required as part of the application form, the applicant is to submit (where relevant) -

- 2.1 any easement documentation prepared by the applicant's solicitor
- 2.2 a licensed surveyor's certificate that all pipelines are wholly within the relevant easements (which are to be shown on the Plan of Subdivision);
- 2.3 a licensed surveyor's certificate stating that all survey marks and reinstated survey marks are in their correct position in accordance with the Plan of Subdivision;
- 2.4 service agreements from the relevant servicing authorities;
- 2.4 a licensed surveyor's Plan of Subdivision duly certified together with 5 copies, in accordance with the proposal plan approved by Gatton Shire Council, suitable for deposit with the relevant registering authority, complying with the directions contained in Part 3 of the *Surveyors Regulation 1992* and containing all particulars which may be required by the relevant registering authority.

8.27 PSP No. 26 - TRANSPORT IMPACT ASSESSMENT

1. SCOPE

- 1.1 This planning scheme policy applies throughout the Shire of Gatton, where an application involves a development likely to generate high traffic volumes or cause or exacerbate a transport problem.

2. IMPLEMENTATION

Information and assessment is required identifying -

- 2.1 the likely impact of the development on the existing transport network (including a consideration, where relevant, of likely impacts on the road network, the public transport network, freight movements, pedestrians and cyclists);
- 2.2 recommended changes to the transport network to accommodate the proposed development; and
- 2.3 whether adequate provision has been made for the manoeuvring, parking, loading and unloading of vehicles.

8.28 PSP No. 27 - WATER SUPPLY AND SEWERAGE WORKS CONTRIBUTIONS

1. SCOPE

1.1 This planning scheme policy applies to:

- (a) the town of Gatton,
- (b) the town of Helidon,
- (c) the town of Grantham, and
- (d) any other part of the Gatton Shire to which Council is prepared to make a water supply and/or sewerage or Community Effluent Drainage available.

1.2 Within the abovementioned areas, this policy applies to approval of any application required to construct or augment a sewage treatment plant by State legislation.

2. OBJECTIVES

2.1 To satisfy the requirements the relevant State legislation.

2.2 To specify the methods adopted by Council for determining the amount of water supply and/or sewerage or Community Effluent Drainage contributions to be paid by an applicant.

2.3 To specify water supply and sewerage headworks and works external.

3. IMPLEMENTATION

3.1 Established practice, legislation and planning scheme provisions establish the basis on which Council can require contributions from applicants towards the costs of providing a reticulated water supply and/or sewerage or Community Effluent Drainage (CED).

3.2 It is Council's requirement that water supply and/or sewerage or CED contributions be paid by an applicant as a condition of approval of any "prescribed" application where Council decides that water supply and/or sewerage or CED should be made available to the land, and:

- (a) Council has constructed or is constructing a water supply and/or sewerage or CED scheme that is or will be capable of servicing, with or without augmentation, the subject land; and
- (b) as part of such scheme, Council has provided or is prepared to provide headworks that are adequate to service such land.

3.3 The amount of contributions required to be paid shall be calculated in accordance with the method described in Section 6.0 below. For the purposes of these calculations, all estimated cost and contribution amounts specified in Schedules 3 and 4 will be indexed by use of the Consumer Price Index (CPI) as published by the Australian Bureau of Statistics. The method of indexation is to multiply the amount by the most recently published CPI at the time a contribution is revised or paid and divide it by the CPI which was current at the time the amount was set.

3.4 (a) Where a payment or contribution has been made towards water supply and/or sewerage headworks, and/or water supply and/or sewerage works external in respect of the subject land, the Council will not, in relation to any subsequent application, require any further such payment or contribution. However, where in the opinion of Council, approval of the application would result in an increase in the number of equivalent tenements over the number for which payment or contribution had previously been made, payment or contribution may be required for the difference.

- (b) As the water and sewerage charges paid by all owners of property connected to the water supply and sewerage schemes include an interest and redemption- (I and R) component which covers the capital expenditure incurred in establishing the water supply and sewerage schemes, then the contribution amounts shown in Schedules 3 and 4 may be reduced by the capitalised amount of the I and R component of the applicable water and/or sewerage charge for a dwelling in each area.

4. DEFINITIONS

4.1 Subject to Clause 4.2 below, the definitions contained in the planning scheme are applicable to this policy.

4.2 For the purposes of this policy, the following terms have the following meanings:

"CED Scheme" - means a Community Effluent Drainage scheme.

"Equivalent Demand" - means the estimate of service demand per hectare or unit assigned to zones and uses as detailed in Tables 1 and 2 of this policy.

"Equivalent Tenement" - means a measure of service demand based on the average occupancy of a dwelling house which for the purposes of this policy is assumed to be 3.0 persons per dwelling. All service demand is converted to and expressed in such "equivalent tenements".

"Headworks" - means all water supply headworks and/or sewerage headworks.

"Register of Developer Contributions" - means a register maintained by the Council recording all payments made to it in respect of water supply and sewerage headworks, and water supply and sewerage works external.

"Service Connection" - means the connection to the water supply and/or sewerage system of an occupied dwelling house.

"Sewerage Area" - means those parts of the Shire of Gatton which are sewered at the date of the coming into force of this policy.

"Sewerage Headworks" - means existing and proposed treatment plants servicing each sewerage or CED scheme, together with all existing and proposed mains, and pumping stations and rising mains. These works are summarised in Schedule 4.

"Water Supply Headworks" - means the works summarised in Schedule 3 and comprising the following:

- (a) provision of the source of raw water supply, including storage dams or underground boreholes, and provision of intake structures, pumps, balance tank and mains to deliver the raw water to the treatment plant;
- (b) construction of treatment plants and water storage reservoirs, including mechanical equipment and chemical equipment;
- (c) construction of pumping stations and trunk mains to transport the treated water to distribution storage reservoirs or elevated tanks;
- (d) construction of distribution reservoirs, storage reservoirs and elevated tanks;
- (e) construction of trunk delivery mains to transport water from distribution or storage reservoirs to each district's reticulation system, or for the general benefit of the water supply scheme.

"Water Supply Area" - means those parts of the Shire of Gatton to which a reticulated water supply is provided by Council at the date of coming into force of this policy.

"Works External" - means all works, structures or equipment for the purpose of permanently connecting land to the water supply and/or sewerage or CED system existing at the date of application. The terms does not include Headworks or Works Internal.

"Works Internal" - means all works necessary for the reticulation of water supply and/or sewers or CED to each unit or lot proposed on the subject land.

5. WORKS INTERNAL

In all cases, applicants will be wholly responsible for the provision of works internal, where such works are considered necessary by Council.

6. METHOD OF CALCULATING CONTRIBUTIONS

6.1 Headworks

(1) *Subdivision*

- (a) A contribution towards Water Supply and/or Sewerage Headworks shall be made and be calculated as follows:

$$H = N \times C, \text{ where}$$

H = Contribution in dollars towards Headworks.

N = Net increase in Equivalent Demand which would result from the proposed subdivision. Such increase shall be calculated by subtracting the number of lots making up the subject land immediately prior to the date of the application from the number of lots into which the land is proposed to be subdivided, (with negative results taken to be zero).

C = Applicable rate of contribution in dollars per equivalent tenement.

- (b) In calculating the amount of contribution towards headworks, Council may take into account a contribution previously made towards headworks in respect of the subject land and recorded in the Register of Developer Contributions towards water supply and/or sewerage works.
- (c) Where the subject land is situated outside a Water Supply or Sewerage Area, the applicant shall pay to Council a contribution towards Headworks calculated in accordance with paragraph (a) and, in addition shall pay to Council a contribution towards Works External calculated in accordance with Clause 6.2 below.

(2) *Material Change of Use (network distribution)*

- (a) A contribution towards Water Supply and/or Sewerage Headworks shall be made and be calculated as follows:

$$H = N \times C, \text{ where}$$

H = Contribution in dollars towards Headworks.

N = Net increase in the number of equivalent tenements which would result from the proposed development.-

Such increase shall be calculated by subtracting the number of Equivalent Tenements assessed for the subject land, (by reference to Schedule 1 or Schedule 2 as appropriate) having regard to the zoning or use of such land immediately prior to the date of application, from the number of Equivalent Tenements, shown in Schedule 2, for the proposed use of the land, (with negative results taken to be zero).

C = Applicable rate of contribution in dollars per equivalent tenement.

- (b) In calculating the amount of contribution towards headworks, Council may take into account a contribution previously made towards headworks in respect of the subject land and recorded in the Register of Developer Contributions towards water supply and/or sewerage works.
- (c) Where the subject land is situated outside a Water Supply or Sewerage Area, the applicant shall pay to Council a contribution towards Headworks calculated in accordance with paragraph (a) and, in addition, pay to Council a contribution towards Works External calculated in accordance with Clause 6.2 below.

(3) *Material Change of Use (Storage and delivery)*

- (a) A contribution in dollars towards Water Supply and/or Sewerage Headworks shall be made and be calculated as follows:

$$H = A \times P \times C, \text{ where:}$$

H = Contribution in dollars towards Headworks

A = Area in hectares of the subject land (to 2 decimal places)

P = Increase in Equivalent Demand (per hectare) which would result from development

following rezoning approval.

Such increase shall be calculated by subtracting the number of Equivalent Tenements, shown in Table 1, for the zone from which the subject land is to be excluded, from the number of Equivalent Tenements shown in Schedule 1, for the zone in which the land is to be included, (with negative results taken to be zero).

C = Applicable rate of contribution in dollars per equivalent tenement.

- (b) In calculating the amount of contribution towards headworks, Council may take into account a contribution previously made towards headworks in respect of the subject land and recorded in the Register of Developer Contributions towards water supply and/or sewerage works.
- (c) Where the subject land is situated outside a Water Supply and Sewerage Area, the applicant shall pay to Council a contribution towards Headworks calculated in accordance with paragraph (a) and, in addition shall pay to Council a contribution towards Works External calculated in accordance with Clause 6.2 below.

6.2 Works External

Material Change of Use

Council in its discretion may require a contribution towards Water Supply and/or Sewerage Works External to be made in either one of the following forms:

- (a) The applicant constructing or paying for construction of Works External of a size and to the extent necessary to service the subject land only; or
- (b)
 - (i) Council providing Works External of a larger capacity or to an extent greater than that required to service the subject land; and
 - (ii) in such case, the amount of the contribution towards works external payable by the applicant shall be equal to the cost of constructing works external of a size and to the extent necessary to service the subject land only, unless Council decides to accept or require a contribution which is calculated using the same proportion that the equivalent demand for the development bears to the capacity of the required larger system.

7. PAYMENT OF CONTRIBUTIONS

7.1 Contributions shall be calculated and paid:

- (a) for each of water supply and sewerage or CED where Council is prepared to make both water supply and sewerage or CED available to the subject land;
- (b) for water supply only where Council is prepared to make only water supply available to the subject land; or
- (c) for sewerage or CED only where Council is making sewerage or CED available to the subject land in relation to the proposed development.

7.2 In cases where Council requires payment of, or contribution towards, the cost of Headworks and/or Works External, security in the form of a cash bond (which shall be held in Council's Trust Fund) or irrevocable bank guarantee in the amount of the payment or contribution shall be lodged with Council.

7.3 Unless otherwise required by Council in a particular case, the security shall be lodged with Council as follows:

- (a) in the case of a subdivision approval, before the plan of survey is sealed;
- (b) in the case of material change of use:
 - (i) before approval for the carrying out of building work, where building work is proposed; or
 - (ii) before commencement of the approved use, where no building work is proposed.

7.4 (a) **In cases where Council requires payment of, or contribution towards, the cost of Headworks and/or Works External, the amount so required shall be payable to Council at the time prescribed by the Act for the type of application and circumstances applicable.**

- (b) Council may allow payment either at a later date or by way of instalments if it considers that the amount involved or the particular circumstances so warrant.

- (c) Where Council proposes to construct Headworks and/or Works External to service a particular development within a specified time period, it may, subject to the agreement of the applicant, call up amounts from the securities held and apply the amounts to the proposed works.
- (d) In the case of rezoning applications, any security taken in accordance with this policy shall be refunded to the applicant upon Council being advised by the Minister that the application has not been approved.
- 7.5** Council may require that an agreement pursuant to Section 6.3 of the Act be entered into with any applicant where payment of a contribution towards Headworks and/or Works External is required in accordance with this policy.
- 7.6** Details of all payments made to the Council in respect of Headworks and Works External shall be recorded in the "Register of Developer Contributions".

SCHEDULES

SCHEDULE 1 - EQUIVALENT DEMAND - ZONES

Town Planning Scheme Zone	Equivalent Tenements*
Residential	1.0/lot
Rural Residential	1.0/lot (if low flow supply) 1.3/lot (if pressure supply)
Village	1.0/lot
Commercial	20/hectare
Industry	12*/hectare
Particular Development	To be assessed at time of application
Open Space	Nil

- * Subject to determination of a higher figure where warranted by the particular use(s) proposed for the land.

SCHEDULE 2- EQUIVALENT DEMAND - LAND USES

Land Uses	Equivalent Tenements*
Residential	
Dwelling house, Caretaker's residence, Small lot house	1.0/dwelling unit
Accommodation units, Dual Occupancy	0.85/dwelling unit and 0.5/rooming unit
Motel	0.85/dwelling unit, and 0.25/rooming unit
Caravan Park	0.25/site
Business	
Catering shop, Hotel and Indoor Entertainment	1/100 sq m gross floor area
Commercial premises, Health centre premises, Shop, and Showroom	1/200 sq m gross floor area
Service Station	15/ha site area, to a maximum of 15
Industrial	
Extractive Industry	20/ha site area
Rural Industry	12/ha site area
Industry - all other classes (and including Bulk store, Car repair station, Service trade, and Warehouse)	
where a "clean dry" industry or storage use	1/500 sqm gross floor area *
where a "dirty dry" industry (i.e. where employee showers are provided)	1/250 sqm gross floor area *
where a "wet" industry (e.g. food processing, commercial laundry)	To be assessed at time of application, but not less than 1/250 sqm gross floor area
Other	
Educational establishment	0.2/student
Hospitals and other similar institutional uses	1/bed
Uses not specified above	To be assessed at time of application

* Subject to determination of a higher figure where appropriate to any particular proposal.

SCHEDULE 3 - WATER SUPPLY HEADWORKS - CONTRIBUTIONS PER EQUIVALENT TENEMENT

Source of Supply	Estimated Costs of Works (\$M, 1990)
Water Board Supply	2.90
Redbank Creek	0.98
Gatton Town Low Level	2.45
Gatton Town High Level	0.54
Rangeview Drive Main	0.22
Grantham	0.14
Helidon	0.44

Description	Source of Supply	Estimated Total Number of Equivalent Tenements (to the Year 2001)	Contribution Per Equivalent Tenement
A. East of Gatton Town from the Gatton -Laidley Shire boundary to the PRV pit on the 375 mm main	Water Board	7049 avg.	\$1830
B. Gatton Town Low Level Zone	Water Board, Redbank Creek and Gatton Low Level	1352 extra	\$2707
C. Gatton Town High Level Zone	All	1300 extra	\$3125
D. Rangeview Drive Area	Rangeview Drive Main	666	\$330 extra
E. Grantham	Bores	260	\$530
F. Helidon	Bores and Well	300	\$1451

SCHEDULE 4 - SEWERAGE HEADWORKS - CONTRIBUTIONS PER EQUIVALENT TENEMENT

Description - Township of Gatton

Element	Estimated Cost \$M
	December 1989
Gravity Mains	1.08
Manholes	.16
Pumping Stations	.78
Rising Mains	.37
Treatment Works	4.03
TOTAL	6.42
Equivalent Tenements TOTAL (number)	4,400
CONTRIBUTION PER EQUIVALENT TENEMENT (C)	\$1.459 *

* Made up of:

Existing tenements 1,500

Allowance for existing industry 300

Future Residential
(200 ha) 2,200

Future Industry (30 ha) 400

4,400

SCHEDULE 5 - CALCULATION OF CAPITALISED INTEREST AND REDEMPTION COMPONENT

In determining headworks contribution rates, the Council has taken into account the capitalised value per equivalent tenement of the interest and redemption component of the annual charges for water and sewerage. The formulae for calculating the value of the allowances are as follows:-

Water Supply

$$\begin{array}{rcccl} \text{Amount of allowance} & & \text{Annual} & & \text{Total I \& R} \\ \text{per equivalent} & & \text{Water} & & \text{Costs in} \\ \text{tenement} & = & \text{Charge} & & \text{Annual Water} \\ & & & & \text{Budget} \\ & & 1 & \times & \text{X} \\ & & & & \text{Total Costs in} \\ & & & & \text{Annual Water} \\ & & & & \text{Fund Budget} \\ & & & & \text{I \& R rate for} \\ & & & & \text{Water Fund} \\ & & & & \text{projects} \end{array}$$

Sewerage

$$\begin{array}{rcccl} \text{Amount of allowance} & & \text{Annual} & & \text{Total I \& R} \\ \text{per equivalent} & & \text{Sewerage} & & \text{Costs in} \\ \text{tenement} & = & \text{Charge} & & \text{Annual} \\ & & & & \text{Sewerage} \\ & & 1 & \times & \text{Budget} \\ & & & & \text{X} \\ & & & & \text{Total Costs in} \\ & & & & \text{Annual} \\ & & & & \text{Sewerage} \\ & & & & \text{Fund Budget} \\ & & & & \text{I \& R rate for} \\ & & & & \text{Sewerage} \\ & & & & \text{Fund projects} \end{array}$$

The amount of allowance per equivalent tenement to be applied to reducing headworks contribution for Gatton town are set out below:-

$$\begin{array}{rcccl} \text{Water} & = & \frac{444.44}{1} & \times & \frac{402,021.25}{1,198,509.61} \times \frac{100}{14.44} \\ & = & 444.44 & \times & .3354 \times 6.925 \\ & = & \underline{\underline{\$1,032.27}} & & \\ \text{Sewerage} & = & \frac{252}{1} & \times & \frac{172,289.60}{632,032.20} \times \frac{100}{12.62} \\ & = & 252 & \times & .273 \times 7.92 \\ & = & \underline{\underline{\$544.86}} & & \end{array}$$

8.29 PSP No. 28 - WATER SUPPLY FOR URBAN AND PARK RESIDENTIAL, VILLAGE, AND RURAL RESIDENTIAL ZONES

1. SCOPE

- 1.1 This planning scheme policy applies to all Urban, Park, Village and Rural Residential areas within the Shire of Gatton.
- 1.2 This policy applies to any development and/or use of land for residential purposes within the abovementioned areas.

2. OBJECTIVES

- 2.1 To provide guidance about the types of water supply acceptable to Council for low density and rural residential development.
- 2.2 To provide an adequate, safe and reliable water supply to each dwelling.

3. RATIONALE

- 3.1 Council has determined the types of water supply required for the various residential areas in the Shire.
- 3.2 In relation to Withcott, Council has not yet determined whether or not it is prepared to make a water supply available. At present, this matter is being investigated.
- 3.3 Specifying the criteria for the level of service offers guidance to subdividers, builders and others in relation to the provision of an acceptable water supply for each new dwelling.

4. IMPLEMENTATION

- 4.1 Council will generally accept the provision of a water supply for each new dwelling which meets the criteria set out in the Table below
- 4.2 Council generally does not favour individual water supplies from surface storages. Accordingly, supplies drawn from on-site dams are discouraged for domestic use.

Table

	Withcott Precincts				<i>Rural Residential Precincts</i>	
	WR 1	WR2		WR 3	Park Residential	Homestead Residential
		With Council supply	Without Council supply			
Source						
Council reticulated system		Y		✓ if available	✓ if available	
Approved reticulated system			✓ If available	Y	Y	✓ As supplementary supply
On-site bore or rainwater tank	Y		Y			Y
Characteristics						
Fire fighting pressure		X		X	X	
Low or variable flow		X	X As supplementary supply	X	X	X As supplementary supply
Treated		X		X	X	
Adequate on-site storage capacity	X		X			X

Y = Required ✓ = Preferred if available X = Applicable characteristic

8.30 PSP No. 29 - ZONE ASSESSMENT

1. SCOPE

- 1.1 This planning scheme policy applies throughout the Shire of Gatton, where an application requires assessment against a zone code.

2. IMPLEMENTATION

Submit information with the development application which provides -

- 2.1 an assessment of how the development may contribute to or detract from achievement of the outcomes sought for the zone; and
- 2.2 if applicable, an assessment of measures proposed to adequately manage the potential detraction from achievement of the outcomes