

dalby town planning scheme 2007



DALBY TOWN PLANNING SCHEME 2007

Integrated Planning Act 1997

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Preamble

This Planning Scheme has been prepared under the Integrated Planning Act 1997. The Act's stated purpose is to seek to achieve ecological sustainability, and it requires that Council is to perform its planning functions to advance this purpose.

Adoption

The Local Government for Dalby Town Council adopted this Planning Scheme on 20 October 2010.

Commencement

This Planning Scheme took effect on 6 December 2010 amending the original Scheme which took effect on 1 September 2007. The Planning Scheme amendment (6 December 2010) included the insertion of a Priority Infrastructure Plan and related administrative charges.

Planning Scheme functions as part of IDAS

The Planning Scheme functions as part of the Integrated Development Assessment System (IDAS) and must be read together with the Integrated Planning Act.

State Planning Policies

The Minister for Local Government and Planning has identified the following State Planning Policies as having been appropriately reflected in the Planning Scheme:-

1. State Planning Policy 1/92 - Development and the Conservation of Agricultural Land; and

DALBY TOWN PLANNING SCHEME 2007

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1.0 Introduction

1.1 GENERAL AIM

It is the aim of the Planning Scheme to manage land use and development, infrastructure and valuable features to achieve a sustainable balance between the use and protection of the local environment, physical setting, social and economic resources in a way which enables Dalby to meet its needs for present and future generations.

1.2 PURPOSE OF THE PLANNING SCHEME

In accordance with the Integrated Planning Act 1997 (IPA), Dalby Town Council has prepared this Planning Scheme as a framework for managing development in a way that advances the purpose of the Integrated Planning Act by:

- Seeking to achieve ecological sustainability;
- Recognising the individual character and needs of different sites across the Town of Dalby;
- Identifying outcomes sought to be achieved in the Local Government area as the context for assessing Development Applications;
- Identifying exempt, self-assessable and assessable development;
- Identifying specific provisions to guide and regulate development within the Local Government area;
- Facilitating the integration of state, regional and local policies and interests.

1.3 STRUCTURE OF THE PLANNING SCHEME

Key elements of this Scheme, through which the Act's purpose is reflected and the core matters are achieved, include:

- **Desired Environmental Outcomes (DEOs)** are set out in this part of this Planning Scheme express the overarching intentions for the whole of the Town of Dalby, and the key measures by which this Planning Scheme seeks to achieve them. The Desired Environmental Outcomes are the broad objectives that intend to promote ecological sustainability and to coordinate and integrate the core matters of land use and development, infrastructure and valuable features.

- **Zoning and Precinct Maps**

The whole of the town of Dalby is divided into two **zones**:

- (1) The Town Zone and
- (2) The Rural Zone.

And within these zones are further divisions called "**Precincts**" which spatially identify distinct land use allocation groupings to assist in

achieving the desired environmental outcomes and provide the basis for regulating development. The Precinct Maps express the intended pattern of land uses within the town and describe the intent for, and character of each locality to clearly achieve a desired land use distribution. A *multiple occupancy area* exists within the town and this map changes the level of assessment as described in the Precinct Maps.

These Precincts are Commerce and Trade, Industry, Light Industry, Open Space, Residential, Rural, Rural Residential and Town Centre.

- **Tables of Assessment** identify the level of assessment that will be required for different forms of development which may be self-assessable or assessable under the Planning Scheme and therefore subject to development approval.
- **Codes** state the preferred character, pattern of development and assessment criteria and issues applying to development. The specific assessment criteria within these codes operate by use of non specific *Performance Criteria*, which may then be provided with *Acceptable Solutions* that identify one way to meet the Performance Criteria. These codes may identify for example specific requirements for car parking, landscaping, road standards, drainage and boundary setbacks. Schedules are used extensively in this Town Plan to assist the operation of the codes.
- **Policies** that identify the basis for preparation and assessment of applications, additional requirements, procedural matters, and information needs for assessable development, beyond the scope of applicable codes.
- **Extrinsic Material** exists outside of this Scheme but may assist with the communication of Council's long-term land use goals for the Town of Dalby.

2.0 Desired Environmental Outcomes

2.1 INTRODUCTION

The Integrated Planning Act requires that a Planning Scheme identify Desired Environmental Outcomes for economic, social and ecological development.

Under the Integrated Planning Act, Desired Environmental Outcomes are a key element of a Planning Scheme. Desired Environmental Outcomes are based on ecological sustainability principles established by the Integrated Planning Act and are the basis for the measures of the Planning Scheme. Ecological sustainability for the Town of Dalby will be advanced if each Desired Environmental Outcome is realised to the extent practicable having regard to each other Desired Environmental Outcome.

Desired Environmental Outcomes are used to consider the following:

- The performance and review of a Planning Scheme;
- The determination of applications for development which conflict with the other provisions of this Planning Scheme;

- The determination of land acquisition requirements for the construction of infrastructure; and for other purposes as allowed by the Integrated Planning Act.

2.2 DESIRED ENVIRONMENTAL OUTCOMES

Social **To continually improve those elements of social and physical infrastructure valued by the community whilst protecting and identifying significant cultural heritage and identity that contribute to the wellbeing of all the community.**

Future development in the Town of Dalby will be consistent with its safe and relaxed lifestyle, attractive setting exhibiting a distinctive character and sense of place.

There will be effective conservation of historic architecture and places of cultural heritage significance. New development will respect existing character and ensure streetscapes are cohesive with a compatible mix of land uses, activities and building forms with effective buffering where required.

There will be convenient access to a diversity of housing, shopping and other business services, community and recreational facilities and jobs, all located and designed to sustain the significant ecological and economic resources of the town and amenity for all people including youth, aged people and people with disabilities.

Dalby will further develop its social infrastructure and support systems. Community, recreational, cultural services and facilities shall be provided in a timely way and maintained so that public places for people to gather, meet and socially interact, both casually and formally, are attractive, comfortable, safe and convenient. It will also ensure that the diverse and changing needs of the whole community (including residents, visitors, youth, the aged and people with disabilities) are met.

The Town will maximise access for all inhabitants with transport corridors and facilities including the aerodrome, which provide for the safe and efficient movement of people and goods through the district. A network of local roads and mix of land uses will exist, which provides for maximum accessibility for pedestrians, cyclists and public transport.

Commercial Development in the town centre shall enhance the history and existing form characterized by nil setbacks from the street, rear car parking and pedestrian protection over footpaths. Development along the major arterial roads shall exhibit a high standard with appropriate landscaping, car parking and appearance that is consistent and unified as a gateway to Dalby.

To maximise community health and safety and implement strategies to mitigate impacts of natural hazards in accordance with the Natural Disaster Mitigation Plan for Dalby Town.

Environmental To maintain levels of biodiversity, enhance the physical environment and protect ecological processes and natural systems for present and future generations.

The biodiversity and health of ecological systems will be maintained or improved in the Town of Dalby by protecting areas with significant nature conservation values and providing for revegetation where appropriate.

Controls on water supply, stormwater and effluent will avoid risk to the environment and maintain high standards of water and air quality, and acceptable noise levels.

Development will integrate the natural environment into the urban and rural fabric and ensure minimisation of adverse environmental impacts.

The character and activities in new developments will enhance the existing built environment that is typical of a country town. Residential Development shall reflect the changing structure of the population characteristics and maintain the low-density nature.

Economic To promote a strong and growing economy, which ensures that economic activities that are diverse, efficient and resilient and to provide necessary infrastructure and the efficient use of resources.

The Town of Dalby will continue its proud heritage as a prosperous and productive economy that reinforces the district's strengths in agriculture and related industries, Commercial/government services, educational and health facilities and transport infrastructure with its location advantages servicing western Queensland and South East Queensland.

Future economic activity will build on existing industries and the district's agricultural resources whilst diversifying this base in a manner consistent with the area's character and the sustainable use of resources. There will be an enhanced tourism industry, which is based on, but does not compromise the district's natural assets, its cultural heritage and its Rural town character.

Dalby will have a strengthened role as the major community and economic centre for the Western Darling Downs with integrated road, rail and air transport and information systems, educational infrastructure that is fully integrated with the community to meet the needs of the rural, manufacturing and service industries with community and Commercial groups to research and contribute to the continual development of innovation and community creativity.

Higher order retail, professional and Commercial services and government facilities will be provided within the central town area and a range of employment opportunities will be available in identified Industrial land within and near the city. The Town will become both economically stronger and a more attractive place to live, work and conduct business. Use of the Town's economic

resources, especially good quality agricultural land, will not have been compromised by other forms of land use or development.

3.0 Interpretation

3.1 INTRODUCTION TO DEFINITIONS

All terms in the Dalby Town Council Planning Scheme are to be read as consistent with the definitions contained in the Integrated Planning Act 1997. Where a term is defined in this Scheme as well as in the Act, the Act definition shall override the definition in this Scheme.

3.2 CONTEXT

Unless the context otherwise indicates or requires, the terms defined in this Part shall, for the purposes of this Planning Scheme, have the meanings respectively assigned to them.

Unless expressly provided otherwise, the respective terms in Section 3.3 shall not be taken to include other use definitions separately defined in that section.

Where any term used in this Planning Scheme is not defined in this part but is defined in an Act, Local Law or Regulation relevant to the development or use of premises provided by this Planning Scheme, the term shall, for the purposes of this Planning Scheme, have the meaning assigned to it by that Act, Local Law or Regulation, unless the context otherwise indicates or requires.

3.3 DEFINITIONS

The following definitions are used throughout this Planning Scheme.

“Accommodation Building” means any premises used or intended for use as a boarding house, guest house, hospital, host farm, hotel (unlicensed or private), motel, residential club, serviced rooms or the like where residential accommodation is provided in a room or rooms that are not self contained.

“Act” means the Integrated Planning Act 1997.

“Advertising Billboard” means a structure or object which displays information visible from a road or other public place and advertises a product or service not associated with the land premises on which it is located.

“Agriculture” means a premises or site used for the keeping and breeding of livestock and/or the cultivating of plants and crops and the like. The term includes:-

- Any warehouse and/or light industry on the same site associated with the repair and construction of plant and equipment and/or the processing and storage of materials that are produced or used on the subject site;
- Any business office, and/or shop on the same site associated with the sale of produce resulting from such husbandry or horticulture that is produced on the subject site.

The term does not include housing of domestic pets, any intensive livestock operation, intensive animal husbandry or landscape supplies.

“AMCORD” means the Australian Model Code for Residential Development: A National Resource Document for Residential Development (1995) as prepared by the Model Code Task Force.

“Ancillary” means necessarily associated with and directly associated to but incidental and subordinate to the dominant use of the premises.

“Appointed Day” means the day upon which the Order in Council notifying that the Governor in Council has approved this Planning Scheme is published in the Gazette, or where the context otherwise indicates or requires, the day upon which any amendment thereto is published in the Gazette.

“Arterial Road” means any gazetted Main Road, road controlled by the Department of Transport, any road as defined by Council or road defined as a sub-arterial or higher order road under the provisions of the Queensland Street Manual.

“Battleaxe Allotment” means an allotment that is shaped generally like a battleaxe, so that the bulk of the allotment is located away from the road frontage and road access is provided by an access corridor.

“Bed and Breakfast” means the use of premises for short-term accommodation, including meals, for tourists, within a detached house where the bed and breakfast accommodation includes up to 4 bedrooms and where operated by the permanent residents of the detached house.

“Business Office” means any building or site or part thereof used or intended for use for business activity, including administration, carrying on of agencies, banks, any service industry, professional office, other services, light industry, industry, shop or warehouse associated with the on-site activities.

“Caravan/Transportable Building Park” means any premises used for the placing thereon of wheeled structures, registered or capable of being registered under the provisions of the Transport Operations (Road Use Management) Act as amended, designed or adapted for human habitation and capable of being moved from one place to another by towing or under its own power, and/or accommodating more than one transportable building. The term includes:-

- The setting up and use of tents for temporary Residential use;
- A Manager’s Office and Residence; and
- Associated recreation, communal and ablution facilities.

The term does not include accommodation building or multiple dwelling herein separately defined.

“Caretakers Residence” means part of a business or community use premises that is ancillary to the use and intended to be used as a dwelling by a person employed by the business to provide security services to the business.

“Car Depot” means The use of premises to park and/or store vehicles, other than heavy vehicles, in connection with a business. The term includes ancillary activities such as facilities for the administration and routine servicing of vehicles used for that business.

“Car Park” means any premises used or intended for use for the parking of motor vehicles where such parking is not ancillary to some other development on the same site.

“Cemetery” means premises used for the purpose of interment of the dead. The term includes a graveyard, burial ground and crematorium for both animals and humans.

“Commencement” means the day the Scheme took affect.

“Commercial Premises” means any premises that is used for the sale of good or services (including the provision of professional services or advice) and includes Business Office, car park, Educational Establishment, Indoor Recreation, Medical Centre, Plant Nursery, Public Bar, Shop, Shop (Drive through), Transit Centre as herein separately defined, agencies, banks, professional office, other services.

“Community Use” means any premises or site used for outdoor entertainment, park, passive recreation.

“Council” means the Council of the Town of Dalby, or its statutory successor.

Detached House means the use of a single dwelling unit in a single or number of separate buildings principally for residential occupation.

The term includes:-

- (a) land and outbuildings within the curtilage used for ancillary purposes;
- (b) a family day care centre; and
- (c) domestic horticulture.

"**Development**" has the meaning given in the Integrated Planning Act 1997.

"**Development Code**" means the Development Codes included in the Town Planning Scheme;

"**Domestic Pets**" means any animal, insect or bird which is kept in or about a dwelling unit for the interest and enjoyment of residents therein.

"**Drainage Work**" has the meaning given in the Queensland Plumbing & Drainage Act 2002.

"**Dwelling Unit**" - means a self-contained Residential Development in the form of a building containing a kitchen, laundry facilities, and at least one (1) living room used or intended to be used for the purpose of human habitation by:-

- A single person;
- A family;
- No more than six (6) persons who do not comprise a family.

"**Educational Establishment**" means a premises used for the purpose of a child minding centre, child care centre, kindergarten, school, college, university, technical institute, academy, or other educational centre.

"**Existing Use**" means Development which lawfully existed at the commencement as defined under the Act.

"**Extractive Industry**" means any premises used or intended for use for the extracting, quarrying or any other mode of winning sand, gravel, soil, rock, stone, or other materials or substances from the earth, whether or not submerged under water and whether or not conducted for a fee or reward, other than by manually powered machinery. The term includes, when carried out on the premises from which any such materials or substances are extracted or on premises adjacent thereto, the crushing, screening and similar treatment of such materials or substances and it also includes access over land to rivers or other watercourses where dredging may be taking place. The term also includes the ancillary use of such premises for:-

- The storage of articles used in connection with or resulting from any such activity;
- The provision of amenities for persons engaged in any such activity;
- Any business office, shop or warehouse associated with the activities on site.

The term does not include a mine within the meaning of the Mineral Resources Act 1989 as amended or Regulations made pursuant thereto and it does not include excavating solely to erect a structure or solely to change the level of the ground to facilitate the construction of any structure approved by Council which structure is to be erected on land being excavated.

“Funeral Parlour” means any premises used or intended for use by an undertaker in the carrying out of that profession. The term includes any shop, business office and warehouse associated with the on-site activities.

“General Industry” means any industry which is not specifically defined elsewhere in this Scheme; the term includes the processing of recyclable materials including oils, lubricants, metal and metal products.

“GQAL” means good quality agricultural land as defined under the provisions of State Planning Policy No. 1/92.

“Gross Floor Area” means the sum of the floor areas under a roofed or permanent canopy area or similar structure (inclusive of walls and balconies) of all storeys of every building or structure located on a site, including the area of any plant and equipment, pedestrian areas, public seating areas and any storage facilities whether or not permanently erected on the site.

“Hazardous Industry” means any premises used or intended for use for any one (1) or more of the following:-

- An industry which is likely to be offensive because of the process involved, the method of manufacture or the nature of the materials or goods which are used, produced or stored or which causes fumes, vapours or gases, or discharges dust, foul liquid, blood or other impurities;
- An industry which is likely to constitute a danger to persons or premises because of the nature of the materials used or produced or arising from a process included in a method of manufacture;
- Unless otherwise herein separately defined, any activity listed as an Environmentally Relevant Activity in the Environmental Protection Regulations and licensed by State Government.

“Health Care Facility” means any facility primarily used to treat patients on a regular basis for any acute or chronic illness, disease or ailment. This definition also includes surgeries, nursing homes, hospitals or premises occupied by a clinician.

“Heavy Vehicle” - means any of the following:-

- Any motor vehicle or trailer designed or adapted for the carriage of goods with a carrying capacity in excess of two tonnes;
- Any motor vehicle equipped with a lifting or loading device capable of being used for the towing of a motor vehicle, and so used or intended to be so used;
- Any articulated vehicle;
- Any prime mover, being a motor vehicle especially designed for hauling a trailer with a carrying capacity greater than two tonnes;
- Any motor vehicle or trailer designed or adapted to earthmoving or road making, including vehicles designed or adapted for excavating materials, the term includes rollers, compressors and other equipment designed or adapted to be drawn behind a vehicle;

- Any motor vehicle or trailer containing a refrigeration unit (not being a caravan, relocatable home or the like) where such unit is used or intended to be used whilst such vehicle or trailer is situated on the subject premises;
- Any motor vehicle or trailer designed or adapted for agricultural purposes, including harvesting or the clearing of land, the term includes ploughs and other equipment designed or adapted to be drawn behind a vehicle;
- Any vessel whose length exceeds nine metres;
- Any crane;
- Any omnibus;
- Any tracked vehicle or other tracked machine;
- Any other vehicle, trailer, equipment or vessel, which in the opinion of the Council is consistent with those listed above.

Whether or not such vehicle, trailer, vessel or equipment is in operating condition and complete.

“Heavy Vehicle Parking” means any premises not elsewhere herein defined, used or intended for use for the storage, garaging or parking of heavy vehicles, earthmoving and similar equipment. The term includes running repairs, servicing and cleaning of such vehicles of a minor nature and a type that do not normally immobilise a vehicle for a period longer than two (2) hours, but does not include the parking of school buses.

“Home Based Business” means premises used predominantly as a dwelling house and part of which, ancillary to the dwelling house, is also used for low impact business activities. Home Based Business does not include any business activities that are defined in this Scheme as ‘industry’, or any use as a shop selling goods not prepared on the site.

“Indoor Recreation” means any premises used or intended for use for any one (1) or more of the following purposes where the activity is primarily conducted indoors on a regular basis:-

- The watching of, practising of, receiving or giving instruction in or taking part in a formal or informal sport, or game;
- A meeting place for social, dramatic, political or similar purpose;
- A public hall, theatre, cinema, music hall, concert hall, dance hall or nightclub;
- A roller skating rink, pin ball parlour, amusement arcade or swimming pool accessible to the public;
- Premises containing poker or gaming machines or entertainment machines required to be licensed by the State Government.

The term includes licensed and unlicensed facilities.

“Industry” means any premises or use that is used for:-

- A manufacturing process (even where no finished product is produced);
- The dismantling or recovery of any materials;
- Includes any use defined separately as extractive industry, general industry or hazardous industry, service industry or light industry.

"Industry Showroom" means a part of an industry or light industry site or building that is used to display any goods that are used or manufactured on the site that is not typically used as a shop or for retail sales.

"Intensive Livestock Operation" means an activity featuring the keeping of animals for business or commercial purposes predominantly in pens or structures and fed with prepared food in lieu of grazing. The term includes veterinary hospital but does not include agriculture, domestic pets as herein separately defined.

"Landscaping" means the Operational Works relating to treatment of land for the purpose of enhancing or protecting the amenity of a site and the locality in which it is situated by:-

- Screening by fences, walls or other means;
- Planting of trees, hedges, shrubs or grass;
- Formation of banks, terraces, paved surfaces or other earthworks;
- Laying out of gardens or courts;
- Other amenity features.

"Landscaping Supplies" means any premises used or intended for use for the preparation and sale of sand, compost, soil, screenings, gravel, logs, sleepers, fertilisers, boulders or other materials used in landscaping in amounts more than normally required for soil conditioning on the same site. The term does not include Extractive Industry, Plant Nursery or Roadside Stall herein separately defined.

"Light Industry" means any premises or uses that is not defined as Industry, and involves minor assembling, repairing, storage or warehousing, packaging, cleaning; but does not:-

- Cause any interference with the amenity of the area by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, light (whether steady or flashing), waste products, grit, oil or otherwise, or cause hazards likely to cause undue disturbance or annoyance to persons of affect premises not connected with the industry;
- 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;
- By reason of the carriage of goods or materials used or produced thereby, create traffic upon public roads in the locality in which the industry is carried on which causes congestion or danger to users of such roads or requires roads of a higher standard of construction than those required for the normal development of the locality in which the industry is carried on;

- Involves the distribution of finished articles by vehicles greater than a single unit truck or heavy vehicle;
- Occupy a site area greater than one thousand square metres (1000m²);
- Occupy any part of a building with a gross floor area exceeding five hundred square metres (500m²);
- Include panel beating and spray painting unless carried out as an ancillary use totally within a building and structure not visible from any adjoining shop, business office, Residential building or road reserve.

"Local Law" means a "Local Law" of the Council made under the authority of the Local Government Act 1993.

"Manual for Uniform Traffic Control Devices" means the "Manual for Uniform Traffic Control Devices (Queensland) (Current Edition)".

"Material Change of Use" has the meaning given in the Integrated Planning Act 1997.

"Medical Centre" means a premises used for the medical or para-medical care or treatment of patients, persons not resident on the site (other than limited emergency accommodation) or animals. The term includes a first aid station, a maternal and child welfare clinic, a nursing service, an ambulance station, veterinary clinic, premises used for acupuncture, chiropody, naturopathy, chiropractics, dentistry, medical practitioner, optometry, pathology, physiotherapy or radiology.

"Minor Building Work" means erection in relation to an existing building of any ancillary Class 10 structure whereby the gross floor area of the modified existing building does not exceed the gross floor area of the existing building by less than 25 m² or 10 percent of the gross floor area of the existing building whichever is the lesser.

"Multiple Dwelling" means any premises used or intended to comprise two (2) or more dwelling units (whether or not attached) on any one (1) allotment or in a Building Unit Format or Group Title Format and any outbuildings within the curtilage used for ancillary domestic purposes, whether or not the dwelling houses are held in the same ownership. The term does not include dwelling houses or accommodation building.

"Natural Ground Level" means the ground or surface level of the site as formed by nature.

"Outdoor Recreation" means any premises used or intended for use for any one (1) or more of the following purposes where the activity is primarily conducted outdoors on a regular basis:-

- The watching of, practising of, receiving and giving instruction in or taking part in a formal or informal sport or game, or physical activity;
- A meeting place for social, literary, dramatic, political or similar purpose where amplified sounds is played beyond the boundaries of the site;
- An open-air drive-in theatre;

- A racecourse, circus, market, fair, show or similar purpose;
- A zoo;
- Swimming pools used for Commercial fixtures or lessons, training or recreation, roller skating rinks;
- A private tennis court used for Commercial fixtures or lessons, training or recreation;
- Any other form of outdoor recreation or sport not specifically defined in this Scheme.

The term includes licensed and unlicensed premises.

“**Park**” means any land which is normally open to the public without charge and which is used or intended for use for open-air informal recreation and which:-

- Has been ornamentally laid out or prepared;
- Is maintained so as to preserve or enhance its beauty, including its flora, fauna, and geological or physiographical features;
- Has been prepared or is maintained as a grassed area of buffer either with or without trees or shrubbery;
- Has been prepared or is maintained other than according to other points within this definition, but in such a way as to be suitable for informal open-air recreation.

The term includes any one (1) or more of the following facilities provided for the enjoyment or convenience of the public at such premises and any other buildings, structures or development which are ancillary to the park:-

- Picnic places, scenic lookouts, routes for nature study, car parking areas, bikeways and footways;
- Information and display areas for the promotion of the park;
- Shelters and other public conveniences;
- Children’s play areas;
- Structures, surfacing or equipment provided for informal sport or physical exercise;
- Sculptures, fountains, ponds or other decorative devices;
- Band stands;
- Maintenance sheds and depots.

The term does not include indoor recreation, outdoor recreation or passive recreation as defined in this Scheme.

“Passive Recreation” means a premises used on a regular basis as a meeting place for social, literary, cultural, political or similar purposes. The term includes a public library, art gallery, community meeting hall but does not include indoor recreation, outdoor recreation herein separately defined.

“Place of Worship” means any premises used or intended predominantly for use for public religious activities conducted by a religious organisation whether or not the premises are also used for religious instruction. The term includes:-

- A funeral chapel;
- Any ancillary shop, business office or passive recreation associated with the on-site activities of the religious organisation.

The term does not include accommodation buildings, educational establishment or indoor recreation herein separately defined.

“Plan Area” has the meaning given to the Planning Scheme area in the Integrated Planning Act 1997.

“Planning Scheme” is the Planning Scheme for the Town of Dalby.

“Plan of Development” means any plan or plans:-

- Submitted as an indicative development proposal pursuant to the provisions of this Planning Scheme in support of a Development Application;
- Prepared pursuant to the provisions of this Planning Scheme and approved by the Council as a condition of approval of an application for Residential Development.

“Plan of Survey” means an accurate plan prepared by an authorised surveyor which divides or subdivides any land into allotments or otherwise, whether or not such division or Reconfiguration of Lots includes any new road, pathway, lane or reserve.

“Plant Nursery” means any premises used or intended for use for the propagation and sale to members of the public of plants, shrubs and trees in containers generally for Residential landscaping purposes. The term includes the sale of gardening materials where such materials are ancillary to the sale of plants and are packaged for sale in quantities not exceeding 50 kilograms. The term does not include agriculture, landscaping supplies or roadside stall herein separately defined.

“Plumbing Work” has the meaning given in the Plumbing & Drainage Act 2002.

“Premises” has the meaning given in the Integrated Planning Act 1997.

“Proposal Plan” means a plan prepared for the purpose of an application for approval of Reconfiguration.

“Public Bar” means a premises used for the regular sale and consumption of alcohol and wines under licence required from the State Government. The term includes premises used for a Shop or Shop (Drive through).

The term does not include accommodation building, outdoor recreation, indoor recreation herein separately defined.

“Public Utility” means any premises or structure used for the provision of public conveniences, public transport, water supply, sewerage, gas, electricity and power generation, drainage, refuse disposal, communications and similar essential services. The term does not include agriculture, business office, cemetery, park or transit centre as herein separately defined.

“Old Streets Manual” means the “Queensland Streets - Design Guidelines for Subdivisional Streetworks” Institute of Municipal Engineering Australia Queensland Division May 1993.

“Old Urban Drainage Manual (QUDM)” means the “Queensland Urban Drainage Manual Editions 1/2 November 1994”.

“Reconfiguration of Lots” has the meaning given in the Integrated Planning Act 1997.

“Relevant Land” means the allotment or parcel of land being the subject of the application. The term **subject land** has the same meaning.

“Residential Development” means Accommodation Building, Caravan/Transportable Building Park, Display Home, Dwelling House, Dual Occupancy Development, Family Day Care, Home Occupation, Multiple Dwelling, Retirement Village and Roadside Stall as herein separately defined.

“Residential Outbuildings” means buildings that are primarily designed as a Class 10 building (as defined in the Building Code of Australia).

“Retail Frontage” means that part of any building or structure fronting the street or internal carriageway with windows or opaque openings for displays at least seventy-five per cent (75%) of the wall area available for view by pedestrians.

“Retail Showroom” means a use of premises primarily indoors, having a gross floor area exceeding 300m², for the display and sale (including hire) of goods (other than food and general clothing items) that are primarily of a bulky nature, such as agricultural equipment, boats, hardware, electrical appliances, bulk stationery supplies, computer goods, caravans, furniture, floor coverings, sporting equipment and apparel, motor vehicles, motor accessories and the like. The term includes any associated sale of spare parts for goods and the carrying out of repairs, servicing and detailing of goods on the same site.

“Retirement Village” means a Residential Development of more than two dwelling units that is used primarily for the accommodation of persons who are more than 60 years old, and provided with one or more of the following: a dedicated reception area, indoor communal recreation facilities or medical facilities.

“Roadside Stall” means premises not exceeding twenty- five square metres (25m²) in area used for the purpose of selling or displaying or offering for sale of goods which are the seasonal horticultural or agricultural produce predominantly grown or produced on the same site.

“Rural Development” means Agriculture, Cemetery, Outdoor Recreation and Roadside Stall as herein separately defined.

"Scheme Maps" means the maps respectively forming part of this Planning Scheme approved by the Governor in Council and signed for identification by the Chief Executive Officer of the Executive Council, copies whereof are open for inspection at the office of the Council and at the office of the Chief Executive: The term includes zoning maps, Precinct maps and overlay maps and any amendments thereto.

"Sensitive Land Use" means any Residential dwelling that is established on land in a recognised Residential zone or Precincts, or any retirement village, school, preschool, kindergarten, day care centre or health care facility.

"Service Vehicles" means any vehicle that is used in connection with the activity or development, but does not include customer or staff vehicles not used for the development. Includes delivery vehicles, tradespersons vehicles and forklifts.

"Service Station" means a premises used for the supply of petroleum products (including petrol, diesel and liquid petroleum gas) from bowsers. The term does not include any premises that are solely used for the storage of bulk quantities of petroleum products.

"Service Industry" means the use of premises for the repair, servicing, modifying or assembling of articles including vehicles, machinery, products, structures or objects. The term includes any of the following activities: Cabinet making or shopfitting, cutting and finishing glass, French polishing, self storage, sign writing; making or assembling of furniture or other non-machinery related items from components manufactured elsewhere; and repairing, servicing or modifying boats, fibreglass repairs, gas appliances, mowers and the like, motor vehicles, outboard motors, power and other tools, trailers and saw sharpening.

The term does not include *plant nursery, industry or light industry, landscaping supplies car depot, car park, home based business, service station or vehicle sales* as herein defined.

"Shop" means a premises or part thereof used:-

- For the display, hiring and sale of goods by retail to the general public, including any restaurants or food establishments;
- As a reception area, counter area or shop front with direct access to the general public; and
- where the gross floor area of any building used does not exceed 1000m² in area.

The term does not include retail showroom.

For the purposes of determining car parking requirements restaurants, cafes, eating rooms are included separately in Schedule 4.

"Shop (Drive Through)" means a premises with a drive-in takeaway facility where the display and sale of goods and services by retail is carried out directly to persons seated in and entering and leaving by vehicle. The term includes takeaway food, automatic carwash and drive-in bottle shops. The term does not include retail showroom.

For the purposes of determining car parking requirements restaurants, cafes, eating rooms are included separately in Schedule 4.

“Shopping Centre” means a premises used as a business office, shop or group of shops in the form of an integrated development where the gross floor area of the premises resulting from the new development exceeds one thousand square metres (1000m²) in area. The term does not include retail showroom.

“Site” means any land on which development is carried out or is proposed to be carried out whether such land comprises the whole or part of one allotment or more than one allotment if each such allotment is contiguous with the other or another of such allotments: The term **parcel of land** has a similar meaning.

“Site Coverage” means that portion of a site covered by a building or fixed structure.

“Structure” has the meaning given in the Building Act 1975.

“Telecommunications Facility” means any facility, building, tower or device used by a telephone network for the distribution or receipt of mobile telephone or radio signals.

“Transit Centre” means a premises used for the assembly and distribution of passengers prior to or subsequent to their transportation by air, road, rail or water. The term includes ancillary uses required for the comfort and amusement of passengers.

“Transportable Building” means a structure not predominantly constructed on the site of development and that is constructed in a manner that allows for ease of relocation to another site by virtue of the design and materials used.

“Use” has the meaning given in the Integrated Planning Act 1997.

“Warehouse” means premises or land used for the storage of materials, goods or merchandise in large quantities pending their distribution and/or sale to persons who purchase for the purpose of resale. The term includes:-

- The storage of the recyclable materials including paper and paper products, plastics, rags and glass;
- Road or rail freight depot;
- Food storage facility;
- Any Business Office, Light Industry, and Shop associated with the on-site activity and with a floor area not exceeding twenty-five per cent (25%) of the gross floor area.

“Watercourse” has the meaning given in the Water Act 2000.

“Work” has the meaning given in the Integrated Planning Act 1997.

“Zones of Influence” means the area as defined in Schedule 15.

“Total Use Area” means the area comprising the total gross floor area of all buildings on the site and any other part of the site which is to be used as a part of the operation of the premises.

4.0 Structure of Plan

OPERATION OF THE PLAN

4.1 COVERAGE BY THE PLANNING SCHEME

This Planning Scheme covers the whole of the Local Government area including freehold and leasehold land, roads, parks and watercourses, except where modified by Schedule 8 of the IPA or any other legislation.

If a road or watercourse in the Local Government area is not shown as being covered by a Precinct on the Precinct map, the following applies:-

- If the road or watercourse is adjoined on both sides by land in the same Precinct, the road or watercourse has the same Precinct designation as the adjoining land;
- If the road or watercourse is adjoined on one side by land in a Precinct and adjoined on the other side by land in another Precinct, the road or watercourse has the same Precinct designation as the adjoining land and the centreline of the road or watercourse is the boundary between the two (2) Precincts;
- If the road or watercourse is adjoined on one side only by land in a Precinct, entire road or watercourse has the same Precinct designation as the adjoining Precinct.

To remove any doubt, it is declared that this section also applies to a closed road if the road is closed after the commencement of the Planning Scheme.

For the purposes of the Planning Scheme, any public road opened or dedicated whether before or after the commencement of the Planning Scheme or land defined by an Act of Parliament as being crown land that is adjoined on both sides by land in the Town Centre Precinct shall be deemed to be land included in the Town Centre Precinct.

A "Temporary event" is not development under the purposes of regulation under this Planning Scheme.

4.2 DEVELOPMENT APPROVAL

4.2.1 Existing Uses

Any existing development that was lawfully established may continue to operate in accordance with the provisions of the Integrated Planning Act and the provisions of the Planning Scheme.

Council shall maintain a register of Existing Uses that is open to inspection by request. Entries and deletion of lawful Existing uses shall be by resolution of the Local Government.

4.2.2 New Development

All development within the Scheme area is to be carried out in accordance with the provisions of the Planning Scheme and the conditions of any approval granted under the provisions of the Planning Scheme. To do otherwise is an offence against the provisions of the Planning Scheme.

Where development is self assessable, and where the development cannot satisfy an acceptable solution or performance criteria where no acceptable solution is specified in a code, the development shall trigger the next level of assessment. ie. where Development is self assessable, and cannot meet an acceptable solution of an applicable code, the development becomes code assessable;

4.2.3 Types of Development

The Integrated Planning Act provides for various levels of development within the Scheme area as follows:

- Exempt development, where development is specifically excluded from assessment against any codes or policies;
- Self assessable development, where development is assessed by the proponent against simple measures contained in Schemes;
- Code assessable development, where Development Application is required and assessed against the relevant codes;
- Impact assessable development, where Development Application is required and is assessed against **all** codes, the Planning Scheme as a whole as well as submissions provided by members of the public.

4.3 EXEMPT DEVELOPMENT

In addition to the items defined as exempt development in the Integrated Planning Act, for the purposes of this Planning Scheme, development for the following purposes is also exempt development:

- On-site filling under twenty cubic metres (20m³);
- Excavation to a depth of less than one (1) metre where any activities are conducted on site and where the excavation includes the digging of holes or filling for gardening, minor landscaping or top dressing up to one hundred millimetres (100mm) in depth;
- Earthworks carried out in conjunction with building work;
- A utility installation being Low Impact Telecommunications (as defined under the Commonwealth Telecommunications Act), power installations below 110KV (apart from ground mounted transformers built on road reserves), and development at or below ground level (other than a waste disposal facility).

4.4 LIMITATIONS

Subject to the provisions of this Planning Scheme, no person shall:-

- Erect or use premises in any Precinct for any purpose specified as, or determined to be, Self Assessable Development in the respective Table of Development where the purpose does not comply, or is not ascertainable pursuant to, particulars specified in the relevant Code;
- Without a development permit, erect or use premises in any Precinct for any purpose specified as in the Assessment Table in Part 5, or determined to be, Code Assessable Development;
- Without a development permit, erect or use premises in any Precinct for any purpose specified as in the Assessment Table In Part 5, or determined to be, Impact Assessable Development within the respective Tables of Development;
- Erect or use premises for any purpose that does not comply with the conditions set forth in the development permit or approval of any application in respect of the relevant land;
- Reconfigure, erect or use premises for any purpose or in a manner which is not in accordance with any application or Plan of Development approved by Council in respect of the relevant land.

5.0 Assessment Tables

5.1 TOWN ZONE

ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR ALL PRECINCTS - MAKING A MATERIAL CHANGE OF USE

TABLE 1

Column 1 Defined use or use class ¹	Column 2 Assessment Category	Column 3 Relevant assessment criteria
DEVELOPMENT IN THE TOWN ZONE		
<p>1. Where Development is Self Assessable, and cannot meet an acceptable solution of an applicable code, the development becomes Code Assessable;</p>		
<p>2. Where the height of development exceeds the height listed for the precinct in which the development is proposed to be located, the development is Impact Assessable.</p>		
Residential Precinct Rural Residential Precinct Town Centre Precinct Commerce and Trade Precinct Industry Precinct Light Industry Precinct	8.5m 8.5m 11m 10m 10m 10m	
<p>3. Where the site cover of development exceeds the site cover listed for the precinct in which the development is proposed to be located, the development is Impact Assessable.</p>		
Residential Precinct Rural Residential Precinct Commerce and Trade Precinct Industry Precinct Light Industry Precinct	50% 20% 70% 70% 70%	

¹ See Schedule 10 of the Integrated Planning Act- Dictionary

Column 1 Defined use or use class ¹	Column 2 Assessment Category	Column 3 Relevant assessment criteria
<p>4. Where development density for a Multiple Dwelling is greater than 1 dwelling unit/200m² of site area, the development is Impact Assessable.</p> <p>5. Where development other than Detached House and Multiple Occupancy, is adjoining a Sensitive Land Use, or is an Industry and is located within 100 metres of a Sensitive Land Use, and is proposed to involve loading and unloading outside of the following hours, the development is Impact Assessable:</p> <p>7am – 6pm Monday to Friday; 8am – 5pm Saturday; and No unloading or loading on Sunday or Public Holidays.</p> <p>6. Where development is an Industry and is within 100 metres of a Sensitive Land Use, and is proposed to involve operating times outside of the following hours, the development is Impact Assessable:</p> <p>7am – 7pm Monday to Friday; 8am – 5pm Weekends/Public Holidays</p>		
EXEMPT USES FOR THE TOWN ZONE		
Exempt uses are listed in Part 4.3 of this Scheme.		
SELF ASSESSABLE AND ASSESSABLE DEVELOPMENT FOR THE TOWN ZONE		
Accommodation Building	Code Assessable in the Commerce and Trade and Town Centre Precincts.	Town Code
Bed & Breakfast (where in a detached house)	Code Assessable in Residential Precinct and Rural Residential Precinct.	Town Code
Caretakers Residence	Code Assessable in the Industry and Light Industry Precinct.	Town Code
Care Depot	Code Assessable in the Industry and Light Industry Precinct.	Town Code
Car Park	Code Assessable in the Light Industry Precinct, Commerce and Trade Precinct and Town Centre Precinct.	Town Code
Commercial Premises (where not otherwise defined)	Code Assessable in the Commerce and Trade (except Commerce and Trade Precinct Overlay) and Town Centre Precincts.	Town Code
Commercial Premises (where in an existing building)	Self Assessable in the Commerce and Trade (except Commerce and Trade Precinct Overlay) and Town Centre Precincts	Town Code
Detached House	Self Assessable in the Residential Precinct and Rural Residential Precinct.	Town Code

Column 1 Defined use or use class ¹	Column 2 Assessment Category	Column 3 Relevant assessment criteria
Educational Establishment	Code Assessable in the Commerce and Trade (except Commerce and Trade Precinct Overlay) and Town Centre Precincts	Town Code
General Industry (where in an existing building)	Self Assessable in Industry Precinct	Town Code
General Industry (where not otherwise defined)	Code Assessable in Industry Precinct	Town Code
Health Care Facility	Code Assessable in the Commerce and Trade (except Commerce and Trade Precinct Overlay) and Town Centre Precincts	Town Code
Light Industry (where in an existing building)	Self Assessable in the Light Industry Precinct and Industry Precinct	Town Code
Heavy Vehicle Parking	Code Assessable in the Industry Precinct	Town Code
Indoor Recreation	Code Assessable in the Commerce and Trade (except in the Commerce and Trade Precinct Overlay) and Town Centre Precincts	Town Code
Industry Showroom	Code Assessable in Light Industry and Industry Precinct	Town Code
Landscaping Supplies	Code Assessable in the Industry Precinct.	Town Code
Light Industry (where not otherwise defined)	Code Assessable in the Light Industry Precinct and Industry Precinct.	Town Code
Multiple Dwelling	Code Assessable in the Residential Precinct (Multiple Occupancy area only)	Town Code
Outdoor Recreation	Code Assessable in the Open Space Precinct	Town Code
Park	Self Assessable in all Precincts	Town Code
Passive Recreation	Code Assessable in the Commerce and Trade (except in the Commerce and Trade Precinct Overlay) and Town Centre Precincts	Town Code
Place of Worship	Code Assessable in the Commerce and Trade Precinct (except Commerce and Trade Precinct Overlay).	Town Code
Public Utility	Self Assessable in all precincts	Town Code
Retail Showroom (where not otherwise defined)	Code Assessable in the Commerce and Trade Precinct Overlay.	Town Code
Retail Showroom (where in an existing building)	Self Assessable in the Commerce and Trade Precinct Overlay.	Town Code

Column 1 Defined use or use class ¹	Column 2 Assessment Category	Column 3 Relevant assessment criteria
Service Industry	Code Assessable in the Light Industry Precinct and Industry Precinct.	Town Code
Shopping Centre	Code Assessable in the Town Centre Precinct.	Town Code
Telecommunication Facility	Code Assessable in all Precincts.	Town Code
ALL OTHER USES		
All other uses whether defined or not	Impact Assessable	

5.2 RURAL ZONE

ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR ALL PRECINCTS - MAKING A MATERIAL CHANGE OF USE

TABLE 2

Column 1 Defined use or use class ²	Column 2 Assessment Category	Column 3 Relevant assessment criteria
EXEMPT USES FOR THE RURAL ZONE		
Exempt uses are listed in Part 4.3 of this Scheme.		
SELF ASSESSABLE AND ASSESSABLE DEVELOPMENT FOR THE RURAL AREA		
Dwelling House (where to be established on Lot not less than 40 Ha)	<p>Self Assessable in the Rural Precinct where located on Lot greater than or equal to 40 Ha in area.</p> <p>Code Assessable in the Rural Precinct where located on a Lot less than 40 Ha in area</p>	Rural Code
Agriculture	Self Assessable	Rural Code
All other uses	Impact Assessable	

² See Schedule 10 of the Integrated Planning Act- Dictionary

5.3 ENTIRE SCHEME AREA

ASSESSMENT CATEGORIES AND APPLICABLE CODES FOR ALL PRECINCTS

– OTHER DEVELOPMENT

TABLE 3

Column 1 Type of Development	Column 2 Assessment Category	Column 3 Applicable Code
Carrying out building work not associated with a Material Change of Use	Self Assessable ³ – if undertaking building works associated with existing buildings on the site	Town Code if in Town Zone Rural Code if in Rural Zone
Placing an advertising billboard or hoarding on premises not associated with a Material Change of Use	Code Assessable	Town Code if in Town Zone Rural Code if in Rural Zone
Reconfiguring a Lot ⁴	Code Assessable if all allotments comply with the minimum area specified in the Reconfiguring a Lot Code. Impact Assessable if any allotment is proposed with an area less than the minimum area specified in the Reconfiguring a Lot Code.	Reconfiguring a Lot Code
Carrying out Operational Work for Reconfiguring a Lot	Code Assessable if the Reconfiguring is assessable development	Operational Works Code Reconfiguring a Lot Code
Carrying out Operational Work for Material Change of Use	Code Assessable if the Material Change of Use is assessable development	Operational Works Code
Carrying out Operational Work for excavating and/or filling not associated with Reconfiguring a Lot or a Material Change of Use	Exempt where the extent of cut does not exceed 20 m ³ or extent of fill does not exceed 20 m ³ ; or Code Assessable where the extent of cut exceeds 20m ³ or extent of fill exceeds 20m ³ Impact Assessable where any cut or fill occurs in Open Space Precincts	If Code Assessable – Operational Works Code
Carrying out Operational Works for the provision of Residential allotment access or battleaxe	Self Assessable	Operational Works Code

³ This does not include building work that under IPA (schedule 8, part 3) is exempt and cannot be made self-assessable or assessable by a Planning Scheme.

⁴ Under IPA, (schedule 8, part 3) Reconfiguring a Lot is exempt and cannot be made self-assessable or assessable by a Planning Scheme if the proposal is for amalgamating 2 or more Lots, for a building format plan that does not subdivide the land, in relation to the Acquisition of Land Act 1967, or on Strategic Port Land.

allotment access corridor		
ALL OTHER USES		
Other	Impact Assessable	

6.0 Town Code

6.1 OVERALL OUTCOMES FOR TOWN CODE

The overall outcomes are the purpose of the Town Code.

The overall outcomes sought for the Town Zone are as follows:

- Residential and heritage character and amenity of the town area is retained;
- Safe and convenient access for pedestrians and cyclists is maintained and enhanced;
- Dalby is a focus for a range of business, industrial, tourist, community and recreational activity in the Local Government area;
- Business and Commercial Development is located primarily in the CBD to provide central and accessible services to the Local Government area;
- Development retains a primary, strong and active frontage to the main streets of the CBD (namely Cunningham, Patrick, Archibald, New, Stuart, and Roche Streets), rather than providing to the service lanes (including Marks, Longs, Downey's, Olsens, Ewings, Finks, Starlings and Groom Lane);
- Residential (including Rural Residential) development occurs where there is no adverse impact on good quality agricultural land, except in circumstances where the land is not designated as Rural;
- Residential Development is buffered from the existing and proposed road and rail corridors to minimise any detrimental impact;
- Residential Development accommodates a range of housing types and allotment sizes, and provides a safe and pleasant living environment, with adequate access to community services and is located in the Residential preferred areas shown on the town maps in the appendices;
- Efficient and equitable access to social infrastructure, such as schools, neighbourhood shopping, indoor and outdoor sport and recreation, health facilities, community services, public transport services, and parks are provided in Residential areas;
- Industrial Development is located in the Light Industry and Industry Precincts of the town;
- Impacts of Industrial uses are required to be within acceptable limits and uses are undertaken in sustainable manner consistent with the amenity and character of the area concerned;
- Small scale business, community and emergency services are provided for the needs of the local community;

- All precincts other than the Town Centre and Commerce and Trade Precincts are protected from shopping centres and other forms of Commercial Development
- Good Quality Agricultural Land (GQAL) within the Rural Zone is protected from alienation or encroachment of incompatible land uses within the Town Zone in accordance with the State Planning Policy 1/92 – Development and Conservation of Agricultural Land, Planning Guidelines – Separating Agricultural and Residential Land Uses;
- Development shall occur in accordance with the PIP contained in Part 12 of this Planning Scheme.

The overall outcomes sought for the **Town Centre Precinct** are as follows:

- The Town Centre Precinct predominantly provides for development comprising retail, professional, commercial, entertainment and community infrastructure purposes and shall be the primary location for these uses;
- The Town Centre Precinct shall be a vibrant safe and user-friendly hub of retailing, business, entertainment and administrative services for Dalby and district as well as the location of any future major Commercial development;
- The Town Centre Precinct is the preferred location for significant commercial development;

The overall outcomes for the **Commerce and Trade Precinct** are as follows:

- Development in the Commerce and Trade Precinct has a harmonious and attractive appearance as the gateway to Dalby requiring careful management to ensure minimal impacts on traffic and distinctive local character is retained and enhanced.
- The Commerce and Trade precinct provides for predominantly commercial premises and services while complimenting the Town Centre Precinct rather than competing with the Town Centre Precinct as the primary location for major commercial development.
- The Commerce and Trade Precinct Overlay provides for development that will compliment the development of the Town Centre Precinct rather than compete with the town centre for shopping centres, shops and office space.
- The Commerce and Trade Precinct Overlay provides for retail showroom development as the dominant form of commercial development;

The overall outcomes for the **Residential Precinct** are as follows:

- The Residential Precinct provides for predominantly low density residential uses intended to retain the spacious, leafy and 'country town' character comprising detached dwelling houses 2 storeys in height connected to the reticulated sewerage and water systems

- Development in the Residential Precinct is managed to protect the low density residential amenity of the surrounding area.
- Residential Development occurs in a properly sequenced manner within the Residential Precinct where it is most effective to supply and maintain physical infrastructure, such as water, sewerage, roads and electricity;

The overall outcomes for the **Open Space Precinct** are as follows:

- The precinct includes land possessing significant environmental values and/or constraints to development including low lying lands, remnant vegetation, proximity to noxious activities and areas of special recreation values requiring careful management.
- Development in the Open Space Precinct is managed to protect the purpose of the designation for flood storage, environmental and/or recreation.

The overall outcomes for the **Industry Precinct** are as follows:

- The Industry Precinct is characterised by existing and future industries and associated services supporting economic activities in the district, as well as sites for diversified enterprises.
- Development in the Industry Precinct is predominantly industrial in nature and ensures that the use of land in the precinct for industrial purposes is protected.

The overall outcomes for the **Light Industry Precinct** are as follows:

- The Light Industry Precinct is characterised by existing and future light industries and associated services supporting economic activities in the district as well as sites for diversified enterprises.
- Development in the Light Industry Precinct is predominantly light industrial or service industry and protects the intent of the land for light industrial or service industry purposes.
- Development in the Light Industry Precinct provides a high quality streetscape, particularly frontages to state controlled roads.

The overall outcomes for the **Rural Residential Precinct** are as follows:

- The precinct provides for predominantly low density residential living on large allotments in a rural residential setting predominantly comprising separate dwelling houses two storeys in height.
- Development in the Rural Residential Precinct is residential in nature and protects the residential amenity of the surrounding area.

6.2 TOWN ZONE CODE – ASSESSMENT CRITERIA

TABLE 4

Performance Criteria	Acceptable Solution
FOR ALL THE TOWN AREA	
1. INFRASTRUCTURE	
<p>PC 1 Telephone and Electricity Premises are provided with a supply of electricity and telecommunication facilities adequate for the activity.</p>	<p>AS 1.1 Premises have;</p> <ul style="list-style-type: none"> - a reticulated supply of electricity; - access to telephone lines at the boundary of the property.
<p>PC 2 Water supply Premises are provided with an adequate volume and supply of water for the activity, including potable and non-potable requirements where appropriate.</p>	<p>AS 2.1 Premises are connected to Council's reticulated water system.</p> <p>AS 2.2 Premises are to have a rain water tank connected to the premises with a minimum capacity in accordance with the QDC⁵.</p>
<p>PC 3 Effluent disposal To ensure that public health and environmental values are preserved, all premises provide for the treatment and disposal of effluent and other waste water.</p>	<p>AS 3.1 The premises are connected to the Council's reticulated sewerage system except in the Rural Residential Precinct.</p> <p>AS 3.2 Premises in the Rural Residential Precinct have on-site effluent disposal systems designed in accordance with the Schedule 1 – Queensland Plumbing and Wastewater Code.</p>
<p>PC 4 Stormwater/Inter-allotment Drainage Stormwater is collected and discharged so as to;</p> <ul style="list-style-type: none"> - protect the stability of buildings or the use adjacent land; - prevent waterlogging or nuisance to nearby land; and - protect and maintain environmental values. 	<p>AS 4.1 Stormwater from roofs, other impervious areas and inter-allotment drainage is collected and discharged to a lawful point of discharge in accordance with Schedule 2 – Queensland Urban Drainage Manual.</p> <p>AS 4.2 In Rural Residential Precincts water tanks with bubbler overflows are provided.</p> <p>AS 4.3 In Residential Precincts disposal of stormwater is to be to the kerb and channel or table drain.</p>
<p>PC 5 Vehicle Access Vehicle access is provided to a standard appropriate for the use.</p>	<p>AS 5.1 Access roads are to be sealed and are to connect into the existing road network.</p> <p>AS 5.2 Access is to be designed and constructed in accordance with Schedule 3 – Australian Standard AS2890.1 Parking Facilities – Off Street Parking and Schedule 9 EDROC Regional Standard Manual.</p> <p>AS 5.3 A sealed road access is provided from an</p>

⁵ QDC is the Queensland Development Code but also refers to any document which may replace the QDC.

Performance Criteria	Acceptable Solution
	existing sealed road to the premises.
<p>PC 6 Development Density The density of residential activities does not impact adversely on the residential amenity of the surrounding area.</p>	<p>AS 6.1 For Dwelling House: No more than one (1) dwelling house per Lot.</p> <p>AS 6.3 For Multiple Dwellings in the Multiple Occupancy Overlay: No more than 1 (one) unit per 200m² of site area.</p>
<p>PC 7 Parking and Manoeuvring Parking and Manoeuvring should ensure; vehicle parking and service vehicle provision is adequate for the use whilst ensuring both safe and functional operation for staff, motorists and pedestrians.</p> <ul style="list-style-type: none"> - Short term car spaces for shoppers and visitors to the site are to be located with: <ul style="list-style-type: none"> • Direct access to and clear visibility from the street or internal carriageway; • Direct access to main entrance of the new building. - Car parking for employees should be located behind other buildings and preferably should not be visible from the street; and - Carparking areas and carriageways shall be able to allow reasonable access to all vehicles likely to be using the site. 	<p>AS 7.1 All uses provide vehicle parking at the rate provided in Schedule 4 – Table of Car Parking Spaces to be Provided.</p> <p>AS 7.2 All car parking, access and service vehicle manoeuvring is in accordance with Schedule 3 – Australian Standard AS 2890.1 Parking Facilities – Off Street Parking.</p>
<p>PC 8 Parking Location For all Commercial Development, the unloading and loading of vehicles off-street from within the allotments or where there is a minor secondary street frontage already used for similar purposes.</p>	AS 8.1 No solution specified.
<p>PC 9 Loading Bay For Industrial Development other than in the Industry or Light Industry Precinct, loading bays and vehicle delivery areas should be screened from view from pedestrian, retail and visitor parking areas.</p>	AS 9.1 No solution specified.
<p>PC 10 State Controlled Roads State Controlled Roads are maintained and enhanced as a link between major centres.</p>	AS 10.1 No direct access to State Controlled Roads is permitted except as specifically permitted and in accordance with the requirements of the Department of Main Roads.
<p>PC 11 Traffic Development shall not result in any significant traffic problems.</p>	AS 11.1 No solution specified.
<p>PC 13 Noise Sensitive Development Noise sensitive developments (Residential, educational and community) must ensure that road traffic noise levels are appropriately</p>	AS 13.1 The development complies with the Department of Main Roads publication; 'Road Traffic Noise Management Code of Practice'.

Performance Criteria	Acceptable Solution
managed to achieve acceptable levels of amenity.	
<p>PC 14 Development in the Vicinity of Aerodrome Development should ensure it;</p> <ul style="list-style-type: none"> - not adversely affect the operation of the aerodrome; - is designed and located to achieve a suitable standard of amenity for the proposed activity; and - does not restrict the future operational demands of the aerodrome. 	<p>AS 14.1 Buildings and structures within 100 metres of the boundary of an aerodrome are to be less than 7.5 metres in height at any point above natural ground level.</p>
<p>PC 15 Development in the Vicinity of Aerodrome The development of premises does not cause an obstruction or other potential hazard to aircraft movement associated with the aerodrome by way of:</p> <ul style="list-style-type: none"> - the physical intrusion of buildings or other structures into the Obstacle Limitation Surface; - attracting birds or bats to the area which could cause or contribute to bird strike hazard; - providing very bright lighting or lighting similar to aerodrome lighting which can distract or confuse pilots; - interfering with navigation or communication facilities; - emissions that may affect pilot visibility or aircraft operations; and - transient intrusions into the aerodromes operational space⁶ 	<p>AS 15.1 No solution specified.</p>
<p>PC 16 Gas and Oil Pipelines Buildings are located at an appropriate distance from underground pipelines to ensure community safety and operation of the use is not compromised.</p>	<p>AS 16.1 No structure is constructed within the buffer established 50 metres either side off the underground gas and oil pipeline corridors as identified on Map 5 High Pressure Pipelines.</p> <p>AS 16.2 Any development that impacts on an oil or gas pipeline easement requires the consent of the pipeline owner. Development in the vicinity of a pipeline should address the risks associated with petroleum and gas pipelines as set out in Australian Standard 2885, Pipelines – Gas & Liquid Petroleum.</p>
<p>PC 17 Refuse Tips, Transfer Station and</p>	<p>AS 17.1 Residential premises are not constructed</p>

Performance Criteria	Acceptable Solution
<p>Sewerage Treatment Plants Premises are located at an appropriate distance from refuse tips and effluent treatment plants to ensure community safety and operation of the uses are not compromised.</p>	<p>within;</p> <ul style="list-style-type: none"> - 500 metres of any boundary of a refuse tip or sewerage treatment plant. - 200 metres of any waste transfer station.
<p>PC 18 Rail Corridors Development is at an appropriate distance from the rail corridor so as not to prejudice safety, speed or intended role of the existing and proposed rail corridors.</p>	<p>AS 18.1 No solution specified.</p>
<p>PC 19 Noise Attenuation Development adjoining the rail corridor is protected from the impact of noise⁷.</p>	<p>AS 19.1 No solution specified.</p>
<p>PC 20 Separation from Agriculture Minimum separation between “Sensitive land uses” and “rural activities” comply with the “Buffer Area Design Criteria” as contained in Table 2 of Section 3.47 of SPP1/92 – Planning Guideline – “Separating Agricultural and Residential Land Uses”.</p>	<p>AS 20.1 No solution specified.</p>
<p>2. ENVIRONMENT</p>	
<p>PC 21 Watercourses Development ensures the maintenance of riparian areas and water quality including protection from filling and off-site transfer of sediment.</p>	<p>AS 21.1 A minimum 20 metre wide buffer area is to be provided extending from the high bank of any watercourse.</p> <p>AS 21.2 Buffer areas shall not be filled and include a cover of vegetation including grasses.</p>
<p>PC 22 Flooding Premises are designed and located so as:</p> <ul style="list-style-type: none"> - not to be adversely impacted upon by flooding; - to protect life and property; and - not to have an undesirable impact on the extent and magnitude of flooding⁸. <p>Development shall comply with State Planning Policy 1/03 Mitigating the Adverse Impacts of Flood, Bushfire and Landslide</p>	<p>AS 22.1 No solution specified.</p>

⁶ One way an applicant can demonstrate compliance is to prepare a report in accordance with Planning Guidelines: Planning for Aerodromes and other Aeronautical Facilities and Australian Standards AS2021, 1993. Map 7 - Aerodrome Obstacle Limitation Surface for the Dalby Shire should also be referred to.

⁷ One way an applicant can demonstrate compliance is to prepare a study that identifies how the development is in accordance with Railway and EPA Regulations 1998.

⁸ To assist the applicant to demonstrate compliance, the maximum recorded flood may be adopted as an indication of flood level.

Performance Criteria	Acceptable Solution
<p>PC 23 Air Emissions Air emissions from premises do not cause environmental harm or nuisance to adjoining properties or sensitive land uses⁹.</p>	<p>AS 23.1 No solution specified.</p>
<p>PC 24 Noise Emissions Noise emissions from premises do not cause environmental harm or nuisance to adjoining properties or sensitive land uses¹⁰.</p>	<p>AS 24.1 No solution specified.</p>
<p>PC 25 Water Quality The standard of effluent and/or stormwater runoff from premises ensures the quality of surface water is suitable for:</p> <ul style="list-style-type: none"> - the biological integrity of aquatic ecosystems; - recreational use; - supply as drinking water after minimal treatment; - agricultural use; - Industrial use; and - minimises nuisance or harm to adjoining land owners¹¹. 	<p>AS 25.1 Water quality shall meet the relevant NHMRC requirements.</p>
<p>PC 26 Excavation and Filling Excavation and filling of land ensures;</p> <ul style="list-style-type: none"> - that both the amenity and safety of users of the site and adjacent land holdings; and - soil erosion is kept to a minimum with remedial works. 	<p>AS 26.1 Batters have a maximum slope of 25%, are terraced at every rise of 1.5 metres and each terrace has a minimum depth of 750mm;</p> <p>AS 26.2 Excavation and filling within 1.5 metres of any site boundary is battered or retained by a wall that does not exceed 1 metre in height;</p> <p>AS 26.3 Excavation and filling is undertaken in accordance with Schedule 5 – Excavation and Filling Standard.</p>
<p>PC 27 Construction Activities Both erosion control and silt collection measures are undertaken so as to ensure protection of environmental values during construction.</p>	<p>AS 27.1 During construction, soil erosion and sediment is managed in accordance with Schedule 5 – Excavation and Filling Standard.</p>
<p>PC 28 Construction over Council sewers, water mains or stormwater services Building works shall not adversely impact upon</p>	<p>AS 28.1 Building works shall not be undertaken over or within zones of influence of a sewer, water supply main or stormwater service.¹².</p>

⁹ One way an applicant can demonstrate compliance is to prepare a study that identifies how the development is in accordance with Environmental Protection (Air) Policy 1997.

¹⁰ One way an applicant may demonstrate compliance is to prepare a study that identifies how the development is in accordance with Environmental Protection (Noise) Policy 1997.

¹¹ One way an applicant may demonstrate compliance is to prepare a study that identifies how the development is in accordance with Environmental Protection (Water) Policy 1997.

¹² See Schedule 15 which deals with building work over or within the zones of influence of Council services.

Performance Criteria	Acceptable Solution
sewers or any other Council service.	
<p>PC 29 Transportable Buildings Transportable buildings to be used for dwellings shall not impact on the amenity of the town or the streetscape of the local area.</p>	<p>AS 29.1 Transportable buildings that are to be used as dwellings must:</p> <ul style="list-style-type: none"> - comply with <i>AMCORD</i> Element 4.2 (Building appearance and Neighbourhood Character); - have a covered entrance to the front door, and the front door must be visible from and facing the main street frontage.
<p>PC 30 Character Buildings Development adjacent to buildings identified as heritage or character buildings within Schedule 6 – Heritage Buildings and incorporates design features, materials and details that blend with the existing character of the adjoining buildings and/or place.</p>	<p>AS 30.1 No solution specified.</p>
<p>PC 31 Cultural Heritage Known places of indigenous and/or cultural heritage value are preserved.</p>	<p>AS 31.1 A minimum separation distance of 20 metres is provided from the MCU and/or Operational Work to known indigenous and/or cultural heritage sites¹³.</p>
FOR ALL THE RESIDENTIAL AND RURAL RESIDENTIAL PRECINCT	
3. CONSISTENT & INCONSISTENT USES	
<p>PC 32 Consistent Uses in the Residential Precinct or the Rural Residential Precinct The following uses are consistent uses and are located within the Residential Precinct or the Rural Residential Precinct: Bed and Breakfast Detached House Multiple Dwelling (where included in the Multiple Occupancy Area Overlay) Park Public Utility</p>	<p>AS 32.1 No solutions specified</p>
<p>PC 33 Inconsistent Uses in the Residential Precinct or the Rural Residential Precinct The following uses are inconsistent uses and are not located within the Residential Precinct or the Rural Residential Precinct: Agriculture Caretakers Residence Car Depot Car Park Cemetery</p>	<p>AS 33.1 No solutions specified</p>

¹³ One way an applicant may demonstrate that indigenous and/or cultural heritage sites exist or do not exist on site is to provide an appropriate certificate of search from heritage registers and the aboriginal cultural heritage unit (DNRM).

Performance Criteria	Acceptable Solution
<p>Commercial Premises Extractive Industry Funeral Parlour General Industry Hazardous Industry Heavy Vehicle Parking Indoor Recreation Industry Industry Showroom Intensive Livestock Operation Landscaping Supplies Light Industry Multiple Dwelling (where in the Residential Precinct and not included in the Multiple Occupancy Area Overlay and not in accordance with Performance Criteria Limitation for Multiple Dwellings) Medical Centre Outdoor Recreation Passive Recreation Plant Nursery Public Bar Retail Showroom Roadside Stall Rural Development Service Station Shop Shop (Drive Through) Shopping Centre Telecommunications Facility Transit Centre Warehouse</p>	
3. DWELLING HOUSE AND MULTIPLE DWELLING	
<p>PC 34 Height The height of Residential buildings is compatible with and complementary to the character of the urban environment.</p>	<p>AS 34.1 The height of a dwelling house or multiple dwelling does not exceed 8.5 metres from natural ground level except buildings proposed in a location identified in PC15 and/or PC16.</p>
<p>PC 35 Site Coverage and Setbacks Site coverage and setbacks ensure;</p> <ul style="list-style-type: none"> - Residential building design and siting maintains the character of the locality in terms of building bulk; and - Residential buildings are located to ensure the local amenity and streetscape are protected and enhanced. 	<p>AS 35.1 Residential buildings do not exceed the site coverage thresholds as follows;</p> <p>For Residential Precinct:</p> <ul style="list-style-type: none"> - in accordance with the QDC; - multiple dwellings in the Multiple Occupancy overlay area - 50%. <p>For Rural Residential Precinct:</p> <ul style="list-style-type: none"> - dwelling house – 20 %. <p>AS 35.2 Residential buildings have a setback:</p> <p>For Residential Precinct:</p> <ul style="list-style-type: none"> - from road frontage or front boundaries (as measured for the bulk of a battle axe type

Performance Criteria	Acceptable Solution
	<p>allotment); not less than 6 metres or in accordance with the QDC;</p> <ul style="list-style-type: none"> - from side boundaries; in accordance with the QDC; - from rear boundaries; in accordance with the QDC. <p>For Rural Residential Precinct:</p> <ul style="list-style-type: none"> - from road frontage or front boundaries (as measured for the bulk of a battle axe type allotment); not less than 6 metres; - from side boundaries; not less than 6 metres; - from rear boundaries; not less than 6 metres.
<p>PC 36 Privacy and External Treatment for Multiple Dwellings The location and design of Multiple Dwellings provides for adequate privacy, sunlight, fencing, ventilation and landscaping.</p>	<p>AS 36.1 Multiple Dwellings comply with AMCORD Element 4.1 and 4.3...</p>
<p>PC 37 Residential Amenity for Multiple Dwellings Multiple Dwellings shall be integrated into existing streetscapes that are characterised by predominantly dwelling houses with the use of similar height, shape and form.</p>	<p>AS 37.1 Multiple Dwellings comply with AMCORD Elements 4.2.</p>
<p>PC 38 Open Space for Multiple Dwellings Open Space and Landscaping on the site should be;</p> <ul style="list-style-type: none"> - visually pleasing and creates an attractive environment; - located to take account of the direction of the breezes and sun; - located to give privacy and buffering from any potential incompatible uses; and - located to avoid interference with electricity lines and infrastructure. - Majority of plants to be of indigenous species. 	<p>AS 38.1 Multiple Dwellings comply with AMCORD Elements 5.7 and 5.8.</p>
<p>PC 39 Limitation of Multiple Dwellings The detached house shall be the dominant form of habitable building in the Residential and Rural Residential Precincts (apart from Multiple Occupancy overlay area)</p>	<p>AS 39.1 For the Residential Precinct (apart from Multiple Occupancy overlay area) only one set of Multiple Dwellings shall be established per Residential block, and notwithstanding this requirement, Multiple Dwellings shall not be established within 100 metres of any existing Multiple Dwelling.</p>

Performance Criteria	Acceptable Solution
<p>PC 40 Buffers Adequate buffers are provided to protect the Residential and Rural Residential Precincts from Industrial activities, whilst also ensuring the integrity and viability of such industries is maintained.</p>	<p>AS 40.1 No solution specified.</p>
4. OUTBUILDINGS	
<p>PC 41 Residential Outbuildings The establishment of a Residential Outbuilding shall be of an appropriate size and proportion and have a suitable setback in order to minimise the impact on the residential amenity and streetscape.</p>	<p>For Residential Precinct: AS 41.1 Residential Outbuildings shall be setback in accordance with the requirements of the Queensland Development Code. AS 41.2 The size of Residential Outbuildings is to be restricted to structures 5 metres in height and 80 square metres in floor area. AS 41.3 The overall site cover for all buildings including residential outbuildings and dwelling units shall not exceed 50%..</p> <p>For Rural Residential Precinct: AS 41.4 Residential Outbuildings are to be located a minimum of 15 metres from the boundary fronting the public road and a minimum of 5 metres from any other boundary; and Residential Outbuildings to be restricted to structures 8.5 metres in height and 100 square metres in floor area. AS 41.5 Excepting the setbacks mentioned in AS 40.4, Residential Outbuildings shall be in accordance with the requirements of the Queensland Development Code.</p> <p>For all other Precincts: AS 41.6 Buildings primarily designed as a Class 10 building (as defined in the Building Code of Australia) or as a Residential Outbuilding shall not be used as a habitable building.</p>
5. FOR NON-RESIDENTIAL ACTIVITIES LOCATED IN THE RESIDENTIAL PRECINCT	
<p>PC 42 Location Non Residential Activities are located so as;</p> <ul style="list-style-type: none"> - not to impact adversely on the residential amenity of the Residential Precinct; - not to prejudice the consolidation of like non Residential activities in other more appropriate areas; and - not to prejudice the landscape values of the town. 	<p>AS 42.1 No solution specified.</p>
<p>PC 43 Scale Non Residential activities are of an appropriate</p>	<p>AS 43.1 No solution specified.</p>

Performance Criteria	Acceptable Solution
scale to protect the residential amenity of the Residential Precinct, and do not prejudice the operation and viability of other uses or activities in the Residential Precinct or other Precinct.	
PC 44 Operation Non Residential activities are operated so as to ensure that the activities do not impact adversely on residential amenity.	AS 44.1 No solution specified.
Performance Criteria	Acceptable Solution
FOR THE TOWN CENTRE PRECINCT	
1. CONSISTENT & INCONSISTENT USES	
PC 45 Consistent Uses in the Town Centre Precinct The following uses are consistent uses and are located within the Town Centre Precinct: Accommodation Building Commercial Premises Car Park Health Care Facility Indoor Recreation Medical Centre Outdoor Recreation Park Passive Recreation Place of Worship Shop Shop (Drive Through) Shopping Centre Telecommunications Facility Transit Centre	AS 45.1 No solutions specified
PC 46 Inconsistent Uses in the Town Centre Precinct The following uses are inconsistent uses and are not located within the Town Centre Precinct: Agriculture Cemetery Caravan/Transportable Building Park Extractive Industry General Industry Hazardous Industry Heavy Vehicle Parking Industry Industry Showroom Intensive Livestock Operation Outdoor Recreation Passive Recreation Roadside Stall Rural Development Service Industry	AS 46.1 No solutions specified
7. COMMERCIAL ACTIVITIES	
PC 47 Character	AS 47.1 No solution specified.

Performance Criteria	Acceptable Solution
<p>The Commercial area is enhanced with uses of a business nature or those that complement the Commercial and retail character of the town centre.</p>	
<p>PC 48 Streetscape Buildings and structures within the Commercial area compliment the architectural character of the streetscape.</p>	<p>AS 48.1 No solution specified.</p>
<p>PC 49 Building Appearance Buildings are designed and finished to a high quality appearance that compliments the appearance of the town.</p>	<p>AS 49.1 External walls of developments immediately adjacent to a road are to be predominantly finished externally with either timber, plasterboard, glass, face brick, split face masonry block or similar materials predominantly used in adjacent existing development in the same street.</p> <p>AS 49.2 Air conditioning or refrigeration units, material/equipment storage areas and areas where work takes place are to be entirely screened from the road with solid 1.8 metre high fencing or contained entirely within buildings.</p>
<p>PC 50 Scale Development is at a scale that protects the amenity of the area by ensuring;</p> <ul style="list-style-type: none"> - the scale and location of the use on the site should contribute to the amenity of the Precinct, and not negatively impact upon existing uses within the area; and - buildings must be of a height and location so that there is no significant loss of amenity to adjacent land and buildings having regard to views and vistas, and building massing and scale as seen from high Streets. 	<p>AS 50.1 Buildings shall be no greater than 11 metres in height when measured from Natural Ground Level.</p>
<p>PC 51 Setbacks and Boundary Clearances Buildings and Structures are located to ensure the local character and streetscape are protected and enhanced by ensuring;</p> <ul style="list-style-type: none"> - the location of buildings in the Commercial areas maintains the amenity of adjoining developments and is compatible with the scale and form of the established 'main street' character and the built form in the surrounding area; and - the building setbacks shall not create spaces where poor surveillance encourages crime nor inhibits the security of pedestrians at all hours. 	<p>AS 51.1 Front Boundary Setbacks: Any part of a building less than two (2) storeys in height above the natural ground level is to have a nil setback from the front boundary from Archibald, Condamine, Cunningham, Marble, New, Patrick, Roche and Stuart Streets.</p> <p>AS 51.2 All buildings shall have an active street frontage incorporating pedestrian entrances and display areas.</p> <p>AS 51.3 Front Boundary Setbacks: Setbacks from Drayton Street do not appear to have been included. In addition there are no setbacks mentioned for side and rear boundaries.</p>
<p>PC 52 Lighting</p>	<p>AS 52.1 Lighting is provided to the exterior of all</p>

Performance Criteria	Acceptable Solution
Lighting is designed in a manner to ensure ongoing amenity and safety in the Commercial area whilst ensuring surrounding areas are protected from undue glare or lighting overspill.	developments but should not exceed 8.0 lux at 1.5 metres beyond the site boundary.
<p>PC 53 Operating Hours Development is operated in such a manner that ensures that the local amenity is protected. Vehicular movements connected with Commercial uses ensure that the amenity of the adjacent Residential area is not adversely affected.</p>	<p>AS 53.1 Uses are operated between the hours of 7.00am and 9.00pm where there are adjoining Sensitive Land Uses.</p>
<p>PC 54 Delivery of Goods The loading and unloading of goods occurs at the appropriate times to protect the amenity of the area.</p>	<p>AS 54.1 Where there are adjoining Sensitive Land Uses, loading and unloading of goods occurs; 7.00am and 6.00pm Monday to Friday; and 8.00am to 5.00pm Saturdays.</p> <p>AS 54.2 No unloading or loading occurs on Sundays and public holidays.</p>
<p>PC 55 Design for Climate Buildings shall incorporate design for climate principles.</p>	<p>AS 55.1 No solution specified.</p>
<p>PC 56 Building and Structure Design The building is designed and orientated to be identifiable from the primary street.</p>	<p>AS 56.1 The Commercial/office space of each building is sited and orientated towards the principal road frontage.</p>
<p>PC 57 Pedestrian Spaces A covered walkway along the entire street frontage is to be provided where retail activities are undertaken in adjacent new buildings.</p> <p>The covered walkway shall be:-</p> <ul style="list-style-type: none"> - to a design, finish and height which is compatible with any building on the site and with adjoining sites; - designed to provide continuous cover to pedestrians; - designed with regard to existing established vegetation and proposed landscaping. 	<p>AS 57.1 A covered walkway must be the same width as the footpath, excepting Drayton and Condamine Streets where a covered walkway is not required.</p> <p>AS 57.2 Where required the covered walkway shall be of a suspended awning or cantilever design, and shall be connected to any adjacent awnings to provide unbroken covering.</p>
<p>8. NON-COMMERCIAL ACTIVITIES</p>	

Performance Criteria	Acceptable Solution
<p>PC 58 Location Non Commercial activities are located so as:</p> <ul style="list-style-type: none"> - not to impact adversely on the function and character of the Precinct; - not to prejudice the consolidation of like non-commercial activities in other more appropriate areas. 	<p>AS 58.1 No solution specified.</p>
<p>FOR THE COMMERCE AND TRADE PRECINCT</p>	
<p>1. CONSISTENT & INCONSISTENT USES</p>	
<p>PC 59 Consistent Uses in the Commerce and Trade Precinct The following uses are consistent uses and are located within the Commerce and Trade Precinct: Accommodation Building Commercial Premises Car Park Health Care Facility Indoor Recreation Medical Centre Outdoor Recreation Park Passive Recreation Place of Worship Retail Showroom Shop Shop (Drive Through) Telecommunications Facility Transit Centre</p>	<p>AS 59.1 No solutions specified</p>
<p>PC 60 Consistent Uses in the Commerce and Trade Precinct Overlay The following uses are consistent uses and are located within the Commerce and Trade Precinct Overlay: Retail Showroom</p>	<p>AS 60.1 No solutions specified</p>
<p>PC 61 Inconsistent Uses in the Commerce and Trade Precinct and Commerce and Trade Precinct Overlay The following uses are inconsistent uses and are not located within the Commerce and Trade Precinct or Commerce and Trade Precinct Overlay: Agriculture Cemetery Caravan/Transportable Building Park Extractive Industry General Industry Hazardous Industry Heavy Vehicle Parking Industry Industry Showroom</p>	<p>AS 61.1 No solutions specified</p>

Performance Criteria	Acceptable Solution
Intensive Livestock Operation Outdoor Recreation Passive Recreation Roadside Stall Rural Development	
9. COMMERCIAL PREMISES	
PC 62 Character The retail nature of area is enhanced with uses of a business nature or those that generally service the retail or accommodation needs of the travelling public or provide for bulk retailing.	AS 62.1 No solution specified.
PC 63 Streetscape Buildings and structures within the Commercial area compliment the architectural character of the streetscape.	AS 63.1 No solution specified.
PC 64 Building Appearance Buildings are designed and finished to a high quality appearance that compliments the appearance of the town.	AS 64.1 External walls of developments immediately adjacent to a road are to be predominantly finished externally with either timber, plasterboard, glass, face brick, split face masonry block or similar materials predominantly used in adjacent existing development in the same street. AS 64.2 Air conditioning or refrigeration units, material/equipment storage areas and areas where work takes place are to be entirely screened from the road with solid 1.8 metre high fencing or contained entirely within buildings.
PC 65 Design for Climate Buildings shall incorporate design for climate principles.	AS 65.1 No solution specified.
PC 66 Amenity The operation of Commercial activities is not unduly affected by the proximity of Residential dwellings.	AS 66.1 Commercial development adjoining existing or proposed land used for Residential purposes is to be fenced to a height of 1.8 metres along common boundaries; AS 66.2 The constructed fence is to consist of a solid acoustically treated structure.
PC 67 Scale Development is at a scale that protects the amenity of the area whilst ensuring; <ul style="list-style-type: none"> - the scale and location of the use on the site should contribute to the amenity of the Precinct, and not negatively impact upon existing uses within the area, and - buildings must be of a height and located on the so that there is no significant loss of amenity to adjacent land and buildings result having regard to overshadowing, privacy and overlooking, views and vistas, and building 	AS 67.1 Site Cover is no more than 70% of the overall site; AS 67.2 The site has a minimum area of 250m ² . AS 67.3 Buildings and structures are less than 10 metres in height and not more than 2 storeys at any point above the natural ground level.

Performance Criteria	Acceptable Solution
massing and scale as seen from neighbouring premises.	
<p>PC 68 Setbacks and Boundary Clearances Buildings and Structures are located to ensure the local character and streetscape are protected and enhanced by ensuring;</p> <ul style="list-style-type: none"> - the location of buildings in the Commercial areas maintains the amenity of adjoining developments is maintained and is compatible with the scale and form of the established 'main street' character and the built form in the surrounding area; and - the building setbacks shall not create spaces where poor surveillance encourages crime nor inhibits the security of pedestrians at all hours. 	<p>AS 68.1 Boundary Setbacks: In Commerce and Trade Precincts, buildings shall have a minimum setback of 3 metres from the front boundary and 0 metres from side boundaries.</p> <p>AS 68.2 Where adjoining a dwelling house, a buffer is to be provided with a setback along the common boundary of 3 metres minimum and this buffer is to be provided so that;</p> <ul style="list-style-type: none"> - the habitable areas and private outdoor areas of residences are screened from view from any building on the site; - Residential areas and open spaces are unable to view external storage areas, Commercial activities or car parking areas. <p>Such screening may be achieved by providing:</p> <ul style="list-style-type: none"> - a landscaped strip of at least 1 metre in width with shrub like plantings; and - a 1.8 metre high solid fence;
<p>PC 69 Lighting Lighting is designed in a manner to ensure ongoing amenity and safety in the Commercial area whilst ensuring surrounding areas are protected from undue glare or lighting overspill.</p>	<p>AS 69.1 No solution specified.</p>
<p>PC 70 Landscaping Landscaping is designed and established in a manner that achieves high quality frontage and contributes positively to the streetscape character while allowing good visual access for entering or exiting vehicles. It is located to avoid interference with electricity infrastructure items and provides for maintenance access to any on site public utility infrastructure.</p>	<p>AS 70.1 A minimum of 10% of the premises is to be landscaped.</p>
<p>PC 71 Operating Hours Development is operated in such a manner that ensures that the local amenity is protected.</p>	<p>AS 71.1 Uses are operated between the hours of 7.00am and 9.00pm where there are adjoining Sensitive Land Uses.</p>
<p>PC 72 Delivery of Goods The loading and unloading of goods occurs at the appropriate times to protect the amenity of the Industrial area and surrounding areas.</p>	<p>AS 72.1 Where there are adjoining Sensitive Land Uses, loading and unloading of goods occurs:</p> <p style="padding-left: 40px;">7.00am and 6.00pm Monday to Friday; 8.00am to 5.00pm Saturdays.</p> <p>AS 72.2 No unloading or loading occurs on Sundays and public holidays.</p>

Performance Criteria	Acceptable Solution
<p>PC 73 Vehicular Movements Vehicular movements connected with Commercial uses ensure that the amenity of the adjacent Residential area is not adversely affected.</p>	<p>PC 73.1 No solution specified.</p>
<p>PC 74 Building and Structure Design The building is designed and orientated to be identifiable from the primary street.</p>	<p>AS 74.1 The commercial/office space of each building is sited and orientated towards the principal road frontage.</p>
10. NON-COMMERCIAL PREMISES	
<p>PC 75 Location Non Commercial Activities are located so as;</p> <ul style="list-style-type: none"> - not to impact adversely on the function and character of the Precinct; and - not to prejudice the consolidation of like non-commercial activities in other more appropriate areas. 	<p>AS 75.1 No solution specified.</p>
Performance Criteria	Acceptable Solution
FOR THE INDUSTRY AND LIGHT INDUSTRY PRECINCT	
11. CONSISTENT AND INCONSISTENT USES IN THE INDUSTRY PRECINCT	
<p>PC 76 Consistent Uses in the Industry Precinct The following uses are consistent uses and are located within the Industry Precinct: Caretakers Residence Car Depot Car Park General Industry Heavy Vehicle Parking Industry Showroom Landscaping Supplies Light Industry Park Public Utility Service Industry Telecommunications Facility Warehouse</p>	<p>AS 76.1 No solutions specified</p>
<p>PC 77 Inconsistent Uses in the Industry Precinct The following uses are inconsistent uses and are not located within the Industry Precinct: Bed and Breakfast Business Office Caravan/Transportable Building Park Cemetery Detached House Educational Establishment Extractive Industry Funeral Parlour General Industry Health Care Facility</p>	<p>AS 77.1 No solutions specified</p>

Performance Criteria	Acceptable Solution
Home Based Business Indoor Recreation Intensive Livestock Operation Light Industry Medical Centre Multiple Dwelling Outdoor Recreation Passive Recreation Place of Worship Public Bar Residential Development Retail Showroom Retirement Village Roadside Stall Shop Shop (Drive Through) Shopping Centre	
11. CONSISTENT AND INCONSISTENT USES IN THE LIGHT INDUSTRY PRECINCT	
<p>PC 78 Consistent Uses in the Light Industry Precinct The following uses are consistent uses and are located within the Light Industry Precinct: Caretakers Residence Car Depot Car Park Industry Showroom Light Industry Park Plant Nursery Public Utility Service Industry Telecommunications Facility Warehouse</p> <p>PC 79 Inconsistent Uses in the Light Industry Precinct The following uses are inconsistent uses and are not located within the Light Industry Precinct: Bed and Breakfast Business Office Caravan/Transportable Building Park Cemetery Detached House Educational Establishment Extractive Industry Funeral Parlour General Industry Health Care Facility Heavy Vehicle Parking Hazardous Industry Home Based Business Indoor Recreation Intensive Livestock Operation Light Industry Medical Centre Multiple Dwelling Outdoor Recreation Passive Recreation</p>	<p>AS 78.1 No solutions specified</p> <p>AS 79.1 No solutions specified</p>

Performance Criteria	Acceptable Solution
Place of Worship Public Bar Residential Development Retail Showroom Retirement Village Roadside Stall Shop Shop (Drive Through) Shopping Centre	
<p>PC 80 Setbacks and Boundary Clearances Development is at a scale that protects the amenity of the area whilst ensuring;</p> <ul style="list-style-type: none"> - the scale and location of the Industrial use on the site should contribute to the amenity of the area, and not negatively impact upon existing uses within the area; and - buildings are of a height and sited so that there is no significant loss of amenity to adjacent land and buildings result having regard to; <ul style="list-style-type: none"> • overshadowing, privacy and overlooking, views and vistas, and building massing and scale as seen from neighbouring premises. 	<p>AS 80.1 Total use area is no more than 70% of the site;</p> <p>AS 80.2 Buildings and structures are less than 10 metres in height and not more than 2 storeys at any point above the natural ground level;</p> <p>AS 80.3 Front boundary clearance for any building or structure is 3 metres or more from any road frontage;</p> <p>AS 80.4 Side boundary clearance for any building or structure is 2 metres or more;</p> <p>AS 80.5 Rear boundary clearances are 4 metres or more from property boundary;</p> <p>AS 80.6 Where adjoining a Sensitive Land Use, a buffer is to be provided with a setback along the common boundary of 7 metres minimum and this buffer is to be provided so that;</p> <ul style="list-style-type: none"> - the habitable areas and private outdoor areas of residences are screened from view from any building on the site; - Residential areas and open spaces are unable to view external storage areas, Industrial activities and car parking areas. <p>Such screening may be achieved by:-</p> <ul style="list-style-type: none"> - a densely landscaped strip of at least 3 metres in width with shrub like plantings; and - a 2 metre high solid fence.
<p>PC 81 Vehicular Movements Vehicular movements connected with Industrial uses ensure that the amenity of the adjacent Residential area is not adversely affected.</p>	<p>AS 81.1 No solution specified</p>
<p>PC 82 Landscaping Landscaping on the site;</p> <ul style="list-style-type: none"> - contributes positively to the built form and the street; - reduces the impact of the size and scale of the 	<p>AS 82.1 Landscaping is provided with a minimum width of 3 metres along any road frontage.</p> <p>AS 82.2 Vegetation is to have a mature height of at least 3 metres within 5 years of planting, unless planted under electricity lines where the mature height must not exceed 3 metres.</p>

Performance Criteria	Acceptable Solution
<p>buildings; and</p> <ul style="list-style-type: none"> - does not interfere with electricity infrastructure items. 	<p>AS 82.3 Ground covers should fully cover the vegetation strip within 1 year of planting.</p>
<p>PC 83 Building and Structure Design The building is designed and orientated to be identifiable from the street.</p>	<p>AS 83.1 The office space of each building is sited and orientated towards the principal road frontage.</p>
<p>PC 84 Building Appearance Buildings are designed and finished to a high quality appearance that compliments the appearance of the town.</p>	<p>AS 84.1 External walls of Industrial Development immediately adjacent to a road are to be predominantly finished externally with either timber, plasterboard, glass, face brick, split face masonry block or similar materials predominantly used in adjacent existing development in the same street.</p> <p>AS 84.2 Air conditioning or refrigeration units, material/equipment storage areas and areas where work takes place are to be entirely screened from the road with solid 1.8 metre high fencing or contained entirely within buildings.</p>
<p>PC 85 Operating Hours Development is operated in such a manner that ensures that the local amenity is protected.</p>	<p>AS 85.1 Where within 100 metres of Sensitive Land Uses, uses are operated between the hours of;</p> <p style="padding-left: 40px;">7.00am and 7.00pm Monday to Friday;</p> <p style="padding-left: 40px;">8.00am to 5.00pm of a weekend or public holidays.</p>
<p>PC 86 Delivery of Goods The loading and unloading of goods occurs at the appropriate times to protect the amenity of the Light Industrial Area and surrounding areas.</p>	<p>AS 86.1 Where within 100 metres of Sensitive Land Uses, loading and unloading of goods occurs;</p> <p style="padding-left: 40px;">7.00am and 6.00pm Monday to Friday;</p> <p style="padding-left: 40px;">8.00am to 5.00pm Saturdays.</p> <p>AS 86.2 No unloading or loading occurs on Sundays and public holidays.</p>
12. NON-INDUSTRIAL ACTIVITIES	
<p>PC 87 Location Non Industrial activities are located so as:</p> <ul style="list-style-type: none"> - not to impact adversely on the function, operation and character of the Light Industry or Industry areas; and - not to prejudice the consolidation of like non-Industrial activities in other more appropriate areas. 	<p>AS 87.1 No solution specified.</p>
Performance Criteria	Acceptable Solution

Performance Criteria	Acceptable Solution
FOR THE OPEN SPACE PRECINCT	
13. CONSISTENT & INCONSISTENT USES	
<p>PC 88 Consistent Uses in the Open Space Precinct The following uses are consistent uses and are located within the Open Space Precinct: Outdoor Recreation Park Public Utility Detached House (Replacement for a dwelling house which existed at the time the planning scheme was adopted)</p>	<p>AS 88.1 No solution specified.</p>
<p>PC 89 Inconsistent Uses in the Open Space Precinct The following uses are inconsistent uses and are not located within the Open Space Precinct: Agriculture Bed and Breakfast Business Office Caravan/Transportable Building Park Car Depot Car Park Cemetery Commercial Premises Community Use Extractive Industry Funeral Parlour General Industry Hazardous Industry Health Care Facility Heavy Vehicle Parking Home Based Business Industry Industry Showroom Intensive Livestock Operation Landscaping Supplies Light Industry Medical Centre Multiple Dwelling Plant Nursery Public Bar Retail Showroom Retirement Village Roadside Stall Rural Development Service Station Shop Shop (Drive Through) Shopping Centre Transit Centre Warehouse</p>	<p>AS 89.1 No solution specified.</p>

Performance Criteria	Acceptable Solution
<p>PC 90 Replacement Detached House Where existing lawful detached houses are already located in the open space precinct these uses are protected in their current form. The intention of this land designation is to protect from further development land identified as having either significant environmental, recreational value or presenting significant constraints to development. The replacement of existing lawful development is acceptable providing the proposed replacement does not involve any unnecessary interference with the subject land, particularly filling or clearing of land other than clearing of weeds and is substantially the same as the original development. Where an allotment included in the Open Space designation already accommodates a dwelling house the development of an outbuilding ancillary to the dwelling house and in accordance with the criteria detailed in the Town Code is generally acceptable providing the structure does not involve any unnecessary interference with the subject land, particularly filling or clearing of land other than clearing of weeds and complies with the QDC for development of a class 10a building in a residential area.</p>	<p>AS 90.1 No solution specified.</p>
<p>13. COMMUNITY USE, OPEN SPACE AND RECREATIONAL ACTIVITIES</p>	
<p>PC 91 Scale Development is of an appropriate scale for the locality so as to ensure that local amenity is protected.</p>	<p>AS 91.1 No solution specified.</p>
<p>PC 92 Setbacks and Boundary Clearances Buildings and structures are positioned on the site in a manner that ensures that the local amenity is protected.</p>	<p>AS 92.1 Buildings and structures have side boundary clearances of not less than 2.5 metres; AS 92.2 Buildings and structures have front & rear boundary clearances of not less than 6 metres from property boundaries.</p>
<p>PC 93 Operating Hours Development is operated in such a manner that ensures that the local amenity is protected.</p>	<p>AS 93.1 Uses are operated between the hours of 7.00am and 10.30pm where adjoining Residential land.</p>
<p>PC 94 Delivery of Goods The loading and unloading of goods at appropriate times in a manner that ensures that the local amenity is protected.</p>	<p>AS 94.1 Where adjoining Residential land, loading and unloading of goods occurs only between the hours of; 7.00am and 6.00pm Monday to Friday; 8.00am to 5.00pm weekends.</p>
<p>PC 95 Landscaping Landscaping is provided on-site to; - contribute to a pleasant and functional built form;</p>	<p>AS 95.1 Landscaping around sporting grounds is to occur to a width of 2 metres using species which provide an effective screen of at least 1.5 metres within 2 years of planting. AS 95.2 Landscaping for other community</p>

Performance Criteria	Acceptable Solution
<ul style="list-style-type: none"> - contribute to the visual qualities of the locality; and - does not interfere with electricity infrastructure items. 	<p>recreation uses is to occur along setbacks to a width of 2 metres along the front boundary and 1 metre along side and rear boundary setbacks.</p> <p>AS 95.3 Shade trees are to be planted on edges of car parks and are to reach a mature height of at least 3 metres within 4 years of planting.</p>
<p>PC 96 Lighting The design of lighting does not impact adversely on the local amenity through poorly directed lighting, lighting overspill or lighting glare.</p>	<p>AS 96.1 No solution specified.</p>
<p>PC 97 Filling or Excavation Filling or excavation shall not take place unless it can be demonstrated that there is no adverse impact upon the flows of any drains, overland flow of water nor will the filling cause any off site flooding.</p>	<p>AS 97.1 No solution specified.</p>
14. NON-COMMUNITY USE, OPEN SPACE AND RECREATIONAL ACTIVITIES	
<p>PC 98 Location Non-Community Use and Open Space and Recreation activities are located so as;</p> <ul style="list-style-type: none"> - not to impact adversely on the function and character of the Open Space and Recreation Zone; and - not to prejudice the consolidation of like non Community Use and Open Space and Recreation activities in other more appropriate areas. 	<p>AS 98.1 No solution specified.</p>
FOR SPECIFIC LAND USES	
15. CARETAKER'S RESIDENCE	
<p>PC 99 Occupation The Caretaker's Residence must be occupied by a person having responsibility for the security, maintenance and/or management of the site.</p>	<p>AS 99.1 No solution specified.</p>
<p>PC 100 Density The provision of a Caretaker's Residence does not compromise the operation of the Precinct.</p>	<p>AS 100.1 Only one Caretaker's Residence, with a maximum size of 50m², is permitted with each use.</p>
<p>PC 101 Amenity The Caretaker's Residence is to be designed to integrate with the use, whilst retaining acceptable amenity for occupants.</p>	<p>AS 101.1 No solution specified.</p>
16. COMMUNITY USE, EDUCATIONAL ESTABLISHMENT, INDOOR AND OUTDOOR RECREATION, HEALTH CARE FACILITY, PASSIVE RECREATION AND PLACE OF WORSHIP	
<p>PC 102 Scale Development is of an appropriate scale for the</p>	<p>AS 102.1 No solution specified.</p>

Performance Criteria	Acceptable Solution
locality and intended use so as to ensure that amenity of the surrounding area is protected.	
<p>PC 103 Setbacks and Boundary Clearances Buildings and structures are positioned on the site in a manner that ensures the local amenity is protected.</p>	<p>AS 103.1 Buildings and structures have side boundary clearances of not less than 2.5 metres.</p> <p>AS 103.2 Buildings and structures have front & rear boundary clearances of not less than 6 metres from property boundaries.</p>
<p>PC 104 Operating Hours Development is operated in such a manner that ensures that the local amenity is protected.</p>	<p>AS 104.1 Uses are operated between the hours of 7.00 am and 8.00 pm where adjoining Residential land.</p>
<p>PC 105 Landscaping Landscaping is provided on-site to;</p> <ul style="list-style-type: none"> - contribute to a pleasant and functional built form; - contribute to the visual qualities of the locality; and - not interfere with electricity infrastructure items. 	<p>AS 105.1 Landscaping around sporting grounds is to occur to a width of 2 metres using species which provide an effective screen of at least 1.5 metres within 2 years of planting.</p> <p>AS 105.2 Landscaping for other community recreation uses is to occur along setbacks to a width of 2 metres along the front boundary and 1 metre along side and rear boundary setbacks;</p> <p>AS 105.3 Shade trees are to be planted on edges of car parks and are to reach a mature height of at least 3 metres within 4 years of planting.</p>
17. HOME BASED BUSINESS	
<p>PC 106 Size The development comprises only a minor portion of an existing Residential premises.</p>	<p>AS 106.1 The business is operated by persons residing in the dwelling;</p> <p>AS 106.2 The development is limited to a total floor area of 50 m² for the part of the Residential premises used in the operation of the business (excluding site parking).</p>
<p>PC 106 Traffic The use does not generate greater traffic loads than reasonably associated with Residential premises.</p>	<p>AS 106.1 No solution specified.</p>
<p>PC 107 Amenity The use is operated in such a way as to not disrupt the residential amenity of the area.</p>	<p>AS 107.1 Delivery of goods and operating hours occurs only between the hours of 8.00am and 6.00pm Monday to Friday.</p> <p>AS 107.2 The business does not;</p> <ul style="list-style-type: none"> - display goods (whether or not for sale) in any window or outdoor area; - conduct any retail sales; - undertake any on site activities outside of any fully enclosed building. <p>AS 107.3 The one advertising sign associated with the business does not exceed 0.5m² and displays the name of the business operator, name</p>

Performance Criteria	Acceptable Solution
	<p>of the business and the phone number. The sign is to be located on the site at a height no greater than 1.5m measured to the bottom of the sign. The sign is not to be illuminated.</p> <p>AS 107.4 The activities on site only involve the use of domestic electrical appliances.</p> <p>AS 107.5 The activities on site does not result in the creation of noise that is more than 5 dBa above either the background noise level or 40 dBa (whichever is higher) from any boundary fence.</p>
18. HOST HOME ACCOMMODATION	
<p>PC 108 Impact Premises used for a Host Home Accommodation are of a size and operated in such a manner as to ensure the amenity of the locality is not adversely affected.</p>	<p>AS 108.1 No more than four 4 paying guests are accommodated at any one time;</p> <p>AS 108.2 Signage associated with the use is restricted to a 0.5m² sign located at a height no greater than 1.5m measured to the bottom of the sign;</p> <p>AS 108.3 At least two (2) off street parking spaces are provided other than those associated with the permanent residents of the dwelling.</p>
<p>PC 109 Short Term Stay Accommodation must be provided for short-term stays only.</p>	<p>AS 109.1 Visitors are accommodated for up to a maximum of fourteen (14) nights.</p>
<p>PC 110 Amenity The Host Home establishment provides reasonable levels of privacy and convenience for both residents and guests.</p>	<p>AS 110.1 The bedrooms for guests are in the same building as the bathroom and toilet facilities provided for exclusive use by guests.</p> <p>AS 99.2 Disabled access shall be provided.</p>
<p>PC 111 Location Development must be located where there is convenient access.</p>	<p>AS 111.1 The site is within 5km of the Dalby Post Office by road, with all weather access.</p>
19. SERVICE STATION	
<p>PC 112 Location Development must be located where there is convenient access.</p>	<p>AS 112.1 The site is located on a corner allotment that has a minimum of two road frontages.</p>
20. TELECOMMUNICATION FACILITY	
<p>PC 113 Visual Impact Development is visually integrated with its landscape or townscape so as to not be visually dominant or unduly visually obtrusive.</p>	<p>AS 113.1 No solution specified.</p>
21. ADVERTISING BILLBOARDS	
<p>PC 114 Visual Impact Development is visually integrated with its landscape or townscape so as to not be visually dominant or unduly visually obtrusive.</p>	<p>AS 114.1 No solution specified.</p>
<p>PC 115 Advertising Billboards</p>	<p>AS 115.1 Advertising Billboards shall be;</p>

Performance Criteria	Acceptable Solution
Advertising Billboards displayed adjacent to roads do not cause a traffic hazard and to not impact upon the visual amenity of the entrances to town.	<ul style="list-style-type: none">- located at a rate of not more than one advertising Billboards every 50 metres along road frontages;- setback a minimum of 2 metres from the property boundary and 10 metres from road intersections;- a maximum of 3 metres in length and 2 metres in height;- located on private property.

7.0 Rural Code

7.1 OVERALL OUTCOMES FOR RURAL AREA CODE

The overall outcomes are the purpose of the Rural Area Code.

The overall outcomes sought for the Rural Area are the following:

- Continue the ongoing Rural use of areas where they are considered good quality agricultural land;
- Ensure that any Residential uses in the Rural area are associated with the Rural activity on site;
- Restrict the expansion of any non Rural uses into the Rural area due to the limited ability to extend infrastructure networks into these areas.
- Good Quality Agricultural Land (GQAL) is protected from fragmentation, alienation or encroachment of incompatible land uses in accordance with State Planning Policy 1/92 – Development and Conservation of Agricultural Land.
- Development is appropriately located within the Rural Zone and existing future Rural Activities are not prejudiced by inappropriate development.
- Maintains the environment, including soil, air and water, compatible with healthy natural systems and ensure public health and safety.

7.2 RURAL ZONE CODE - ASSESSMENT CRITERIA

TABLE 5

Performance Criteria	Acceptable Solution
FOR ALL OF THE RURAL ZONE	
1. INFRASTRUCTURE	
<p>PC 1 Telephone and Electricity Premises are provided with a supply of electricity and telecommunication facilities adequate for the activity.</p>	<p>AS 1.1 Premises have;</p> <ul style="list-style-type: none"> - a reticulated supply of electricity; - access to telephone lines at the boundary of the property.
<p>PC 2 Water supply Premises are provided with an adequate volume and supply of water for the activity.</p>	<p>AS 2.1 A rain water tank connected to the premises with a minimum capacity of 30 000 litres.</p>
<p>PC 3 Effluent disposal To ensure that public health and environmental values are preserved, all premises provide for the treatment and disposal of effluent and other waste water.</p>	<p>AS 3.1 Premises outside of the sewerred area have an on-site effluent disposal systems designed in accordance with the Schedule 1 – Queensland Plumbing & Wastewater Code</p>
<p>PC 4 Vehicle Access Vehicle access is provided to a standard appropriate for the use.</p>	<p>AS 4.1 Access roads are to be provided to connect premises into the existing road network;</p> <ul style="list-style-type: none"> - for Rural allotments over 40 Ha, gravel access roads are to be provided. - for Rural allotments under 40 Ha, bitumen road frontage is to be provided from the property to the existing bitumen road network.
<p>PC 5 Development Density The density of Residential activities does not impact adversely on the rural amenity of the surrounding area.</p>	<p>For Dwelling House:</p> <p>AS 5.1 No more than 1(one) dwelling house per Lot.</p>
<p>PC 6 Roads All weather road access is provided between the premises and the existing road network.</p>	<p>AS 6.1 Roads are designed and constructed in accordance with Schedule 3 – Australian Standard AS 2890.1 Parking Facilities – Off Street Parking and Schedule 9 EDROC Regional Standard Manual.</p>
<p>PC 7 State Controlled Roads State Controlled Roads are maintained and enhanced as a link between major centres.</p>	<p>AS 7.1 No direct access to State Controlled Roads is permitted except as specifically permitted and in accordance with the requirements of the Department of Main Roads.</p>
<p>PC 8 Development in the Vicinity of Aerodrome Development:</p> <ul style="list-style-type: none"> - does not adversely affect the operation of the aerodrome; - is designed and located to achieve a 	<p>AS 8.1 Buildings and structures within 100 metres of the boundary of an aerodrome are less than 7.5 metres in height at any point above natural ground level.</p>

Performance Criteria	Acceptable Solution
<p>suitable standard of amenity for the proposed activity; and</p> <ul style="list-style-type: none"> - does not restrict the future operational demands of the aerodrome. 	
<p>PC 9 Development in the Vicinity of Aerodrome The development of premises does not cause an obstruction or other potential hazard to aircraft movement associated with the aerodrome by way of:</p> <ul style="list-style-type: none"> - the physical intrusion of buildings or other structures into the Obstacle Limitation Surface; - attracting birds or bats to the area which could cause or contribute to bird strike hazard; - providing very bright lighting or lighting similar to aerodrome lighting which can distract or confuse pilots; - interfering with navigation or communication facilities; - emissions that may affect pilot visibility or aircraft operations; and - transient intrusions into the aerodromes operational space¹⁴. 	<p>AS 9.1 No solution specified.</p>
<p>PC 10 Gas and Oil Pipelines Buildings are located at an appropriate distance from underground pipelines to ensure community safety and operation of the use is not compromised.</p>	<p>AS 10.1 No structure is constructed within the buffer established 50 metres either side off the underground gas and oil pipeline corridors as identified on the High Pressure Gas Pipelines Overlay Map.</p> <p>AS 10.2 Any development that impacts on an oil or gas pipeline easement requires the consent of the pipeline owner. Development in the vicinity of a pipeline should address the risks associated with petroleum and gas pipelines as set out in Australian Standard 2885, Pipelines-Gas and Liquid Petroleum.</p>
2. ENVIRONMENT	
<p>PC 11 Good Quality Agricultural Land (GQAL) Good Quality Agricultural land areas as identified in Map 6 'Agricultural Land' are conserved and managed for the longer term</p>	<p>AS 11.1 No solution specified</p>

¹³ One way an applicant can demonstrate compliance is to prepare a report in accordance with Planning Guidelines: Planning for Aerodromes and other Aeronautical Facilities and Australian Standards AS2021, 1993.

Performance Criteria	Acceptable Solution
and protected from development that may lead to its alienation or diminished productivity ¹⁵ .	
<p>PC 12 Watercourses Development ensures the maintenance of riparian areas and water quality including protection from filling and off-site transfer of sediment.</p>	<p>AS 12.1 A minimum 20 metre wide buffer area is provided extending from the high bank of any watercourse. Buffer areas shall not be filled and include a cover of vegetation, including grasses.</p>
<p>PC 13 Flooding Premises are designed and located so as:</p> <ul style="list-style-type: none"> - not to be adversely impacted upon by flooding; - to protect life and property; - not to have an undesirable impact on the extent and magnitude of flooding; - not to impact on existing overland flow patterns in the area; and - not to increase the velocity of floodwaters or afflux¹⁶. <p>Development shall comply with State Planning Policy 1/03 Mitigating the Adverse Impacts of Flood, Bushfire and Landslide</p>	<p>AS 13.1 No solution specified.</p>
<p>PC 14 Air Emissions Air emissions from premises do not cause environmental harm or nuisance to adjoining properties or sensitive land uses¹⁷.</p>	<p>AS 14.1 No solution specified.</p>
<p>PC 15 Noise Emissions Noise emissions from premises do not cause environmental harm or nuisance to adjoining properties or sensitive land uses¹⁸.</p>	<p>AS 15.1 No solution specified.</p>
<p>PC 16 Water Quality The standard of effluent and/or stormwater runoff from premises ensures the quality of surface water is suitable for:</p> <ul style="list-style-type: none"> - the biological integrity of aquatic ecosystems; 	<p>AS 16.1 No solution specified.</p>

¹⁵ One way to demonstrate compliance with PC11 is for the applicant to prepare a study that identifies how the development is in accordance with the requirements of State Planning Policy 1/92 – The Development and Conservation of Agricultural Land and the Planning Guidelines: The Identification of Good Quality Agricultural Land and Separating Agricultural and Residential Land Uses 1997..

¹⁴ To assist the applicant to demonstrate compliance, the maximum recorded flood may be adopted as an indication of flood level.

¹⁷ One way an applicant can demonstrate compliance is to prepare a study that identifies how the development is in accordance with Environmental Protection (Air) Policy 1997.

¹⁸ One way an applicant can demonstrate compliance is to prepare a study that identifies how the development is in accordance with Environmental Protection (Noise) Policy 1997.

Performance Criteria	Acceptable Solution
<ul style="list-style-type: none"> - recreational use; - supply as drinking water after minimal treatment; - agricultural use; - Industrial use; and - minimises nuisance or harm to adjoining land owners¹⁹. 	
<p>PC 17 Excavation and Filling Excavation and filling of land ensures;</p> <ul style="list-style-type: none"> - that both the amenity and safety of users of the site and adjacent land holdings; and - soil erosion is kept to a minimum with remedial works. 	<p>AS 17.1 Batters have a maximum slope of 25%, are terraced at every rise of 1.5 metres and each terrace has a minimum depth of 750mm;</p> <p>AS 17.2 Excavation and filling within 1.5 metres of any site boundary is battered or retained by a wall that does not exceed 1 metre in height;</p> <p>AS 17.3 Excavation and filling is undertaken in accordance with Schedule 5 – Excavation and Filling Standard.</p>
<p>PC 18 Construction Activities Both erosion control and silt collection measures are undertaken so as to ensure protection of environmental values during construction.</p>	<p>AS 18.1 During construction, soil erosion and sediment is managed in accordance with Schedule 5 – Excavation and Filling Standard.</p>
<p>PC 19 Advertising Billboards Advertising billboards displayed adjacent to roads do not cause a traffic hazard and to not impact upon the visual amenity of the entrances to town.</p>	<p>AS 19.1 Advertising billboards shall be;</p> <ul style="list-style-type: none"> - located at a rate of not more than one advertising billboard every 200 metres along road frontages; - setback a minimum of 3 metres from the property boundary; - a maximum of 5 metres in length and three metres in height; - located on private property.
3. FOR NON-RESIDENTIAL OR NON-AGRICULTURAL ACTIVITIES	
<p>PC 20 Location Non Residential Activities and Non-Agricultural Activities are located so as:</p> <ul style="list-style-type: none"> - not to impact adversely on the rural amenity of the surrounding area; - not to prejudice the consolidation of like Non-Residential and Non-Agricultural activities in other more appropriate areas; and 	<p>AS 20.1 No solution specified.</p>

¹⁹ One way an applicant may demonstrate compliance is to prepare a study that identifies how the development is in accordance with Environmental Protection (Water) policy 1997.

Performance Criteria	Acceptable Solution
- not to prejudice the landscape values of the town.	
PC 21 Scale Non Residential and Non Agricultural activities are of an appropriate scale to protect the rural amenity of the Rural Precinct, and do not prejudice the operation and viability of other uses or activities in the Rural Precinct or other Precincts.	AS 21.1 No solution specified.
PC 22 Operation Non Residential and Non Agricultural activities are operated so as to ensure that the activities do not impact adversely on Rural amenity.	AS 22.1 No solution specified.
Performance Criteria	Acceptable Solution
FOR THE OPEN SPACE PRECINCT	
PC 23 Scale Development is of an appropriate scale for the locality so as to ensure that local amenity is protected.	AS 23.1 No solution specified.
PC 24 Setbacks and Boundary Clearances Buildings and structures are positioned on the site in a manner that ensures that the local amenity is protected.	AS 24.1 Buildings and structures have side boundary clearances of not less than 2.5 metres; AS 24.2 Buildings and structures have front & rear boundary clearances of not less than 6 metres from property boundaries.
PC 25 Lighting The design of lighting does not impact adversely on the local amenity through poorly directed lighting, lighting overspill or lighting glare.	AS 25.1 No solution specified.
PC 26 Excavation and Filling Excavation and filling shall not take place unless it can be demonstrated that there is no impact upon the flows of any drains, overland flow of water nor will the filling cause any off site flooding, or the development is identified as exempt development. Note: No net worsening of floodwater levels or storage at any location, not otherwise approved results from the excavation or filling ²⁰ .	AS 26.1 No solution specified.
FOR SPECIFIC LAND USES	

²⁰ One way an applicant may demonstrate compliance is to prepare a hydrology and hydraulics report that demonstrates excavation, filling or structures will no adversely 'affect flood levels' or flows on the site and downstream.

Performance Criteria	Acceptable Solution
4. HOST HOME ACCOMMODATION	
<p>PC 27 Impact Premises used for a Host Home Accommodation are of a size and operated in such a manner as to ensure the amenity of the locality is not adversely affected.</p>	<p>AS 27.1 No more than four paying guests are accommodated at any one time;</p> <p>AS 27.2 Signage associated with the use is restricted to a 0.5m² sign located at a height no greater than 1.5m measured to the bottom of the sign;</p> <p>AS 27.3 At least two off street parking spaces are provided other than those associated with the permanent residents of the dwelling.</p>
<p>PC 28 Short Term Stay Accommodation must be provided for short-term stays only.</p>	<p>AS 28.1 Visitors are accommodated for up to a maximum of fourteen (14) nights.</p>
<p>PC 29 Amenity The Host Home establishment provides reasonable levels of privacy and convenience for both residents and guests.</p>	<p>AS 29.1 The bedrooms for guests are in the same building as the bathroom and toilet facilities provided for exclusive use by guests.</p>
<p>PC 30 Location Development must be located where there is convenient access.</p>	<p>AS 30.1 The site is located within 5km of the Dalby Post Office by road, with all weather access.</p>
5. TELECOMMUNICATION FACILITY	
<p>PC 31 Visual Impact Development is visually integrated with its landscape or townscape so as to not be visually dominant or unduly visually obtrusive.</p>	<p>AS 31.1 No solution specified.</p>

8.0 Reconfiguring of Lots Code

8.1 OVERALL OUTCOMES FOR THE RECONFIGURING OF LOTS

The overall outcomes are the purpose of Reconfiguring of Lots.

The overall outcomes sought for Reconfiguring of Lots are as follows:

- Retention of a traditional country town feel and the character of each Precinct identified in this Scheme by determining the minimum Lot sizes and configuration;
- Ensure that development in Residential Precincts results in interesting and liveable neighbourhoods that are characterised by curved streets as the dominant form, and provided with complimentary community features and necessary infrastructure;
- Development provides an appropriate standard of infrastructure for the efficient provision of services to maintain the safety and amenity of residents, visitors and workers;
- All development maintains and enhances the intended use, character and protects environmental values of the locality in which it is situated;
- Development ensures that economic resources are supported and ecological resources are adequately protected by new developments;
- Development ensures cycle and pedestrian paths link to and enhance existing cycle and pedestrian networks;
- Development provides accessible public recreation land with the diversity of settings including for example, pathways, sports grounds, space for courts and linear corridors.
- Development to stay consistent with State Planning Policy 1/92 – Development and Conservation of Agricultural Land (GQAL), so as to maintain the productive capacity of GQAL and limit the fragmentation of GQAL below the minimum Lot size.
- Development shall occur in accordance with the PIP contained in Part 12 of this Planning Scheme.

8.2 RECONFIGURING OF LOTS - ASSESSMENT CRITERIA

TABLE 6

Performance Criteria	Acceptable Solution																														
FOR ALL OF THE TOWN AREA																															
<p>PC 1 Allotment Size Lots shall be of sufficient size and dimensions to:</p> <ul style="list-style-type: none"> - accommodate buildings, on-site vehicle parking spaces and manoeuvring areas, private open space, landscape treatment, utility areas and external storage; and - maintain the amenity of each Precinct. 	<p>AS 1.1 The minimum allotment area and street frontage dimensions shall be in accordance with Table A.</p> <p>TABLE A</p> <table border="1" data-bbox="794 589 1457 936"> <thead> <tr> <th>Precinct</th> <th>Minimum area</th> <th>Minimum Frontage</th> </tr> </thead> <tbody> <tr> <td>Town Centre</td> <td>400 m²</td> <td>10 m</td> </tr> <tr> <td>Commerce and Trade</td> <td>500m²</td> <td>15 m</td> </tr> <tr> <td>Industry</td> <td>2 000m²</td> <td>20 m</td> </tr> <tr> <td>Light Industry</td> <td>500 m²</td> <td>15 m</td> </tr> <tr> <td>Residential</td> <td>600m²</td> <td>15 m</td> </tr> <tr> <td>Residential (in Medium Density Housing overlay)</td> <td>500m²</td> <td>15 m</td> </tr> <tr> <td>Rural Residential</td> <td>4 000m²</td> <td>40 m</td> </tr> <tr> <td>Rural</td> <td>40 hectares</td> <td>40 m</td> </tr> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Note: Battleaxe Allotments:</p> <ul style="list-style-type: none"> - the minimum allotment size for any battleaxe allotment shall be calculated exclusive of the area of the access corridor (handle) of the allotment; - the minimum frontage shall be measured on the length of the frontage parallel to the street exclusive of the access corridor (handle) of the allotment. 	Precinct	Minimum area	Minimum Frontage	Town Centre	400 m ²	10 m	Commerce and Trade	500m ²	15 m	Industry	2 000m ²	20 m	Light Industry	500 m ²	15 m	Residential	600m ²	15 m	Residential (in Medium Density Housing overlay)	500m ²	15 m	Rural Residential	4 000m ²	40 m	Rural	40 hectares	40 m			
Precinct	Minimum area	Minimum Frontage																													
Town Centre	400 m ²	10 m																													
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Residential (in Medium Density Housing overlay)	500m ²	15 m																													
Rural Residential	4 000m ²	40 m																													
Rural	40 hectares	40 m																													
<p>PC 2 Lot Configuration All allotments shall generally be of a regular shape, and able to accommodate any buildings, provide access for vehicles, and be configured in a way that does not preclude any future development.</p>	<p>AS 2.1 Allotments shall be capable of the placement of a minimum 15 x 10 metre building with necessary boundary setbacks:</p> <ul style="list-style-type: none"> - no more than two road frontages are permitted unless allotment has an area greater than 2000m²; - allotment boundaries shall intersect at an angle of not less than 30 degrees and no greater than 210 degrees; - no more than two access corridors for battleaxe shaped allotments are to be situated adjacent to each other; - access corridors (handles) for battleaxe shaped allotments shall be a minimum of 5.0 metres wide. 																														
<p>PC 3 CBD Street Access Primary access is to be retained to the principle high streets in the Central Business District to maintain the traditional country town feel</p>	<p>AS 3.1 Where a development abuts both a CBD Street (either Cunningham, Patrick, New, Archibald or Stuart Street) and secondary access is available via a minor lane (either Marks, Longs, Downey's, Olsens, Ewings, Finks, Starlings and Groom Lane), access to the CBD</p>																														

Performance Criteria	Acceptable Solution
	Street is to be maintained.
<p>PC 4 Road and Street Design Any new roads and streets should be designed to avoid a grid style configuration, provide reasonable access and egress, adequate turning radius, curves and necessary reserve widths for safety, edge treatment, integrated stormwater drainage, on street parking and interesting street form.</p>	<p>AS 4.1</p> <ul style="list-style-type: none"> - any new roads shall be dedicated on the Plan of Survey, including any truncations; - all new streets shall where feasible feature bends or curved elements; - an intersection between two streets shall be spaced at no less than 45 metres apart from any other intersection; - road reserves and carriageways shall be have widths as described in Schedule 7 – Roads Hierarchy for ROL Code; - any intersections with existing roads shall be treated with a T intersection or a roundabout; - any new street other than in the Rural zone or the town zone (Rural Residential Precincts) shall be provided with layback type kerb and channel; - all street corners shall be provided with truncations that shall be three equal chords as follows: <ul style="list-style-type: none"> - Commerce and Trade or Town Centre Precincts – 4.0 metres; - Industry or Light Industry Precincts – 6.0 metres; - Residential Streets – Residential or Rural Residential Precincts – 4.0 metres; - collector Streets or greater (all Precincts) or where not otherwise specified – 6.0 metres. - any cul de sac located in the Residential or Rural Residential Precinct shall be provided with a radius of not less than 9.0 metres for the road pavement plus a minimum footpath (verge) width of 4.0 metres; - any cul de sac located in an Industrial Precinct shall be provided with a radius of not less than 17.5 metres for the road pavement plus a minimum footpath (verge) width of 4.0 metres; - the layout of roads shall allow all allotments access to the nearest collector street with no more than three (3) turning movements at road intersections; - any new roads shall have cycle and pedestrian access.
<p>PC 5 On Street Parking On street parking shall be provided for all Residential allotments in the Residential</p>	<p>AS 5.1 On street parking places shall be provided at a rate of one space per new Residential allotment and located on road shoulders immediately adjacent to</p>

Performance Criteria	Acceptable Solution
Precinct.	Residential allotments, or in areas where on street parking cannot be provided on road shoulders (i.e. shorter cul-de-sac streets), parking at the centre of the street shall be provided.
<p>PC 6 Infrastructure Development shall take place in areas where infrastructure is readily able to be extended to the site, and all new allotments shall be provided with basic infrastructure that accommodates all needs, including water, sewerage, electricity, telecommunications, road access, street lighting and drainage.</p>	<p>AS 6.1 All new allotments are provided with</p> <ul style="list-style-type: none"> - reticulated water supply; - fire hydrants; - in Town Zone (other than Rural Residential Precinct) – reticulated sewerage system; - underground electricity or where subdivision creates no more than 2 Lots, overhead power where overhead power is already provided to the original Lot; - underground telephone; - gas reticulation; - drainage; - street lighting; - direct frontage to bitumen sealed roads that are provided with kerb and channel treatment. <p>All of which are designed and constructed to comply with the Operational Works Code.</p>
<p>PC 8 Flooding Development shall not occur in places known to be readily inundated by floodwater or areas that are known to be under flood heights.²¹</p>	<p>AS 8.1 No solution specified.</p>
<p>PC 9 Good Quality Agricultural Land (GQAL) The design of a Reconfiguration of a Lot follows the principles of maintaining viability of GQAL as depicted on the Agricultural Land Classification Overlay Map.</p>	<p>AS 9.1 The proposed Reconfiguration of a Lot in the Rural Precinct and/or in the Rural Zone complies with the principles of State Planning Policy 1/92; Development and Conservation of Good Quality Agricultural Land.</p>
<p>PC 12 Community Features Community features shall be provided in developments in order to contribute to the character of the development.</p>	<p>AS 12.1 Medium growing street trees of indigenous species, planted at a rate of one tree per allotment planted adjacent to the allotments in the road reserve but no closer than 2 metres to the edge of the road and no closer than 15 metres to any intersection.</p> <p>AS 12.2 Concrete footpaths are to be provided adjacent to any areas of parkland or new collector streets linking with existing footpaths (where provided), in accordance with Schedule 10 – Austroads Series – Part 13 (Pedestrians) and Part 14 (Bicycles).</p>

²¹ To assist the applicant to demonstrate compliance, the maximum recorded flood may be adopted as an indication of flood level.

Performance Criteria	Acceptable Solution
PC 13 Group Title or Building Unit Subdivision Group title or building unit subdivisions shall interact with and not impact adversely on the community.	AS 13.1 Group title or building unit title developments shall not contain more than eight (8) Lots in any one development.

9.0 Operational Works Code

9.1 OVERALL OUTCOMES FOR OPERATIONAL WORKS

The Operational Works Code applies to non-trunk infrastructure. The overall outcomes are the purpose of the Operational Works Code.

The overall outcomes sought for the Operational Works are the following:

- Provision of high quality, safe and functional infrastructure items that are easily able to meet current and future needs of the community;
- Provision of assets that are designed to take into account the stresses caused by local environmental conditions, especially local soil conditions;
- Provision of assets that will be high quality, low maintenance and will function well across the whole of their design life;
- Provide functional drainage systems that adequately handle and discharge stormwater and that does not compromise the functionality of any existing drains or overland stormwater flow areas.

9.2 OPERATIONAL WORKS CODE - ASSESSMENT CRITERIA

TABLE 7

Performance Criteria	Acceptable Solution
FOR ALL OF THE TOWN AREA	
<p>PC 1 Street Signs All necessary street signs are to be installed on new roads to include directional signs, advisory signs, and speed limits.</p>	<p>AS 1.1 Street signs are to be installed for any new roads in accordance with Schedule 8 – Signage Standards.</p>
<p>PC 2 Road Construction Roads are to be provided to a high standard that takes local soil conditions into account, and provides a low maintenance, long life asset that provides a safe road experience.</p>	<p>AS 2.1 All new roads are to be provided with kerb and channel treatment and necessary stormwater drainage, as well as provided with reflective house numbers to be laid within the kerb. All new roads are to be designed and constructed in accordance with Schedule 9 – EDROC Regional Standards Manual.</p>
<p>PC 3 Path Construction Paths are to be constructed to a high standard that takes into account local soil conditions and provides a low maintenance, long life asset that provides a safe experience for users and adjacent property owners.</p>	<p>AS 3.1 All paths (footpaths, bicycle paths etc) are to be designed and constructed in accordance with Schedule 10 – Austroads Series – Part 13 (Pedestrians) and Part 14 (Bicycles).</p>
<p>PC 4 Stormwater Drainage Stormwater drainage, including any on site or external works necessary to remove any stormwater or overland flow to a lawful discharge point are provided and are adequate for purpose.</p>	<p>AS 4.1 Drainage is to be provided for all developments and designed to effectively remove ARI 1:2 year event water from all new roads and allotments to a lawful discharge point, and be designed and constructed in accordance with Schedule 2 – Queensland Urban Drainage Manual.</p>
<p>PC 5 Water Water mains or water supply systems are to be provided to a high standard that provides a low maintenance, long life asset that provides reliable and safe water supply.</p>	<p>AS 5.1 All new water infrastructure, including water mains, pressure pumps, fire hydrants, valves, and ring mains provide a minimum fire fighting requirement of 10 litres/second with 200 kPa residual pressure are designed and constructed in accordance with Schedule 12 – Minimum Requirements for Design, Construction and Testing of the Water Reticulation Systems, with the exception that no dead end mains shall be provided.</p>
<p>PC 6 Sewerage System Sewerage System is to be provided to a high standard that provides a low maintenance, long life asset that provides effective movement of sewerage and minimises environmental risks.</p>	<p>AS 6.1 All new sewerage infrastructure, including sewerage mains, pumping stations and main holes are designed and constructed in accordance with Schedule 13 – Minimum Requirements for Design, Construction and Testing of Sewerage Systems.</p>
<p>PC 7 Allotment Access Allotment access (on the road only) is to be provided in a manner that does not interrupt any drainage channels or systems, does not present a safety or maintenance problem and compliments other road infrastructure.</p>	<p>AS 7.1 All new allotment accesses (driveways, kerb crossings etc) are to be constructed in accordance with Schedule 11 – Standard Gravelled Invert Crossing.</p> <p>AS 7.2 Approval from the Department of Main Roads (Southern District) is required for any works (including property access) for:</p>

Performance Criteria	Acceptable Solution
	<ul style="list-style-type: none"> - Work within boundaries of a State-controlled road (Transport Infrastructure Act 1994). - Direct access to a State-controlled road (Transport Infrastructure Act 1994).
<p>PC 8 Battleaxe Allotment Access Battleaxe shaped allotments are to be provided with an access corridor (battleaxe handle) that is impervious and dust free to minimise noise and dust for adjacent property owners.</p>	<p>AS 8.1 Battleaxe allotment access corridors (handles) are to be constructed and provided with a full length sealed impervious surface that directs any stormwater discharge to the street collection system.</p> <p>AS 8.2 Approval from the Department of Main Roads (Southern District) is required for any works (including property access) for:</p> <ul style="list-style-type: none"> - Work within boundaries of a State-controlled road (Transport Infrastructure Act 1994). - Direct access to a State-controlled road (Transport Infrastructure Act 1994).
<p>PC 9 Street Lighting Street lighting is to provide reasonable safety and amenity for the community.</p>	<p>AS 9.1 Street lighting is to be designed and constructed in accordance with Schedule 14 – Street Lighting.</p>
<p>PC 10 Electricity Electricity distribution networks are to provide a safe, reliable utility for the community.</p>	<p>AS 10.1 In the Town Centre, Commerce and Trade and Residential Precincts, electrical distribution networks are to be provided underground.</p>
<p>PC 11 Filling of Drainage Areas Any filling or construction activities in Open Space Precincts or drainage easements shall not interfere with, impede or reduce the capacity of the flow of stormwater nor shall intensify any off site effects of the overland flow of stormwater. Refer to Schedule 5 Excavation and Filling Standard for filling in other areas</p>	<p>AS 11.1 No solution specified.</p>
<p>PC 12 Trenching and other Construction Activities Any trenches or other unspecified construction activities that may be considered Operational Works shall be constructed in a way that is safe and avoids any future maintenance problems.</p>	<p>AS 12.1 No solution specified.</p>
<p>PC 13 Landscaping Where landscaping is to be provided, it shall:</p> <ul style="list-style-type: none"> - be provided at a rate similar to existing landscaped areas within a Precinct; - be planted with species that are recognised as low maintenance and needing little 	<p>AS 13.1 No solution specified.</p>

Performance Criteria	Acceptable Solution
water; - provided with suitable soils or soil conditioners to assist with growth; - provided with suitable mulch and watering systems.	

9.3 OPERATIONAL WORKS CODE – AS CONSTRUCTED PLANS

The following as constructed plans are required by Council prior to the development being placed on maintenance:

- One (1) complete set of "as-constructed" drawings with alterations to design highlighted are to be submitted to Council;
- In general all work that falls outside of the specified construction tolerances is to be detailed. These are to be stamped with a certificate stating that these drawings are a true and accurate record of works "as constructed" and then signed by an RPEQ;
- Consultants are to obtain the DCDB from Dalby Town Council;
- sign a data agreement;
- Drawings must include approved street names, constructed pavement details, design CBR, and ESA's;
- The information is to be presented in a legible and logical format;
- A record of 'as constructed' information (including amendments) in DWG format is to be submitted to Council with the signed hard copy; and
- DWG files must be in GDA co-ordinates and include property boundary information.

10.0 Schedules

REFERENCE SCHEDULES

10.1 SCHEDULE 1 – On Site Sewerage Code

On Site Sewerage Code

10.2 SCHEDULE 2 – Queensland Urban Drainage Manual

Queensland Urban Drainage Manual

10.3 SCHEDULE 3 – AS 2890.1 Parking Facilities – Off Street Parking

Australian Standard AS 2890.1 Parking Facilities – Off Street Parking

10.4 SCHEDULE 4 – Car Parking Spaces

Table of Car parking spaces to be provided

Column 1 Development	Column 2 Minimum Car Parking Provision	Column 3 Minimum Service Vehicle Provision
Commercial Development		
▪ Commercial & Professional Premises	1 Space per 30 m ² of gross floor area	1 Van 1 Ambulance (where medical)
▪ Shop, shopping centre development	In the case of an isolated shop or where shops form part of a group of shops, the combined gross floor area of which is less than 400 m ² , one space shall be provided for each 40 m ² of gross floor area where the combined gross floor area exceeds 400 m ² one space per 30 m ² of gross floor area.	GFA 0-400 – 1 SRV GFA 401 m ² – 3000 m ² – 1 Van 1 SRV GFA 3001 m ² – 6000 m ² – 3 Van 1 SRV 1 MRV GFA greater than 6000 m ² as determined by Council
▪ Eating room, café, restaurant	1 space per 15 m ² of gross floor area plus queuing for 10 vehicles associated with any drive-in takeaway facility.	1 SRV 1 Van
▪ Dining room, bar, shop or kiosk part of a hotel or motel	1 space per 30 m ² of gross floor area including beer garden floor area or as required by Council plus queuing for 10 vehicles associated with any drive-in bottle shop.	1 Van 1 AV
▪ Commercial services not in a shopping centre	1 space per 30 m ² of gross floor area	1 Van
▪ Service Station	3 spaces per service bay with a minimum of 3 spaces whether or not service bays are provided.	1 Van 1 AV
Community Use		
▪ Place of assembly	1 space per 15 m ² of gross floor area	
▪ Place of public worship	1 space per 10 seats	
▪ Outdoor Recreation/Park	1 space per 1000 m ² of development area where development has a minimum of 200 metres adjacent street frontage adjacent or otherwise 1 space per 300 m ² of development area	
▪ Education establishment		
a) Preschool, primary & secondary	1.5 spaces per staff member	
b) Tertiary and further education	1.5 spaces per staff member plus 1 space per 10 students	As determined by Council
- Medical Centre / Health care premises	1 space per 30 m ² of gross floor area	
Industry/Light Industry Development		
	1 parking space for each 3 employees or 1 parking space per 100 m ² of gross floor area or part thereof, whichever is the greater.	1 Van 1 AV
Residential Development		
▪ Dwelling House	2 spaces per dwelling unit 1 to be covered	nil
▪ Multiple Dwelling	1.5 space per dwelling unit plus where the number of units exceeds two units 0.5 visitor space per units.	Less than 10 units 1 Van More than 10 units 1 LRV 1 Van
▪ Boarding house, guest house, hostel, motel	1 space per serviced room or dwelling unit whichever is applicable plus 1 space per 3 employees.	0-200 service rooms – 1 MRV 1 Van
▪ Mobile home park, caravan park, camp ground	1.5 spaces per camp site, caravan site or mobile home site.	1 AV 1 MRV
Home Based Business For all uses	1 space per 30 m ² of gross floor area Sufficient Bicycle and Motorcycle parking shall be provided	Nil
Use not otherwise defined in this table	Car parking rate as determined by Council	As determined by Council

GFA – Gross Floor Area

SRV – Small Rigid Vehicle
AV – Articulated Vehicle
LRV – Large Rigid Vehicle
MRV – Medium Rigid Vehicle

10.5 SCHEDULE 5 – Excavation and Filling Standard

10.5.1

The overall outcome sought for Filling and Excavation Standard is that excavation and filling does not adversely or unreasonably impact on the environment or on adjacent properties having regard to:

- Land instability
- Contamination of land
- Flooding or drainage
- Environmental values including water quality, water flows, and significant vegetation
- Utility services
- Visual amenity or privacy
- Traffic impacts
- Air or noise emissions

10.5.2

The requirements of the following standards are also to be met:

Soil Erosion and Sediment Control – Engineering Guidelines for Queensland Construction Sites (Institute of Engineers Australia)

10.6 SCHEDULE 6 – Heritage Buildings

Heritage Buildings – as per any Heritage Register maintained by the Queensland Government, and:

- nil other facilities

10.7 SCHEDULE 7 – Roads Hierarchy for ROL Code

Roads Hierarchy for ROL Code

Street/Road Type	Minimum Width of Reserve	Minimum Carriageway Width
Residential Precinct – Access Place cul-de-sac servicing up to 20 allotments	16 metres	6.0 metres invert to invert
Residential Precinct – Access Street servicing up to 50 allotments	16 metres	6.0 metres invert to invert
Residential Precinct – Collector Street servicing 50 to 150 allotments	20 metres	7.5 metres invert to invert
Residential Precinct - Trunk Collector servicing 150 to 300	20 metres	12.0 metres invert to invert
Rural/Residential Precinct – Access Place cul-de-sac servicing up to 20 allotments	20 metres	6.0 metres plus 1.0 metre sealed shoulder each side
Rural/Residential Precinct – Access Street servicing up to 50 allotments	20 metres	6.0 metres plus 1.0 metre sealed shoulder each side
Rural/Residential Precinct – Collector Street servicing 50 to 150 allotments	22 metres	8.0 metres plus 1.0 metre sealed shoulder each side
Rural/Residential Precinct - Trunk Collector servicing 150 to 300	24 metres	10.0 metres plus 1.0 metre sealed shoulder each side
Industrial Precinct – Access Place or Access Street servicing up to 8 Ha	20 metres	12 metres invert to invert
Industrial Precinct – Collector Street servicing 8 Ha to 30 Ha	22 metres	14 metres invert to invert
Industrial Precinct – Trunk Collector Street servicing 30 Ha – 120 Ha	24 metres	14 metre invert to invert
Other Precincts	As determined by Council	As determined by Council

Note:

- For roads designated as bus routes minimum pavement width is to be 9.0 metres;
- The above takes precedence over dimensions shown in EDROC Regional Standard Manual

10.8 SCHEDULE 8 – Signage Standards

Signage Standards – Manual for Uniform Traffic Control Devices

10.9 SCHEDULE 9 – EDROC Regional Standard Manual

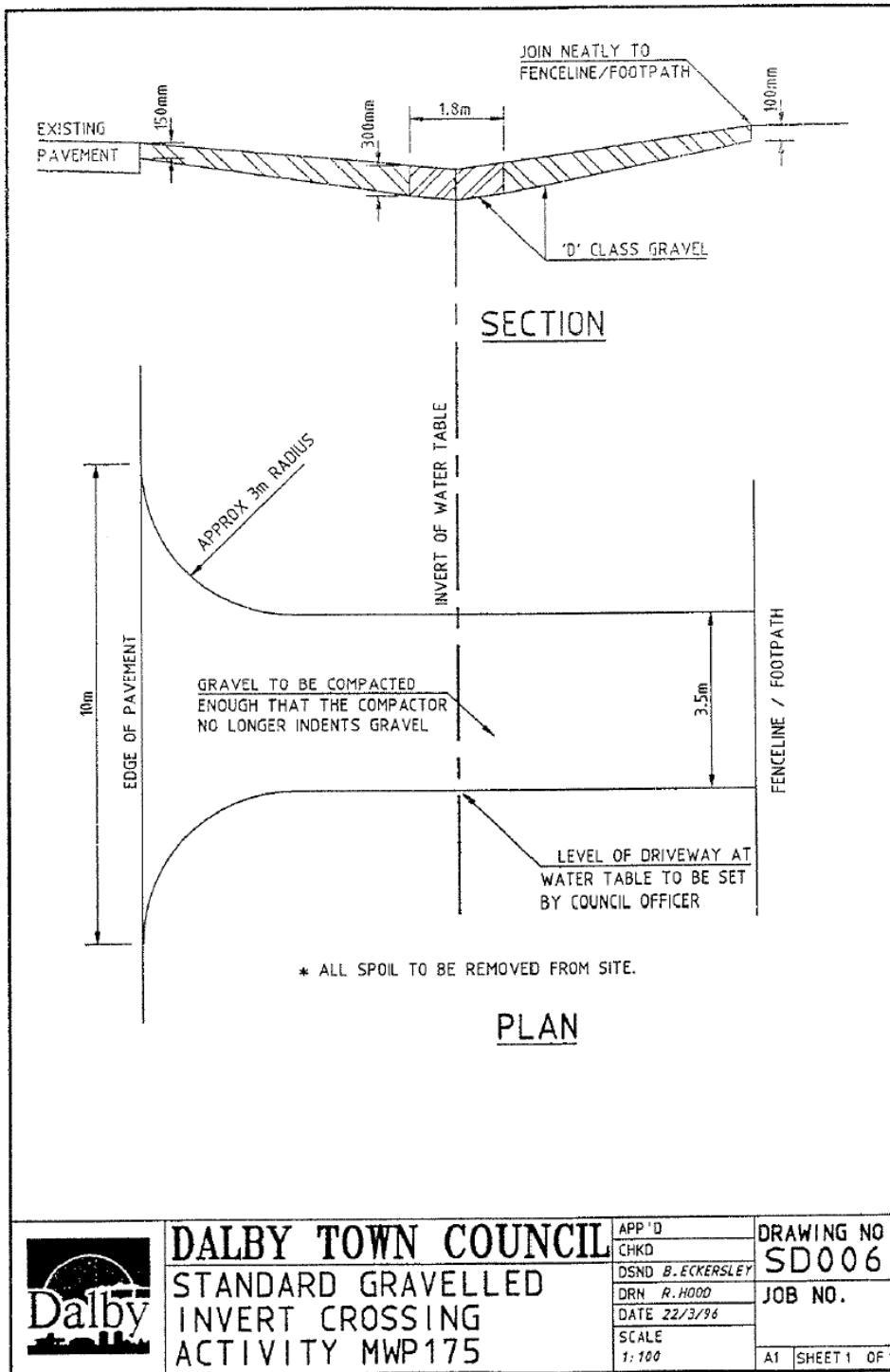
EDROC Regional Standards Manual (additional guidelines to the Queensland Streets Manual)

Where Dalby Town Council has different requirements they shall take precedence over these Manuals.

10.10 SCHEDULE 10 – Austroads Series – Part 13 (Pedestrians) & Part 14 (Bicycles)

Austroads Series – Part 13 (Pedestrians) and Part 14 (Bicycles)

10.11 SCHEDULE 11 - Standard Gravelled Invert Crossing



DALBY TOWN COUNCIL
 STANDARD GRAVELLED
 INVERT CROSSING
 ACTIVITY MWP175

APP'D
 CHKD
 DSND B. ECKERSLEY
 DRN R. HOOD
 DATE 22/3/96
 SCALE
 1:100

DRAWING NO
SD006
 JOB NO.
 A1 SHEET 1 OF 1

10.12 SCHEDULE 12 – Minimum Requirements for Design, Construction and Testing of the Water Reticulation Systems



MINIMUM REQUIREMENTS FOR DESIGN, CONSTRUCTION AND TESTING OF THE WATER RETICULATION SYSTEMS IN THE DALBY TOWN COUNCIL WATER SUPPLY SCHEME

SCOPE

These specifications detail the requirements for the design and construction of water reticulation systems up to a nominal diameter of 200mm and associated works such as fire hydrants valves and property connections. These specifications are also intended to be used as a reference source for water mains larger than 200mm. These specifications are intended to compliment other codes, standards, policy and legislation and to highlight any special requirements that may be required to suit local conditions.

DEFINITIONS AND INTERPRETATIONS

Unless specifically stated otherwise, construction of the water reticulation includes all functions described in the specification and the provision of any minor materials or services that are not described but are reasonably necessary to produce a fully functioning reticulation system.

Approved means acceptable to, authorised by, or approved by the Dalby Town Council.

The Council or Council shall mean the Dalby Town Council, its staff, employees and contractors, consultants or agents appointed by Council to act on its behalf.

The *Contractor* shall mean the person, individual, partnership or corporation undertaking the construction of water networks on behalf of an individual, partnership or corporation or on behalf of the Council, where such a water network shall ultimately be connected to the water network of the Town of Dalby or for which the Council shall have operational responsibility or ownership.

Water main shall mean a pipe which is usually buried designed to connect the distribution mains, trunk mains or reservoirs to the property service pipes.

WSA Code shall mean the Water Reticulation Code of Australia WSA 02-2002.

Unless specifically stated to the contrary, all other definitions are in accordance with the definitions listed in the glossary of terms contained in the Water Reticulation Code of Australia WSA 02-2002.

DESIGN

Standards

All water reticulation and associated works should generally be designed to comply with:-

Water reticulation Code of Australia - WSA 03-2002;
Planning Guidelines for Water Supply and Sewerage (Dept. of Natural Resources & Mines);
Australian Standards – AS-3500;
Water Act 2000;
Local Government Act 1993;
Workplace Health & Safety Act;
PVC pipe and fittings manufacturers design and installations manuals.

Equipment and Material Approvals:

Equipment, materials etc that are certified to a recognised industry eg AS or by a generally recognised industry eg: AS or by a generally recognised description eg: bedding sand, do not require further approval by Council before being specified.

General Requirements for Design

The following general requirements to achieve design approval should be noted:-

- Water mains shall be generally located in the road reserve. Where the crossing of private property is absolutely unavailable a legally binding easement agreement shall be taken over the land 1.5 metres either side of the main;
- Dead ends shall be avoided where possible. Any dead ends shall terminate with a hydrant to facilitate flushing;
- Cul de sacs will normally be serviced with a looped service arrangement of a smaller diameter than the main;
- Hydrants shall be located no further than 90 metres apart but shall generally be 80 metres;
- Sufficient valving shall be provided to allow system isolation with minimum customer disruption;
- 100mm is the minimum size used in Residential areas except in the looped section of a cul de sac;
- 150mm is the minimum size permitted in an Industrial area.

Property connections shall be constructed as per the standard drawing. Property connection shall not be smaller than 20 mm nominal internal diameter. Property connections shall generally be arranged to provide a connection point at the front property boundary adjacent to either the left or right side boundaries provided that:

- Development controls are in place that specify to the purchaser before purchase where the water connection shall be located or;
- The water connection point is clearly visible on site or clearly marked on subdivision plans, surveys etc or;
- The developer/contractor agrees to reimburse the Council for the full actual cost of works necessary to relocate any property connections that are found to be in an unsuitable position.

Property connections should be arranged so that adjoining properties will normally have the services and meters located close together inside the respective properties.

Design information required for review by Council

As a minimum the following design information shall be submitted. At least three hardcopies of all documents shall be submitted.

- General arrangement plan showing the layout of the proposed Scheme and its relationship to any infrastructure, ground contours and any reference levels.
- Detailed plan showing the location of manholes, connections, enveloping pipes, obstructions such as buildings etc. property boundaries, roads, services etc. This may require multiple plans to provide a legible level of detail.
- Where there are critical interfaces with other services longitudinal sections of each main, showing invert levels, surface levels, depth of excavation, gradients where there are any critical elevations such as intersecting services, connections at minimum depth, crossing of gullies etc.
- Detail arrangements of interconnections, valves, hydrants, trench detail, property connection or enveloping pipes. These may be in the form of a standard drawing.
- Detail of grade class or specification of materials used.
- Details and outcomes from any network analysis performed.

Submission Procedures:

The contractor shall pay the scheduled fees for design review and approval.

Review:

All designs shall be subject to review by Council. Designs shall be submitted with the application for operational works and no construction is permitted until such designs are approved. In order to expedite the design review procedure it is a requirement that prior to design submission the designer shall:

- Obtain a copy of this document: *Minimum requirements for the Design, Construction and Testing of Water reticulation systems in the Dalby Town Council Water Supply Scheme.*
- Liase with Council's Officers on the likely issues needed to be addressed in the design and the access point or points for connection into the existing Scheme.

Designs meeting or exceeding the minimum requirements shall be marked or stamped or otherwise annotated and one copy shall be returned to the designer.

Designs not meeting the minimum requirements shall be marked as to the nature of deficiency however it is the responsibility of the designer to make any necessary modifications to the design and reprint the drawings.

Acceptable Materials

The following table list the materials considered to be the minimum acceptable for application intended. Other materials may be acceptable but will require specific approval.

ITEM	ACCEPTABLE CONSTRUCTION
Water main	Blue PVC-0 to AS4441
Valves, elbows, tees etc	DI FBE coated
Valve covers, hydrant boxes	Cast iron with trafficable concrete or recycled PE surround
Property connections	Stainless steel tapping band, PE service
Pipe bedding	Bedding sand, crusher dust, 0-5mm screening
Enveloping pipes	UPVC SN8 RRJ or K9 DICL

Inspection of Materials

The contractor will allow the Council reasonable access to inspect any or all materials being used or proposed for use, prior to and during installation. Any material found to not comply or exceed the minimum acceptable requirements in the above table would either require special approval or replacement. Materials not complying with the WSA code, Australian Standards or other industry codes will be rejected and shall be replaced by the contractor at no cost to Council.

Qualification of Staff

All construction work shall be directly supervised by a suitably qualified and experienced licensed plumber.

Inspection

The contractor shall establish a formal inspection and test methodology to ensure that the construction work is progressively inspected and tested and meeting or exceeding the standards required. This inspection and test method should be submitted to the Council prior to any construction work commencing, and shall be progressively completed as the job proceeds. The inspection and test plan shall be available to Council on request during the project and shall be submitted as part of the as constructed detail at the completion of the project.

In addition Council reserves the right to inspect any or all parts of the installation at any reasonable time during the construction process. Routine inspections will also be conducted in accordance with the following table.

ITEM	INSPECTION FREQUENCY
Material suitability	Prior to installation, 1 inspection per batch
Excavation	Once per each section between valves or hydrants
Pipe laying	Once per each section between valves or hydrants
Hydrants and valves	Each prior to backfilling
Property connections	Each prior to backfilling
Road crossing	Each during backfilling, compaction test may be required when backfill completed
Enveloping pipe	Each prior to backfill
Backfill	Once per each section between valves or hydrants

The contractor shall give the Council a minimum of 24 hours notice of the need for an inspection of the items in the above table. Where the contractor fails to give adequate notice or proceeds without an inspection the Council may require that work be halted or excavations etc be undertaken to permit such inspections to be performed, all of which shall be at the contractor's expense.

Construction Tolerances

Construction shall be in the positions shown in the design and in accordance with Standard drawings to the construction tolerances specified in Part 4 Section 12 of WSA-02-2002. Intentional departures from the design that exceed such tolerances shall be specifically approved by Council prior to such construction being undertaken. Where such approval is not obtained or if such departure is unintentional and significantly impacts on the functionality of the installation the Council may require that such work be redone to achieve the necessary tolerances at no cost to Council.

Property Connections

Property connections shall be constructed in accordance with the WSA Standard drawings.

Testing

Pressure testing shall be undertaken by the contractor and shall be witnessed by Council prior to connection to the existing reticulation.

Procedures for testing shall be in accordance with the methodologies outlined in the WSA Code or PVC pipe manufacturers handbook.

Connection To Existing System

After liaising with the designer and contractor Council will provide a connection point of suitable size and depth for connection of the new system to the existing system. Generally this will take the form of a pipe stub to which the contractor may connect. However the contractor shall ensure that no flow through the connection is permitted until the new construction has been inspected, tested cleaned and chlorinated etc to ensure that no extraneous material or contaminated water be allowed to enter the existing system. Flow into the new system shall only be permitted after all final inspections and tests have been completed satisfactorily. Authorisation by Council to permit flow enter the new work shall be deemed as formal acceptance of the installation by Council.

Council shall affect the actual chlorination and connection of the new system. This shall be at the contactors expense.

As Constructed Detail

The contractor is responsible for the gathering and formulation of as constructed data in accordance with Council requirements.

Council Requirements for as Constructed Details

As constructed plans are required in the same format as the original design drawings and are to show all as constructed details including actual dimensions, depths, levels, etc.

Council requires one electronic and one hard copy as per EDROC standards.

Warranty

The contractor shall warrant the entire installation to be free from defects in workmanship and materials for a period of 12 months after acceptance.

Handover

Handover of the installation to Council occurs after:

- Satisfactory expiry of the warranty period;
- All as constructed drawings and data submitted in a format acceptable to Council.

10.13 SCHEDULE 13 – Minimum Requirements for Design, Construction and Testing of Sewerage Systems



MINIMUM REQUIREMENTS FOR DESIGN, CONSTRUCTION AND TESTING OF THE SEWERAGE SYSTEM IN THE DALBY TOWN COUNCIL SEWERAGE SCHEME

SCOPE

These specifications detail the requirements for the design and construction of gravity sewer systems up to a nominal diameter of 200mm and associated works such as maintenance shafts, manholes and property connections but does not include sewage pumpstations, rising mains, treatment plants or vacuum sewer systems.

These specifications can also be utilised as a reference source for sewers larger than 200mm. These specifications are intended to compliment other codes, standards, policy and legislation and to highlight any special requirements that may be required to suit local conditions.

DEFINITIONS AND INTERPRETATIONS

Unless specifically stated otherwise, construction of the sewer includes all functions described in the specification and the provision of any minor materials or services that are not described but are reasonably necessary to produce a fully functioning sewer system.

Approved means acceptable to, authorised by, or approved by the Dalby Town Council.

The Council or Council shall mean the Dalby Town Council, its staff, employees and contractors, consultants or agents appointed by Council to act on its behalf.

The *Contractor* shall mean the person, individual, partnership or corporation undertaking the construction of sewer networks on behalf of an individual, partnership or corporation or on behalf of the Council, where such a network shall ultimately be connected to the sewer network of the Town of Dalby or for which the Council shall have operational responsibility or ownership.

Sewer shall mean a pipe, which is usually buried, designed to carry wastewater from more than one source.

WSA Code shall mean the Sewerage Code of Australia WSA 02-2002.

Unless specifically stated to the contrary, all other definitions are in accordance with the definitions listed in the glossary of terms contained in the Sewerage Code of Australia WSA 02-2002.

DESIGN

Standards

All sewers and associated works should generally be designed to comply with:-
The Sewerage Code of Australia – WSA 02-2002;
Planning Guidelines for Water Supply and Sewerage (Dept. of Natural Resources & Mines);
Australian Standards – AS-3500;
Standard Sewerage Law;
Water Act 2000;
Local Government Act 1993;
Workplace Health & Safety Act.

General Requirements

The following general requirements to achieve design approval should be noted:-

- Directional changes shall occur only at a manhole or access shaft;
- The maximum ratio of access shafts to manholes is 2:1 – no more than two access shafts shall be permitted along the length of a sewer without an intervening manhole;
- Access shafts shall generally only be used on 150mm sewers and at depths less than 3.5 metres;
- Sewers shall not be less than 150mm nominal diameter;
- Property connections shall be constructed in DI pipe and fittings as per the standard drawing. Sewers shall terminate in either a manhole or an access shaft;
- Property connections may be 100 mm nominal diameter. Property connections shall generally be arranged to provide a connection point 0.5 metres inside the property owners boundary at a depth necessary to service the property at a calculated grade of 1:60 plus the minimum permitted pipe cover or 1.5 metres, whichever is the greater;
- Sewerage networks should normally be designed to achieve the most number of connections per metre of pipe laid eg: back-to-back properties. Installation of sewers in either the road reserve within private property is acceptable. Block size, road reserve width, construction depth and interference with other services should be considered when determining the most appropriate location for sewers.

Equipment and Materials Approvals

Equipment, materials etc., that are certified to a recognised industry eg: as or by a generally recognized description eg: bedding sand, do not require further approval by Council before being specified.

Design Information Required for Review by Council

As a minimum the following design information shall be submitted. At least three hardcopies of all documents shall be submitted.

- General arrangement plan showing the layout of the proposed Scheme and its relationship to any infrastructure, ground contours and any reference levels.
- Detailed plan showing the location of manholes, connections, enveloping pipes, obstructions such as buildings etc. property boundaries, roads, services etc. This may require multiple plans to provide a legible level of detail.
- Long sections of each sewer manhole to manhole, showing invert levels, surface levels, depth of excavation, gradients and any critical elevations such as intersecting services, connections at minimum depth etc.
- Detail arrangements of manhole construction, jumpup/junction construction, trench detail, property connection or enveloping pipes. These may be in the form of a standard drawing.
- Detail of grade class or specification of materials used.

Review

All designs shall be subject to review by Council. Designs shall be submitted with the application for operational works and no construction is permitted until such designs are approved. In order to expedite the design review procedure it is a requirement that prior to design submission the designer shall:-

- Obtain a copy of this document: *Minimum requirements for the Design, Construction and Testing of Sewerage Systems in the Dalby Town Council Sewerage Scheme.*
- Liaise with Council officers on the likely issues needed to be addressed in the design and the access point or points for connection into the existing Scheme.

Designs meeting or exceeding the minimum requirements shall be marked or stamped or otherwise annotated and one copy shall be returned to the designer.

Designs not meeting the minimum requirements shall be marked as to the nature of deficiency however it is the responsibility of the designer to make any necessary modifications to the design and reprint the drawings.

Acceptable Materials

ITEM	ACCEPTABLE CONSTRUCTION
Sewer pipe	uPVC SN8 RRJ
Manholes	Concrete Cast insitu or precast 1050 nom ID
Manhole covers	Cast iron 600mm nom diameter, heavy duty
Access shafts	Wormall "Poo Pit" system
Property connections	Jump up and junctions etc – DICL pipes and fittings until unexcavated ground is reached then PVC SN4
Pipe bedding	Bedding sand, crusher dust, 0-5 mm screening
Enveloping pipes	uPVC SN8 RRJ or SW or K9 DICL

Inspection of Materials

The contractor will allow the Council reasonable access to inspect any or all materials being used or proposed for use, prior to and during installation. Any material found to not comply or exceed the minimum acceptable requirements in the above table would either require special approval or replacement. Materials not complying with the WSA code, Australian Standards or other industry codes will be rejected and shall be replaced by the contractor at no cost to Council.

Qualification of Staff

All construction work shall be directly supervised by a suitably qualified and experienced licensed plumber and or drainer.

Inspection

The contractor shall establish a formal inspection and test methodology to ensure that the construction work is progressively inspected and tested and meeting or exceeding the standards required. This inspection and test method should be submitted to the Council prior to any construction work commencing, and shall be progressively completed as the job proceeds. The inspection and test plan shall be available to Council on request during the project and shall be submitted as part of the “as constructed” detail at the completion of the project.

In addition Council reserves the right to inspect any or all parts of the installation at any reasonable time during the construction process. Routine inspections will also be conducted in accordance with the following table.

ITEM	INSPECTION FREQUENCY
Material suitability	Prior to installation, 1 inspection per batch
Excavation	Once per each section between manholes
Pipe laying	Once per each section between manholes
Manholes and access shafts	Each prior to backfilling, each after completion
Property connections	Each prior to backfilling
Road crossing	Each during backfilling, compaction test may be required when backfill completed
Enveloping pipe	Each prior to backfill
Backfill	Twice per each section between manholes

The contractor shall give the Council a minimum of 24 hours notice of the need for an inspection of the items in the above table. Where the contractor fails to give adequate notice or proceeds without an inspection the Council may require that work be halted or excavations etc be undertaken to permit such inspections to be performed, all of which shall be at the contractor’s expense.

Construction Tolerances

Construction shall be in the positions shown in the design and in accordance with standard drawings to the construction tolerances specified in Part 4 Section 12 of WSA-03-2003. Intentional departures from the design that exceed such tolerances shall be specifically approved by Council prior to such construction being undertaken. Where such approval is not obtained or if such departure is unintentional and significantly impacts on the functionality of the installation the Council may require rework to achieve the necessary tolerances at no cost to Council.

Property Connections

Property connections shall be constructed in accordance with the WSA Standard drawings, jump ups etc constructed entirely from PVC are unacceptable.

Manholes and Access Shafts

Manholes shall be constructed in accordance with the WSA Standard drawing, access shafts shall be constructed using the Wormal "Poo Pit" system.

Testing

Testing procedures shall be in accordance with the procedures outlined in the Sewerage Code of Australia WSA-03 2002.

Connection to Existing System

After liasing with the designer and contractor Council will provide a connection point of suitable size and depth for connection of the new system to the existing system. Generally this will take the form of a pipe stub to which the contractor may connect. However the contractor shall ensure that no flow through the connection is permitted until the new construction has been inspected, tested cleaned etc to ensure that no extraneous material or water be allowed to enter the existing system. Flow from the new system to the old system shall only be permitted after all final inspections and tests have been completed satisfactorily. Authorisation by Council to permit flow to leave the new work shall be deemed as formal acceptance of the installation by Council.

As Constructed Detail

The contractor is responsible for the gathering and formulation of as constructed data in accordance with Council requirements.

Council Requirements for As Constructed Details

As constructed plans are required in the same format as the original design drawings and are to show all as constructed details including actual dimensions, depths, levels, etc.

Council requires one electronic and one hard copy as per EDROC standards.

Warranty

The contractor shall warrant the entire installation to be free from defects in workmanship and materials for a period of 12 months after acceptance.

Handover

Handover of the installation to Council occurs after:

- Satisfactory expiry of the warranty period;
- All as constructed drawings and data submitted in a format acceptable to Council; and
- CCTV inspection.

10.14 SCHEDULE 14 – Street Lighting Design

Street lighting designed and constructed to Category P5 standard in accordance with EDROC Regional Standards Manual..

10.15 SCHEDULE 15 – Zones of Influence

1. Application

This schedule applies to the erection of **all** buildings and structures proposed to be erected over or within the zones of influence of any Council water supply, sewer or stormwater services.

a. For Buildings and Structures other than Carports and class 10 Buildings (Domestic Outbuildings)

Building approval will **not** be given for the erection of any building or structure, other than carport or Class 10 building unless either:-

- (i) the service is relocated in accordance with Section 2 below; or
- (ii) where it can be demonstrated to Council that it is neither feasible nor reasonable to relocate the service Council may grant a relaxation and will require the service to be protected in accordance with Section 3 and or relined in accordance with Section 4.

b. For Carports and Class 10 Buildings (Domestic Outbuildings)

Subject to the approval of the Director of Engineering Services and provided the requirements as to the foundation and method of building work, described in Section 3 below are adhered to, carports and Class 10 buildings may be built over or within the zones of influence of Council services.

2. Service Relocation Requirement

Where building approval is given subject to the relocation of an existing service, it will be a condition of the approval that the service be relocated at the applicant's expense, prior to the commencement of any building work on the site.

3. Service Protection Requirement

Before a permit is issued, satisfactory evidence that the design has taken due regard of the following matters and the appropriate bond paid:

a. Foundation traversing Zones A, B and C of drawing Number TP2.11-2/3/06 attached, whether parallel to or crossing the services, shall be fully supported outside these Zones and generally as described in (i) to (iii) below.

- I. For foundations parallel to the service in Zone B and C, this may be achieved either by deepening the footings so that the base of the footing is below Line B, or by another method approved by the Development Officer;
- II. For foundations parallel to the service in Zone A, this may be achieved by piles and beams down to 300 mm below service invert level, or by another method approved by the Development Officer;
- III. For foundations crossing the service, a cross over angle of not less than 45° is required as per AS3500.22 Section 3.8.2 (a).

b. The underside of any footing or beam shall be at least 300mm clear of the top of the service. A suitable, compressible material (e.g. cardboard void former 100mm thick) approved by the Development Officer, is to be placed between the structure and the service within Zones A and B to provide protection against differential settlement. The compressible material is to rest on a minimum 75mm thick layer of compacted bedding sand.

- c. All floors of carports and Class 10 building shall be of gravel or similar materials approved by the Development Officer. Reinstatement after completion of any work shall be the responsibility of the landowner.
- d. Where piles and/or beams are required, the owner shall submit detailed plans of proposed foundations prepared by a Registered Professional Engineer, Queensland.
- e. Where a service has been exposed, back filling shall not be carried out without approval of the Development Officer.
- f. The owner is to contact the Community Services Department and arrange for a site inspection when footings have been excavated, but **prior** to the pouring of any concrete over the service.
- g. Piles of any description shall not be located within 1 metre of a sewer, water main or stormwater drain without first obtaining **written** permission from Council's Community Services Department.
- h. The service is to be protected from earthmoving equipment at all times and any damage shall be repaired by the local government at the expense of the person who caused the damage under the provisions of the Water Act 2000 Section 387.
- i. A minimum clearance of 2.0 metres is to be maintained from the edge of a manhole and a minimum of 2.1 metres vertically to the closest point of any foundation or structure.
- j. No fill is to be placed over a manhole at any time. The owner is to contact the Community Services Section should any manhole require to be raised to finish surface level. The raising of the manhole shall be undertaken at the applicant's expense to a minimum of 100mm above finished surface levels.
- k. A bond of \$1,000.00 per pier within 1.5 metres of the sewer is to be paid as security against damage to Council's sewer. This bond will be refunded if Council is satisfied there is no damage to the service within three months of the issue of the Certificate of Classification.
- l. If the existing sewer connection is located beneath the proposed structure, the owner is required to prepay the Council the costs involved in sealing the existing connection and installing a new connection clear of the proposed structure.
- m. No responsibility will be taken by the Council for any damage to the structure due to foundations being over the service. Council's services and the excavation and back filling for the services are not designed to support any superimposed load. This shall be a condition of building approval. All costs associated with repair of such damage will be borne by the owner.

4. Service Relining Requirements

Where the requirements of Section 2 above cannot be met, and subject to the approval of the Council, then the applicant will be required to reline the sewer in its entirety from the existing upstream and downstream manhole at the applicant's cost subject to the schedule below:-

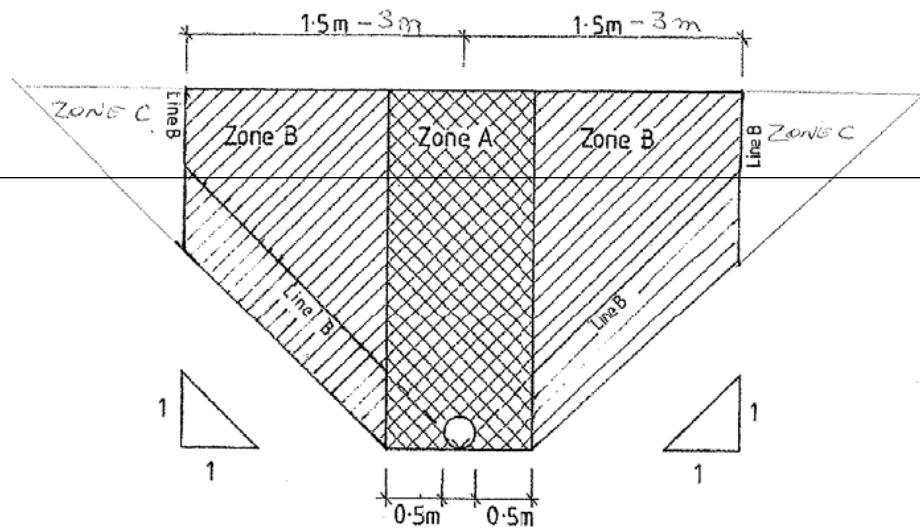
- a. The cost of the required relining will be borne by the applicant as follows:
 - I. sewer less than 41 years - 100% applicants cost;
 - II. sewer between 41 and 46 years - 75% applicants cost
 - III. sewer between 46 and 51 years - 50% applicants cost

IV. greater than 51 years - 25% applicants cost

- b. A manhole may be required as directed by the Director Engineering Services within the applicant's property immediately downstream and/or upstream but adequately clear of the structure. Where approved by the Director Engineering Services a manhole may be constructed in the floor of a structure and such manhole shall have a bolt-down cast iron cover.



**BUILDING WORKS AFFECTING COUNCIL SERVICES
ZONES OF INFLUENCE**



Drawing No. TP 2.11- 2/3/06

11.0 Extrinsic Material

HOW THE PLANNING SCHEME SEEKS TO ACHIEVE OUTCOMES

The Planning Scheme is intended to advance the purposes of the Integrated Planning Act 1997 which seeks to achieve ecological sustainability which is defined in the Integrated Planning Act 1997 as:-

‘Ecological sustainability - a balance which integrates:

- *The protection of ecological processes and natural systems at a local, regional, State and wider levels;*
- *Economic development; and*
- *Maintenance of cultural, economic, physical and social well being of people and communities.’*

As a means of reaching an optimal balance, this Planning Scheme coordinates and integrates the core matters of land use and development, infrastructure and valuable features.

The achievement of ecological sustainability will require a combined and integrated approach with such things as:

- The Dalby Town Council Corporate Plan;
- State and Commonwealth agencies' policies and programs;
- Regional strategies (eg strategies produced by the Eastern Downs Regional Organisation of Councils); and
- Community based programs (eg. strategies prepared by the Condamine River Catchment Committee, Landcare etc.).

PRINCIPLES

Seven (7) principles for guiding development in the Town of Dalby are outlined below:

Principles for Development

General

Development incorporates good urban design principles and practices, particularly for traffic systems, streetscape design, heritage conservation, subdivision of land and environmental engineering.

The individual and/or cumulative impact of the development does not compromise valuable features and areas and the image of Dalby.

The development prevents or mitigates any potential risk to life or property due to natural hazards such as bushfire or flooding and/or human activities such as crime or pollution.

Economic

The development does not significantly adversely affect the economic viability of the town centre or Industrial Development.

The economic dominance and viability of the town centre as the district's principle retail and business centre is maintained.

The development does not significantly adversely affect the efficient timely and coordinated development of other land in the vicinity.

Livability

The development does not affect the timely provision of a variety of housing types to meet the community's accommodation needs in terms of affordability, life stage and lifestyle.

The development respects and enhances existing streetscape and neighborhood character, particularly in the older Residential areas.

The development does not unreasonably affect the amenity of Residential areas due to lighting, noise, waste emissions, risk to community safety, loss of privacy and sunlight unless appropriate buffers are provided in new development.

Infrastructure

Development is provided with water, effluent disposal, electricity, gas and telecommunication services and facilities for the retention, treatment and discharge of stormwater and liquid wastes adequate to cater for the expected demands of the development and protection of the natural environment, general health and well being of the community.

The function, accessibility, efficiency and safety of the transport network is protected and enhanced and the existing road hierarchy is enhanced by limiting inappropriate development in proximity to State-controlled roads as well as in minor residential streets.

Provision for vehicle access, parking, maneuvering and loading areas is adequate to meet the demand likely to be generated by the development.

The development integrates with pedestrian cycle and public transport.

Natural environment and leisure

The development prevents or adequately mitigates any potentially adverse impacts on the natural environment including surface and ground water quality, air quality, habitat corridors, remnant vegetation and ecological values.

The development protects or adequately mitigates any potentially adverse impacts on the scenic qualities of Dalby including the Myall Creek corridor, views to the Bunya Mountains and the attractive Rural vistas over farmland.

The development does not compromise the provision, use or quality of existing/proposed open space network and the sustainability of recreation and sport in a way that is not a burden for Council and other government agencies in the future.

Compatibility

Agriculture in the district, industries and tourism are vital to the town's economy and must be accommodated in areas where land use conflicts are minimal. Urban expansion must be designed to protect the viability of agricultural activities and the amenity of existing Residential areas as well as protecting good quality agricultural land.

Cultural Heritage

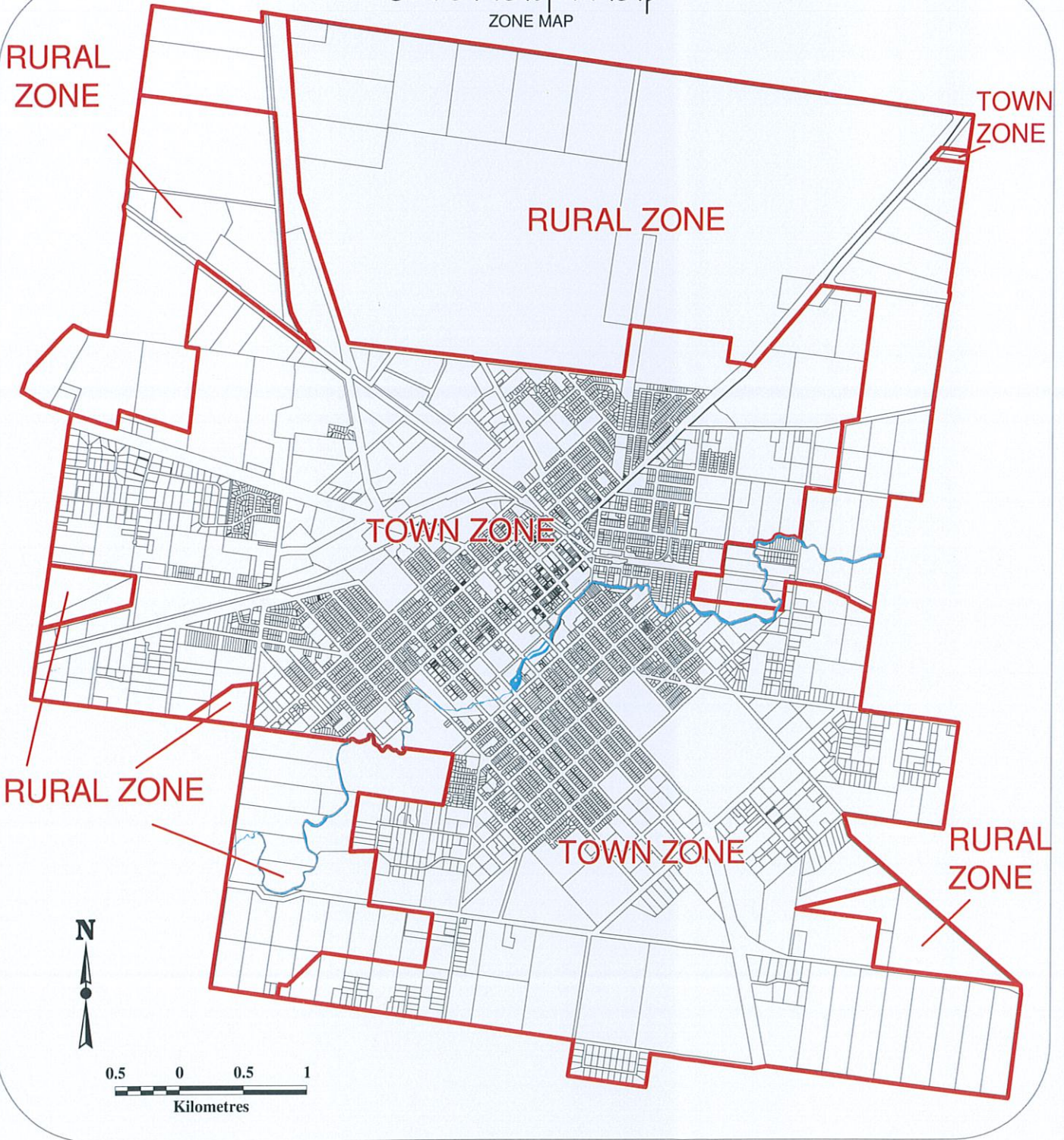
The development does not adversely affect the significance of cultural heritage items.

NOTE FOR PRINTING - Insert Zone Map, Precinct Map, Multiple Occupancy Area Map, State Controlled Roads Map, High Pressure Gas Pipelines Map, Agricultural Land Classification Map here, BETWEEN Page 101 and Page 102.

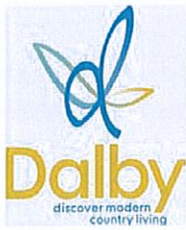
12.0 Priority Infrastructure Plan - Regulated Infrastructure Charges Schedule

Overlay Map

ZONE MAP



ZONE MAP

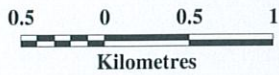
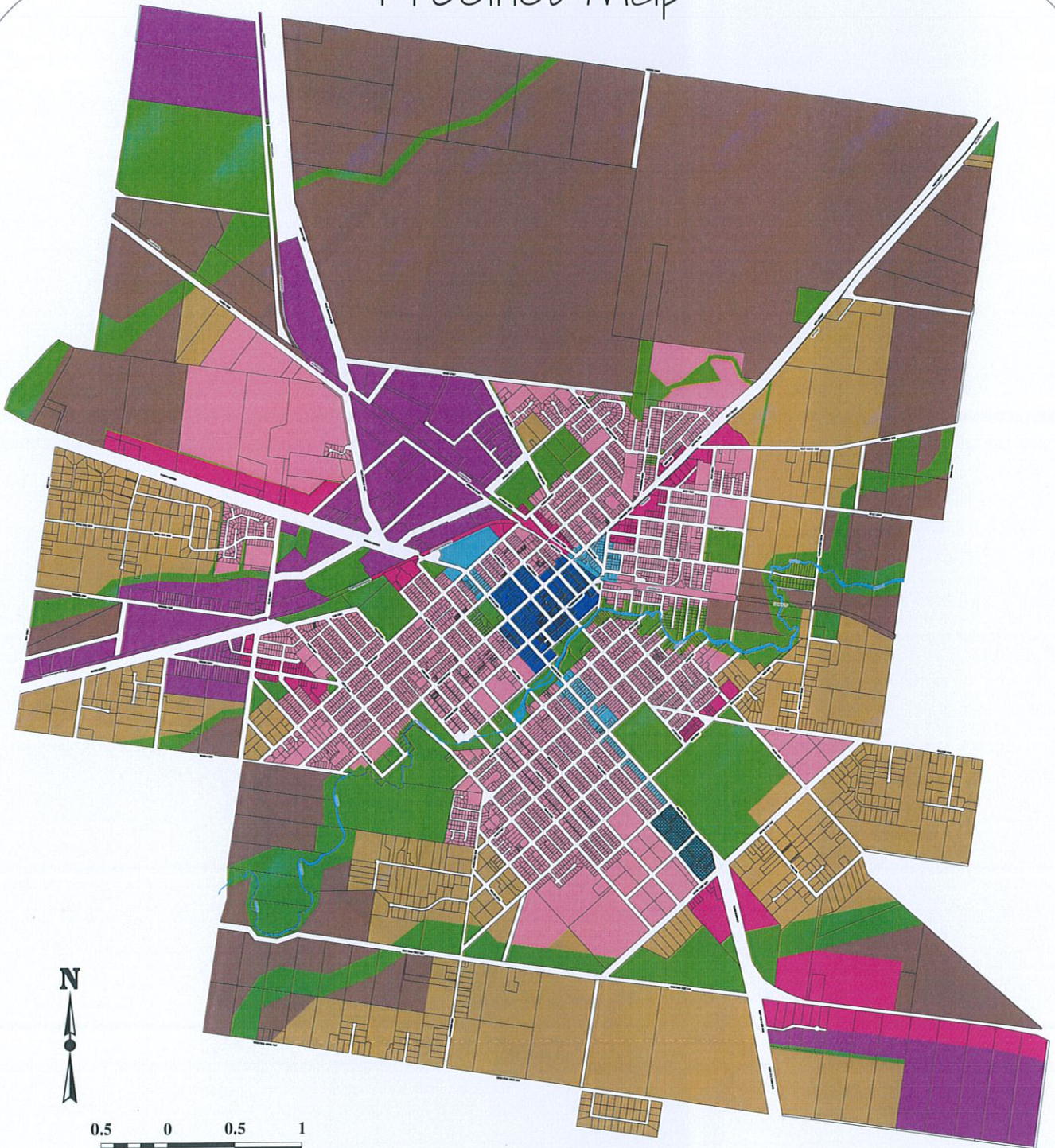


Ref# 20070821 Date 21/08/2007
Effective 1 September 2007

Overlay Map

DALBY TOWN PLANNING SCHEME 2007

Precinct Map



Ref: 20070821 Date: 21/08/2007
Effective 1 September 2007

- Commerce and Trade
- Commerce and Trade Precinct Overlay
- Industry
- Light Industry
- Open Space
- Residential
- Rural
- Rural Residential
- Town Centre

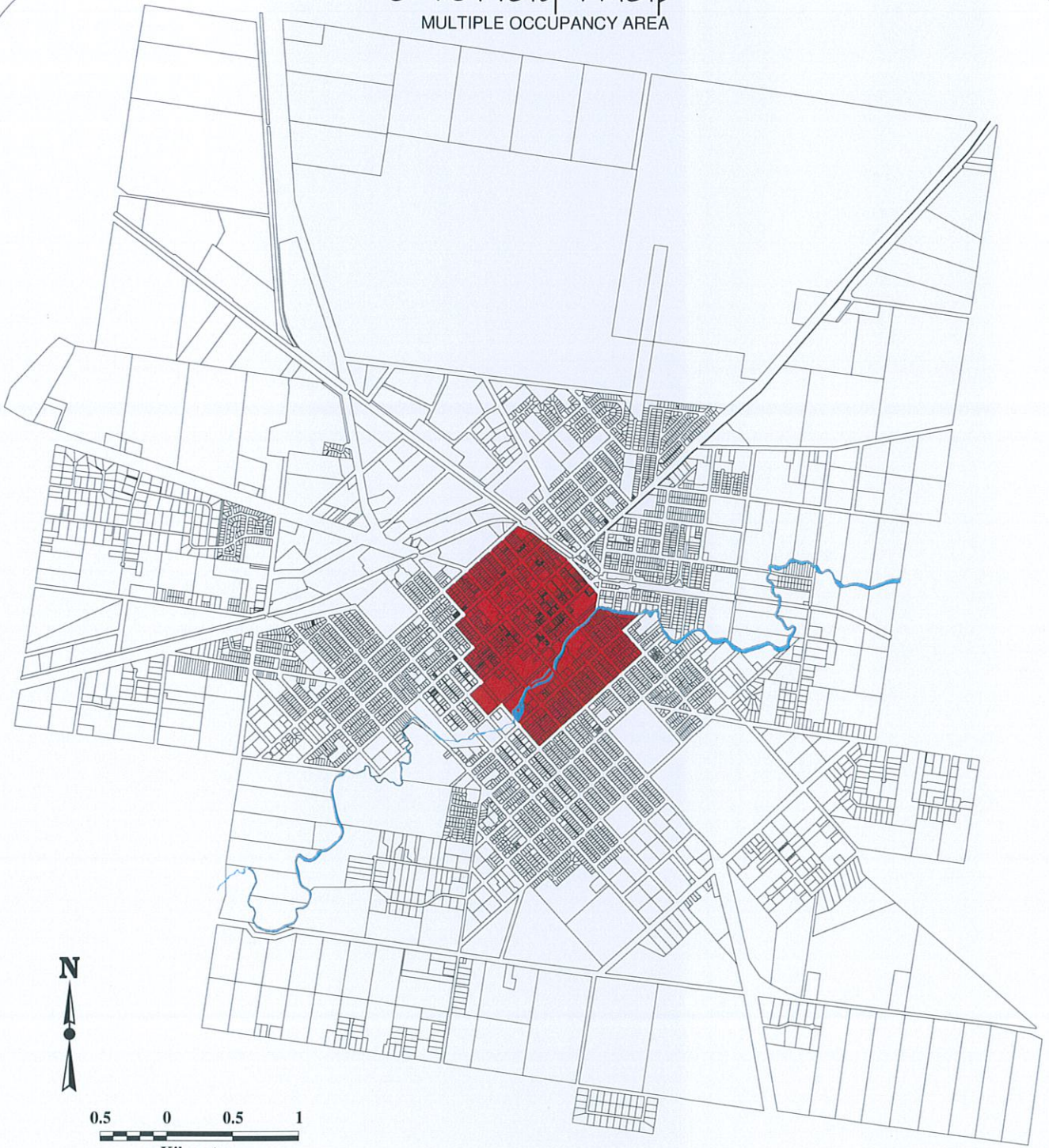
Precinct Map

DALBY TOWN PLANNING SCHEME 2007

Effective 1 September 2007

Overlay Map

MULTIPLE OCCUPANCY AREA



Ref# 20070821 Date 21/08/2007
Effective 1 September 2007

MULTIPLE OCCUPANCY AREA

Overlay Map

DALBY TOWN PLANNING SCHEME 2007

Overlay Map

STATE CONTROLLED ROADS



STATE CONTROLLED ROADS

Overlay Map

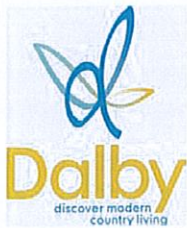
DALBY TOWN PLANNING SCHEME 2007



Ref# 20070821 Date 21/08/2007
Effective 1 September 2007

Overlay Map

HIGH PRESSURE GAS PIPELINES



Ref# 20070921 Date 21/09/2007
Effective 1 September 2007

- High Pressure Gas Pipeline
- ▨ High Pressure Gas Pipeline 50 meter Exclusion Zone

HIGH PRESSURE GAS PIPELINES

Overlay Map

DALBY TOWN PLANNING SCHEME 2007

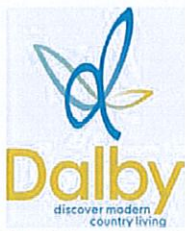
Overlay Map

AGRICULTURAL LAND CLASSIFICATION




0.5 0 0.5 1
Kilometres

AGRICULTURAL LAND CLASSIFICATION



Ref# 20070821 Date 21/08/2007
Effective 1 September 2007

 Good Quality Agricultural Land Class A

Overlay Map

DALBY TOWN PLANNING SCHEME 2007

Effective 1 September 2007

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Priority infrastructure plan

1. Preliminary

1.1 Application

This priority infrastructure plan (PIP) has been prepared in accordance with the requirements of the *Integrated Planning Act 1997* (IPA) and the IPA Infrastructure Guideline 1/04.

The PIP applies to the area depicted in the Precinct Map (map reference number 20070821 and date 21 August 2007) of the *Dalby Town Planning Scheme 2007*.

1.2 Purpose

The purpose of the PIP is to:

- i. integrate and coordinate land use planning and infrastructure planning—a core requirement of the IPA
- ii. ensure that the provision of trunk infrastructure is performed in an efficient and orderly manner.

1.3 Definition of trunk infrastructure

Trunk infrastructure is the ‘higher order’ or ‘shared’ development infrastructure that benefits multiple developments. Council is primarily responsible for planning and providing trunk infrastructure. However, the State may also provide trunk infrastructure such as state roads. Trunk infrastructure for each network is shown within Part 5, Plans for trunk infrastructure.

Non-trunk infrastructure is development infrastructure that is not trunk infrastructure. It generally provides benefits to individual or a small number of premises. Conditions may be imposed by council for the supply of non-trunk infrastructure under section 5.1.2 of the IPA.

1.4 Trunk infrastructure networks covered by the PIP

The following trunk infrastructure networks are covered by the PIP:

- i. water supply
- ii. sewerage
- iii. stormwater (quality and quantity)
- iv. transport
- v. public parks (recreation and sport) and community land (land and basic works).

1.5 Planning horizon

The priority infrastructure area (PIA) identifies the area where trunk infrastructure services will be provided to accommodate urban growth up to the year 2021.

2. Planning assumptions

2.1 Applying the priority infrastructure plan to development

The priority infrastructure plan states the basis for-

- (a) the calculation of regulated infrastructure charges applicable to a development
- (b) the imposition of a condition on development requiring -
 - (i) the supply of necessary trunk infrastructure
 - (ii) the payment of additional trunk infrastructure costs
- (c) the imposition by a state infrastructure provider of a condition -
 - (i) about protecting or maintaining the safety or efficiency of the provider's infrastructure network; or
 - (ii) for additional infrastructure costs; or
 - (iii) about protecting or maintaining the safety and efficiency of public passenger transport.

2.2 Payment of additional trunk infrastructure costs

A condition may be imposed requiring the payment of additional infrastructure costs where -

- (a) the development -
 - (i) is inconsistent with the assumptions set out in section 2.2.1; or
 - (ii) is located completely or partly outside the priority infrastructure area as set out in section 2.2.2; and
- (b) the development would impose additional trunk infrastructure costs on -
 - (i) the infrastructure provider after taking into account either or both of the following -
 - (1) regulated infrastructure charges for the development
 - (2) trunk infrastructure supplied or to be supplied by the applicant or
 - (ii) the State infrastructure provider.

2.2.1 Test for inconsistency with assumptions for development

Development is inconsistent with the assumptions if –

- (a) the type of development was not anticipated to occur in that location based on the planning scheme land uses; or
- (b) the development results in the total number of dwellings forecasted for the relevant priority infrastructure area (PIA) locality being exceeded in Table 2.1; or
- (c) the development results in the total amount of non-residential Gross Floor Area (GFA) forecasted for the relevant planning infrastructure area (PIA) locality being exceeded in Table 2.2; or

2.2.2 Development of premises outside the PIA

A development proposed to be completely or partly outside the PIA will be subject to an additional trunk infrastructure cost assessment. Additional cost conditions may be imposed if development is approved.

2.3 Population and housing projections

Table 2.1: Population and housing projections

Area	Dwelling type	Existing and projected population				Average household size (persons/dwelling)				Existing and projected dwelling units			
		2006	2011	2016	2021	2006	2011	2016	2021	2006	2011	2016	2021
Inside PIA - Dalby	Single Dwelling	9,616	9,909	10,156	10,376	2.72	2.66	2.59	2.53	3,532	3,731	3,920	4,105
	Multiple Dwelling	588	605	620	634	1.46	1.43	1.39	1.36	402	425	446	467
	Other	180	186	190	194	1.82	1.78	1.73	1.69	99	104	110	115
	Total	10,384	10,700	10,966	11,204	2.58	2.51	2.45	2.39	4,032	4,260	4,475	4,687
Outside PIA	Single Dwelling	0	0	0	0	2.72	2.66	2.59	2.53	0	0	0	0
	Multiple Dwelling	0	0	0	0	1.46	1.43	1.39	1.36	0	0	0	0
	Other	0	0	0	0	1.82	1.78	1.73	1.69	0	0	0	0
	Total	0	0	0	0	2.58	2.51	2.45	2.39	0	0	0	0
Local government area	Single Dwelling	9,616	9,909	10,156	10,376	2.72	2.66	2.59	2.53	3,532	3,731	3,920	4,105
	Multiple Dwelling	588	605	620	634	1.46	1.43	1.39	1.36	402	425	446	467
	Other	180	186	190	194	1.82	1.78	1.73	1.69	99	104	110	115
	Total	10,384	10,700	10,966	11,204	2.58	2.51	2.45	2.39	4,032	4,260	4,475	4,687

2.4 Employment and non-residential floor space projections

Table 2.2: Employment and non-residential floor space projections

Area	Non-residential development category	Existing and projected employment (employees)				Average floor space conversion rate (m ² GFA /employee)	Existing and projected floor space (m ² GFA)			
		2006	2011	2016	2021		2006	2011	2016	2021
Inside PIA – Dalby*	Commercial	1,526	1,572	1,612	1,646	20	30,520	31,450	32,232	32,929
	Retail	693	714	732	748	25	17,333	17,861	18,305	18,701
	Industry	1,013	1,043	1,069	1,093	110	111,388	114,782	117,636	120,182
	Community	379	391	401	409	NA	NA	NA	NA	NA
	Other [#]	0	0	0	0	NA	NA	NA	NA	NA
	Total	3,611	3,721	3,814	3,896	NA	159,240	164,093	168,172	171,812
Outside PIA	Commercial	0	0	0	0	20	0	0	0	0
	Retail	0	0	0	0	25	0	0	0	0
	Industry	0	0	0	0	110	0	0	0	0
	Community	0	0	0	0	NA	NA	NA	NA	NA
	Other [#]	828	854	875	894	NA	NA	NA	NA	NA
	Total	828	854	875	894	NA	0	0	0	0
Local government area	Commercial	1,526	1,572	1,612	1,646	20	30,520	31,450	32,232	32,929
	Retail	693	714	732	748	25	17,333	17,861	18,305	18,701
	Industry	1,013	1,043	1,069	1,093	110	111,388	114,782	117,636	120,182
	Community	379	391	401	409	NA	NA	NA	NA	NA
	Other [#]	828	854	875	894	NA	NA	NA	NA	NA
	Total	4,439	4,575	4,688	4,790	NA	159,240	164,093	168,172	171,812

* Inside the PIA employment and floor space (excl. "other") are estimated in line with the percentage of population living in the PIA.

[#] Other includes footloose and rural employment that do not apply to the PIA (e.g. agriculture, mining, construction).

#

3. Priority infrastructure area

3.1 Purpose

The priority infrastructure area (PIA) identifies the area that is either currently developed, approved for urban development or will accommodate future urban development (i.e. residential, retail, commercial and industrial development) within the planning area up until the year 2021.

The primary purpose of the PIA is to encourage urban growth in areas where suitable and adequate development infrastructure exists, or where it can be provided efficiently. As a minimum, plans for trunk infrastructure have been prepared to service growth within the PIA up until the year 2021.

3.2 The priority infrastructure area

3.2.1 Determination of the PIA

The PIA will accommodate up to 15 years growth, from years 2006 – 2021.¹ It was delineated on the basis of: —

- water and sewerage infrastructure network plans (both for existing and known future infrastructure); and
- Precinct Map (map reference number 20070821 and date 21 August 2007) from the *Dalby Town Council Planning Scheme 2007*.

The water and sewerage infrastructure network plans were used as:

- this infrastructure is a ‘closed system’ where entry into the network is from discrete locations that can be spatially mapped; and
- the Planning Scheme requires that all premises in the Town Zone are connected to Council’s reticulated water and sewerage system (the exception to this is allotments in the rural residential precinct, which are to have an on-site effluent disposal system).²

The water and sewerage infrastructure plans, indicating the extent of current and future supply, were used to determine the initial geographic extent of the PIA. This was then refined through examination of the Planning Scheme Precincts to ensure that the initial PIA would encompass only development allowed for under the IPA.³ —

¹ Under Schedule 10, Priority infrastructure Areas are to allow for growth for residential purposes, retail and commercial purposes, industrial purposes, and community and government purposes.

² Other networks represent ‘open systems’ whereby users can originate from any location, including outside the Council area. Use of these to determine the initial boundary of the PIA would be problematic.

³ Department of Local Government, Planning, Sport and Recreation (2004) *IPA Infrastructure Guideline 1/04 – Priority Infrastructure Plans*

The PIA typically approximates the Town Zone boundary and incorporates the following Planning Scheme Precincts as they allow for the development growth stipulated in the IPA:⁴

- Town Centre —
- Commerce and Trade
- Light Industry, Industry
- Residential and Rural Residential
- Open Space (where included in the Town Zone).

Under section 4.2.3 of the IPA Infrastructure Guideline 1/04 the inclusion of Rural Residential Land is optional.⁵ Council have opted to include Rural Residential land as in most cases these areas are serviced with Council's reticulated water infrastructure.

Note that allotments included in the Rural Precincts have been excluded from the PIA, in accordance with section 4.2.2 of the IPA Infrastructure Guideline 1/04. The proposed PIA is depicted in s3.2.2.

3.2.2 PIA map

The PIA is shown on the *Dalby Town Priority Infrastructure Area* (map reference 20090826 and date 26 /08/2009 (Refer to Appendix A).

3.3 Development of premises outside the PIA

A development is inconsistent with the planning assumptions if it is proposed to be completely or partly outside the PIA. Such a development will be subject to an additional trunk infrastructure cost assessment, and additional cost conditions may be imposed if development is approved.

3.4 Trunk infrastructure networks not provided within the PIA

Sewerage trunk infrastructure will not be provided to Rural Residential allotments included within the PIA.

⁴ Department of Local Government, Planning, Sport and Recreation (2004) *IPA Infrastructure Guideline 1/04 – Priority Infrastructure Plans*

⁵ Department of Local Government, Planning, Sport and Recreation (2004) *IPA Infrastructure Guideline 1/04 – Priority Infrastructure Plans*.

4. Desired standards of service

4.1 Purpose

The desired standards of service (DSS) state the level of service to be delivered to the community. The DSS identifies the performance standards for each trunk infrastructure network expressed in terms of:

- i. planning criteria—qualitative standards relating to network performance
- ii. design criteria—quantitative standards relating to the capacity of the network.

4.2 Water supply network desired standards of service

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Reliability/continuity of supply	All development receives a reliable supply of potable water with minimal interruptions to their service.	<ul style="list-style-type: none"> ▪ Schedule 12 of the Dalby Town Planning Scheme 2007 ▪ Customer service standards ▪ Customer service obligations
Adequacy of supply	All development is provided with a water supply that is adequate for the intended use.	<ul style="list-style-type: none"> ▪ Water Service Association of Australia codes ▪ IPWEA standards ▪ Customer service standards ▪ Water Supply and Sewerage Guidelines (DERM)
Quality of supply	Provide a uniform water quality in accordance with recognised standards that safeguards community health and is free from objectionable taste and odour.	<ul style="list-style-type: none"> ▪ Australian Drinking Water Guidelines (2004) ▪ National Water Quality Management Strategy, NHMRC & NRMCC
Environmental impacts	The environmental impacts of the water supply network are minimised in accordance with community expectations.	<ul style="list-style-type: none"> ▪ Compliance with the requirements of the <i>Environmental Protection Act 1994</i> and associated Environmental Protection Policies and the <i>Water Act 2000</i>
Pressure and leakage management	The water supply network is monitored and managed to maintain the reliability and adequacy of supply and to minimise environmental impacts.	<ul style="list-style-type: none"> ▪ System Leakage Management Plan (as detailed in the <i>Water Act 2000</i>)

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Infrastructure design / planning standards	Design of the water supply network will comply with established codes and standards.	<ul style="list-style-type: none"> ▪ Water Supply Code of Australia—Water Services Association of Australia—WSA 03—2002 ▪ Planning Guidelines for Water Supply and Sewerage—Department of Natural Resources and Water (NRW) 2008 ▪ Local Government Act 1993 ▪ Workplace Health and Safety Act 1995 ▪ Standard Water Supply Law ▪ Water Supply and Sewerage Guidelines (DERM)

4.3 Sewerage network desired standards of service

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Reliability	All development has access to a reliable sewerage collection, conveyance, treatment and disposal system.	<ul style="list-style-type: none"> ▪ Schedule 13 of the Dalby Town Planning Scheme 2007 ▪ Customer service standards ▪ Customer service obligations
Quality of treatment	Ensures the health of the community and the safe and appropriate level of treatment and disposal of treated effluent.	<ul style="list-style-type: none"> ▪ Schedule 13 of the Dalby Town Planning Scheme 2007 ▪ <i>Environmental Protection Act 1994</i> – Development permit (discharge licence) for discharge of treated effluent ▪ Queensland Water Quality Guidelines 2006—Environmental Protection Agency ▪ National Water Quality Guidelines—National Water Quality Management Strategy
Environmental impacts	The environmental impacts of the sewerage network are minimised in accordance with community expectations.	<ul style="list-style-type: none"> ▪ Compliance with the requirements of the <i>Environmental Protection Act 1994</i> and associated Environmental protection policies
Effluent re-use	Reuse effluent wherever possible.	<ul style="list-style-type: none"> ▪ Guidelines for Sewerage Systems: Reclaimed Water—February 2000 ▪ Queensland Water Recycling Guidelines—December 2005

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Infrastructure design / planning standards	Design of the sewerage network will comply with established codes and standards.	<ul style="list-style-type: none"> ▪ Planning Guidelines for Water Supply and Sewerage—NRW ▪ Sewerage Code of Australia— Water Services Association of Australia— WSA 02—2002 ▪ Sewerage Pumping Station Code of Australia—Water Services Association of Australia—WSA 04—2005 ▪ Local Government Act 1993 ▪ Workplace Health and Safety Act 1995 ▪ Standard Sewerage Law ▪ Water Supply and Sewerage Guidelines (DERM)

4.4 Stormwater network desired standards of service

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Quantity	Collect and convey stormwater in natural and engineered channels, a piped, drainage network and system of overland flow paths to a lawful point of discharge, in a safe manner that minimises the inundation of habitable rooms and protects life.	<ul style="list-style-type: none"> ▪ Queensland Urban Drainage Manual—NRW ▪ Australian Rainfall and Runoff Vol. 2 Engineers Australia
Quality	The water quality of urban catchments and waterways is managed to protect and enhance environmental values and pose no health risk to the community.	<ul style="list-style-type: none"> ▪ National Health and Medical Research Council Standards for Surface Water Discharge ▪ Australian Runoff Quality – A Guide to Water Sensitive Urban Design ▪ Queensland Water Quality Guidelines 2006— Environmental Protection Agency (EPA) ▪ National Water Quality Guidelines—National Water Quality Management Strategy
Environmental impacts	Adopt water-sensitive urban design principles and on-site water quality management to achieve EPA water quality objectives.	<ul style="list-style-type: none"> ▪ Section 42 Environmental Protection (Water) Policy 1997 ▪
Infrastructure design / planning standards	Design of the stormwater network will comply with established codes and standards.	<ul style="list-style-type: none"> ▪ Queensland Urban Drainage Manual—NRW ▪ Water Sensitive Urban Design – Technical Design Guidelines for SEQ ▪ Australian Rainfall and Runoff Vol. 2 Engineers Australia ▪ Natural Channel Design Guidelines

4.5 Transport network desired standards of service

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Road network design / planning standards	<p>The road network provides a functional urban and rural hierarchy that supports settlement patterns, commercial and economic activities, and freight movement.</p> <p>The principal municipal network for traffic movements throughout the municipality are classed as:</p> <ul style="list-style-type: none"> ▪ Arterial Streets, which provide the main avenue of traffic movements within the municipality to the wider road network ▪ Trunk Collector Streets, which connect to the arterial network but have no frontage access ▪ Collector Streets, which distribute traffic between and through residential, industrial and commercial areas to the arterial network. ▪ Design of the road system will comply with established codes and standards. 	<ul style="list-style-type: none"> • Schedule 7 of the Dalby Town Planning Scheme 2007 and the Western Downs Regional Council Road Design and Development Manual/standards <ul style="list-style-type: none"> ▪ <i>Road Planning and Design Manual</i> developed by the Department of Transport and Main Roads ▪ Australian Standards ▪ AUSTRROADS Guide to Traffic Engineering Practice Manuals ▪ Queensland Streets Manual
Cycleway and pathway design / planning standards	<p>Cycleways and pathways provide a safe and convenient network that encourages walking and cycling as acceptable alternatives.</p> <p>Service levels are defined in terms of:</p> <ul style="list-style-type: none"> ▪ Providing a safe satisfactory access ▪ Maintaining the structural integrity of the footpath ▪ The type of surface ▪ Width of pathway ▪ Degree of accessibility, gradients and crossfall, effective stormwater runoff ▪ Condition of the path surface ▪ Compliance to requirements of the elderly, frail or disabled community <p>Design of the network will comply with established codes and standards.</p>	<ul style="list-style-type: none"> ▪ Schedule 10 of the Dalby Town Planning Scheme ▪ Queensland Department of Transport and Main Roads <i>Road Planning and Design Manual</i> - Chapter 5 - Traffic Parameters and Human Factors ▪ Australian Standards ▪ AUSTRROADS Guide to Traffic Engineering Practice – Part 13 (Pedestrians) and Part 14 (Bicycles) ▪ <i>Queensland Streets Manual</i> – Section 4 (Pedestrians and Cyclists)

4.6 Public parks and community land network desired standards of service

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Functional network	A network of parks and community land is established to provide for the full range of recreational and sporting activities and pursuits.	<ul style="list-style-type: none"> Parks and community land is provided at a local, district and LGA-wide level Parks and community land addresses the needs of both recreation and sport
Accessibility	Public parks will be located to ensure adequate pedestrian, cycle and vehicle access.	<ul style="list-style-type: none"> Accessibility standards are identified in Table 4.6.2
Land quality / suitability Area / 1000 persons Minimum size Maximum grade Flood immunity	Public parks will be provided to a standard that supports a diverse range of recreational, sporting and health-promoting activities to meet community expectations. This includes ensuring land is of an appropriate size, configuration and slope, and has an acceptable level of flood immunity.	<ul style="list-style-type: none"> The rate of public park provision is identified in Table 4.6.1. The size for public parks is identified in Table 4.6.3. The maximum gradient for public parks is identified in Table 4.6.4. The minimum flood immunity for public parks is identified in Table 4.6.5
Facilities / embellishments	Public parks contain a range of embellishments to complement the type and purpose of the park.	<ul style="list-style-type: none"> Standard embellishments for each type of park are identified in Table 4.6.6
Infrastructure design / performance Standards	Maximise opportunities to co-locate recreational parks in proximity to other community infrastructure, transport hubs and valued environmental and cultural assets.	<ul style="list-style-type: none"> Australian Standards

Table 4.6.1: Rate of land provision

Infrastructure type	Rate of provision (Ha/1000 people)	
	Local	District
Recreation park	3.35 Inclusive of Active Open Space	0.54
Sport park	0.00	1.52
Community land		
- Library	0.0028 – 0.0042	0.0028 – 0.0042
- Community Centre	0.05 – 0.5	0.05 – 0.5

Table 4.6.2: Accessibility standard

Infrastructure type	Accessibility standard (km)	
	Local	District
Recreation park	300-500m from the majority of residents	5 - 10 min drive
Sport park	5 - 10 min drive	5 – 15 min drive
Community land - Library - Community Centre	1 per township (i.e. 1: 10,000 person)	1 per township (i.e. 1: 10,000 person)

Table 4.6.3: Size of parks and community land

Infrastructure type	Minimum size (Ha)	
	Local	District
Recreation park	0.1 - 2ha	2 - 5ha
Sport park	1-2ha	2-5ha
Community land - Library - Community Centre	0.032 0.56	0.032 0.56

Table 4.6.4: Maximum desired grade

Infrastructure type	Maximum gradient	
	Local	District
Recreation park	1: 20 for main use area 1: 6 for remainder	1: 20 for main use area. 1: 50 for kick about area. Variable topography for remainder
Sport park	1: 50 for all playing surfaces	1: 50 for all playing surfaces
Community land - Library - Community Centre	Gradient specific to site and building design	Gradient specific to site and building design

Table 4.6.5: Minimum desired flood immunity for parks

Infrastructure type	Minimum flood immunity (%)					
	Local			District		
Flood immunity	>Q5	>Q50	>Q100	>Q5	>Q50	>Q100
Recreation park	25%	75%		50%	50%	
Sport park	25%	75%		75%	25%	
Community land - Library - Community Centre	Q100 or greater for buildings; flood immunity for other areas on-site dependant on use			Q100 or greater for buildings; flood immunity for other areas on-site dependant on site use		

Table 4.6.6: Standard facilities / embellishments for parks

Embellishments	Recreation Park			Sports Park	
	Local	District	LGW	Local	District
Signage (name/info)	✓	✓	✓	✓	✓
Road access (external)	✓	✓	✓	✓	✓
Car parking (onsite)	✓	✓	✓	✓	✓
Vehicle barriers/bollards	✓	✓	✓	✓	✓
Footpath/bikeway (internal)	✓	✓	✓	✓	✓
Footpath/bikeway (external link)	✓	✓	✓	✓	✓
Bench seating	✓	✓	✓	✓	✓
Picnic table	✓	✓	✓	✓	✓
Shade/shelter	✓	✓	✓	✓	✓
BBQ	✓	✓	✓	✓	✓
Play equipment (multi-age), including soft fall and safety fences	✓	✓	✓	✓	✓
Bicycle racks	✓	✓	✓	✓	✓
Skate park	✓	✓	✓	✓	✓
Lighting/security lighting and field lighting for sports fields	✓	✓	✓	✓	✓
parks for formal and informal recreation and sporting purposes.	✓	✓	✓	✓	✓
Spectator seating/mounds	✓	✓	✓	✓	✓
Toilet amenities	✓	✓	✓	✓	✓
Rubbish bins	✓	✓	✓	✓	✓
Hose taps and bubblers	✓	✓	✓	✓	✓
Irrigation	✓	✓	✓	✓	✓

5. Plans for trunk infrastructure

5.1 Purpose

The plans for trunk infrastructure (PFTI) identify the existing and proposed trunk infrastructure networks intended to service the assumed development occurring up to the year 2021 at the desired standard of service stated in the PIP.

The PFTI show trunk infrastructure within the PIA and may also show areas of significant trunk infrastructure outside the PIA.

5.2 Trunk infrastructure networks, systems and elements

The following table defines the trunk infrastructure networks, systems and elements covered by the PIP.

Table 5.1: Trunk infrastructure networks, systems and elements

Network	System	Elements
Water	General	<ul style="list-style-type: none"> ▪ Trunk water pipes ▪ Bores ▪ Trunk Water Assets (Water towers, water treatment plant, Loudoun weir, reservoir) ▪ Pump station
Sewerage	General	<ul style="list-style-type: none"> ▪ Sewerage Pump Station ▪ Trunk gravity sewer main ▪ Trunk rising main ▪ Trunk sewerage water main ▪ Sewerage Treatment Plant ▪ Pump station
Transport	Local government and state controlled roads	<ul style="list-style-type: none"> ▪ Arterial street ▪ Trunk collector street ▪ Collector street ▪ Point trunk road transport infrastructure (Patrick Street Bridge)
	Off-road pathways	<ul style="list-style-type: none"> ▪ Trunk pedestrian bridge ▪ Off road pedestrian / cycle way
Stormwater management	Quantity	<ul style="list-style-type: none"> ▪ Conventional stormwater drainage Culverts ▪ Natural waterways
Public parks and community land	Public parks	Land, works and facilities/embellishments for local and district parks.
	Other community facilities	Land and basic works only

5.3 Plans for trunk infrastructure

Plans showing the existing and future trunk infrastructure for each infrastructure network are detailed below:

- water supply network plans for trunk infrastructure (refer to Appendix B)
- sewerage network plans for trunk infrastructure (refer to Appendix C)
- stormwater network plans for trunk infrastructure (refer to Appendix D)
- transport network plans for trunk infrastructure (refer to Appendix E)
- public parks and community land network plans for trunk infrastructure (refer to Appendix F).

6. Extrinsic material




The following material provides detailed information relevant to the preparation of this PIP. A copy of all extrinsic material is available for viewing on request at the Dalby Customer Service Centre, located at 107 Drayton Street, Dalby.

Subject / network	Document
General	Queensland Department of Local Government, Planning, Sport and Recreation (October 2004) IPA Infrastructure Guideline 1/04 - Priority Infrastructure Plans Queensland Department of Local Government, Planning, Sport and Recreation (October 2004) IPA Infrastructure Guideline 2/04 – Infrastructure Charging Schedule
Priority Infrastructure Area	Dalby Town Council (2007) <i>Dalby Town Planning Scheme 2007</i>
Desired Standards of Service and Plans for Trunk Infrastructure	Please refer to the documents and maps cited in the section 4 and 8 used in part or full in the formulation of the Desired Standards of Service.

Appendix A

Dalby Town Planning Precincts and Priority Infrastructure Area



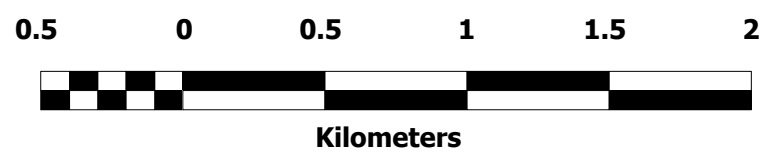
- Legend**
-  Priority Infrastructure Area
 -  Cadastral Boundries
 -  Road Casements

Dalby Town Priority Infrastructure Area

Western Downs Regional Council
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 Department of Natural Resources and Water [2007]

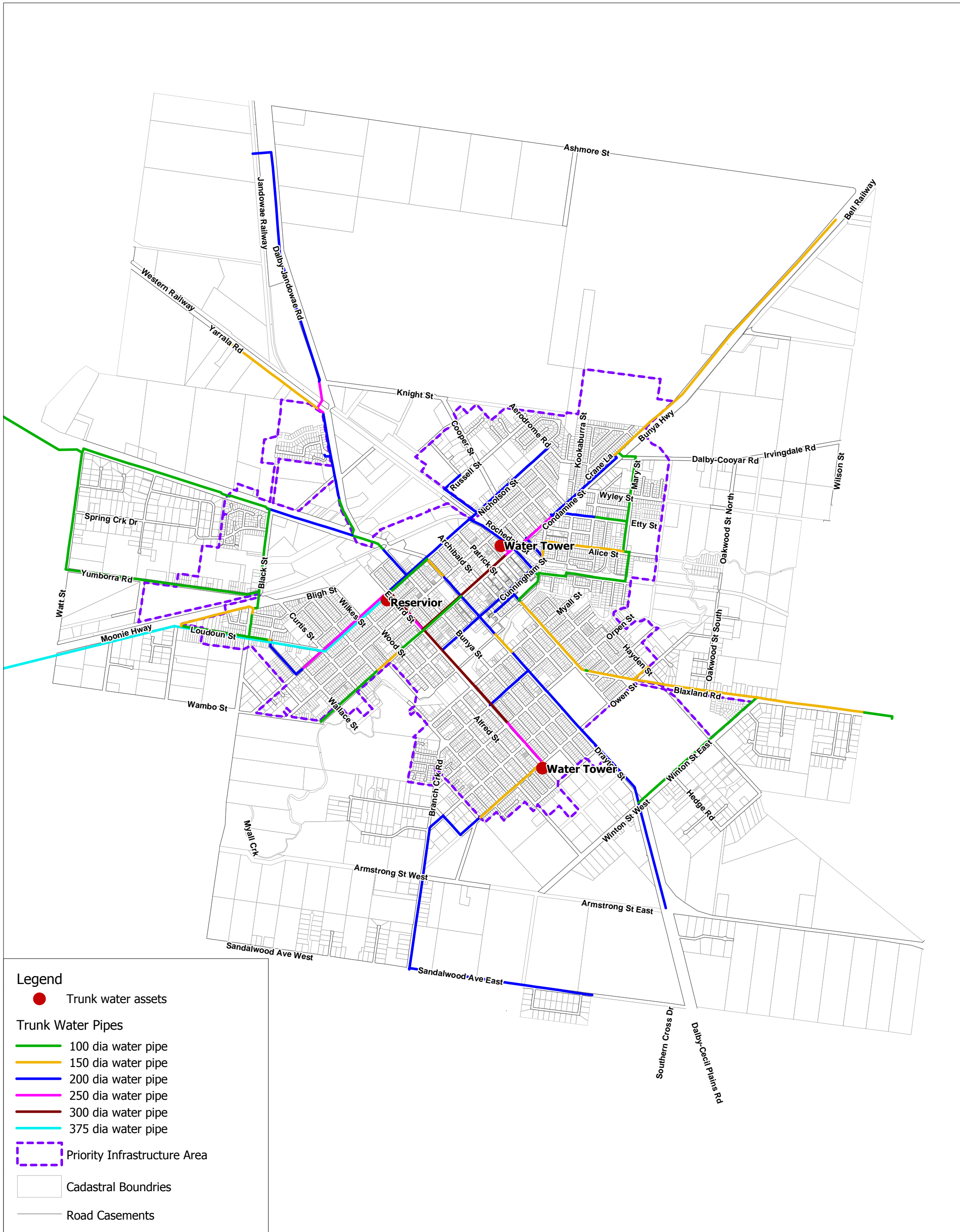
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Appendix B

Dalby Town Water Supply Network Plans for Trunk Infrastructure



Dalby Town Trunk Water Infrastructure Map

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Ref#:20091008 Date:08/10/2009



0.5 0 0.5 1 1.5 2



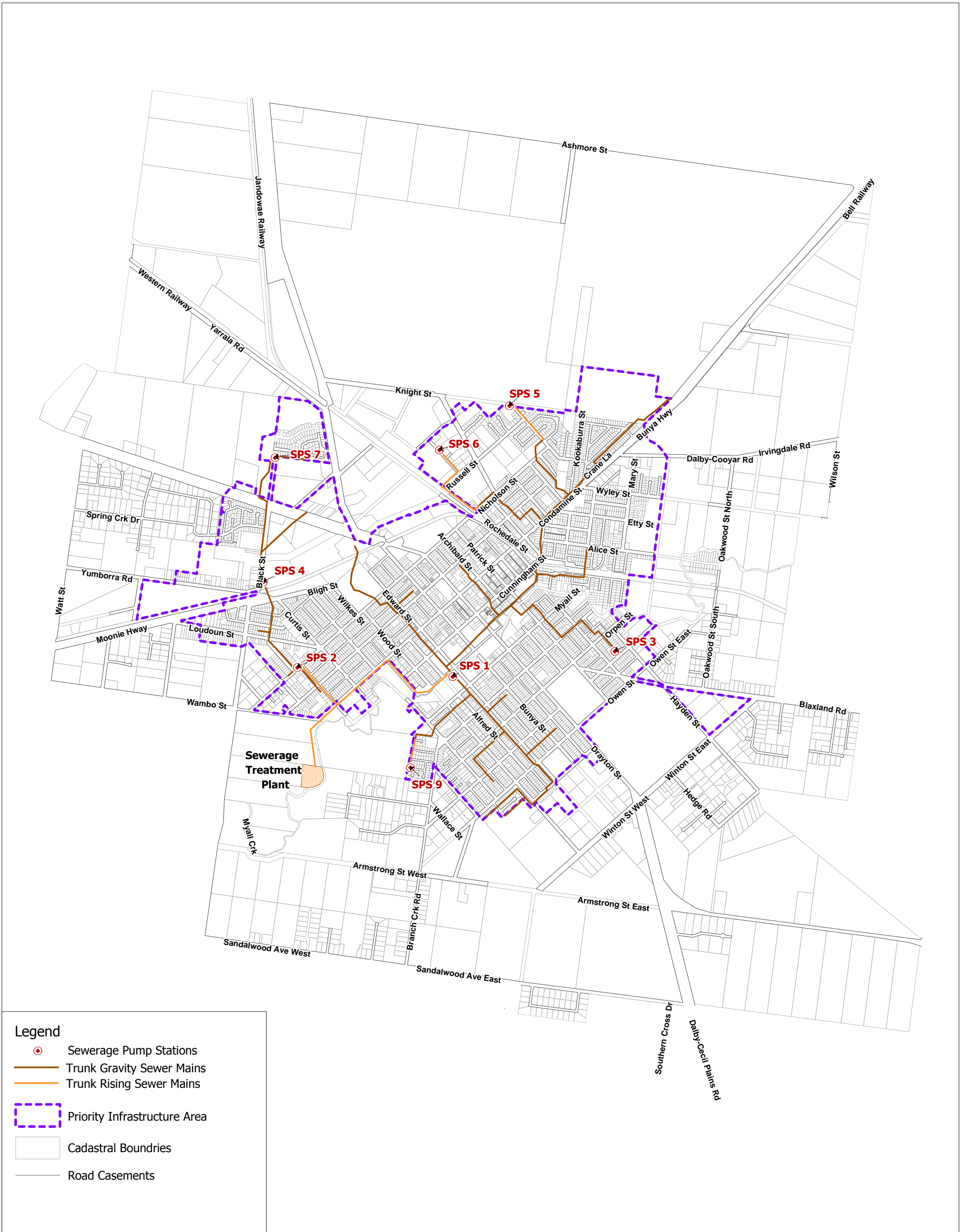
Kilometers

WESTERN DOWNS REGIONAL COUNCIL



Appendix C

Dalby Town Sewerage Network Plans for Trunk Infrastructure

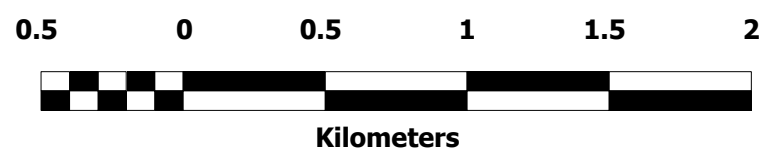


Dalby Town Trunk Sewer Infrastructure Map

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Appendix D

Dalby Town Stormwater Network Plans for Trunk Infrastructure



Legend

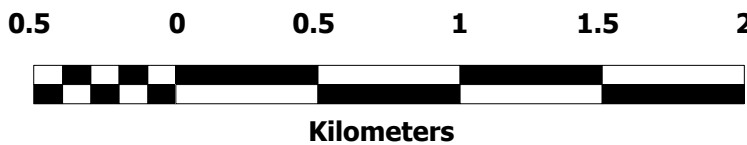
- Trunk Stormwater Pipe
- Stormwater Catchment Area
- Priority Infrastructure Area
- Cadastral Boundries
- Road Casements

Dalby Town Trunk Stormwater Infrastructure Map

Western Downs Regional Council
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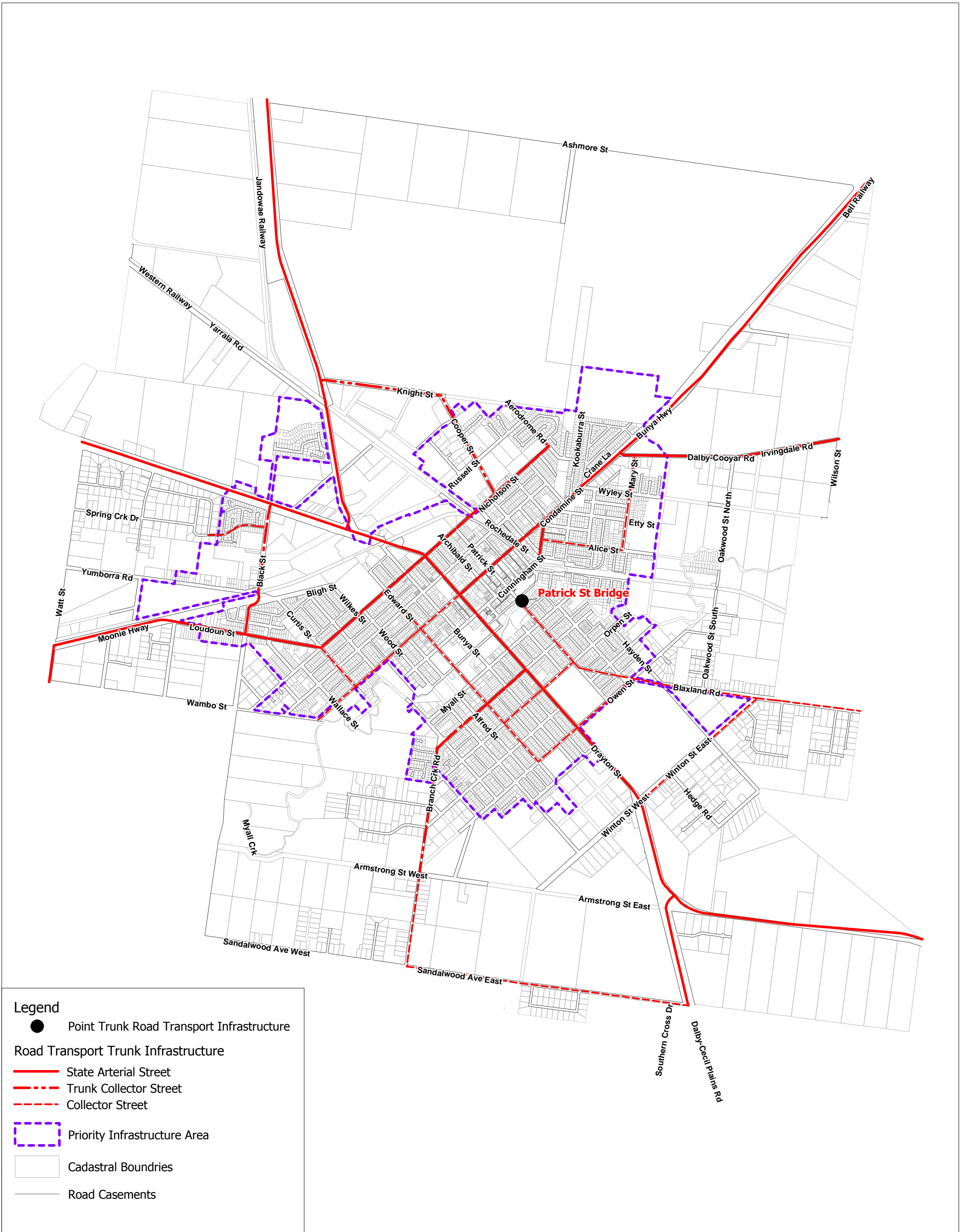
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Appendix E

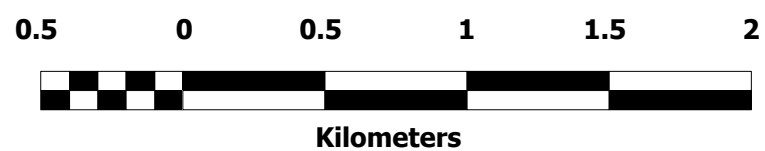
Dalby Town Transport Network Plans for Trunk Infrastructure



Dalby Town Trunk Road Transport Infrastructure Map

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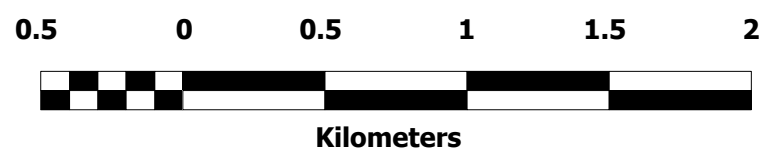
Legend

- Trunk Pedestrian Bridge
- Off Road Pedestrian/Cycle Way
- Priority Infrastructure Area
- Cadastral Boundaries
- Road Casements

Dalby Town Trunk Pedestrian / Cycleway Infrastructure Map

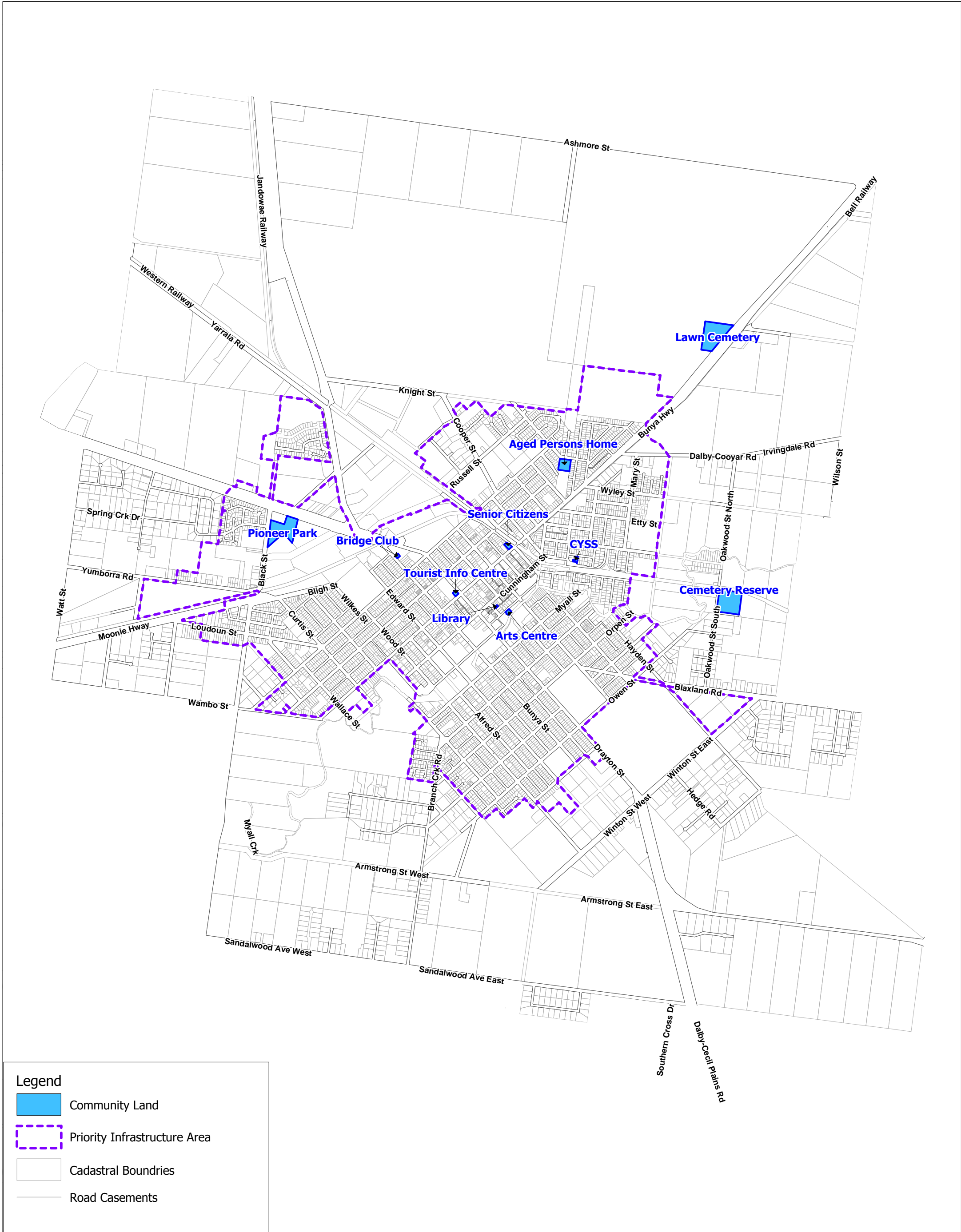
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Appendix F

Dalby Town Public Parks and Community Land Network Plans for Trunk Infrastructure



Legend

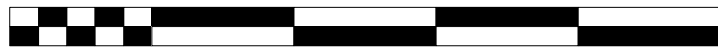
- Community Land
- Priority Infrastructure Area
- Cadastral Boundries
- Road Casements

Dalby Town Community Land

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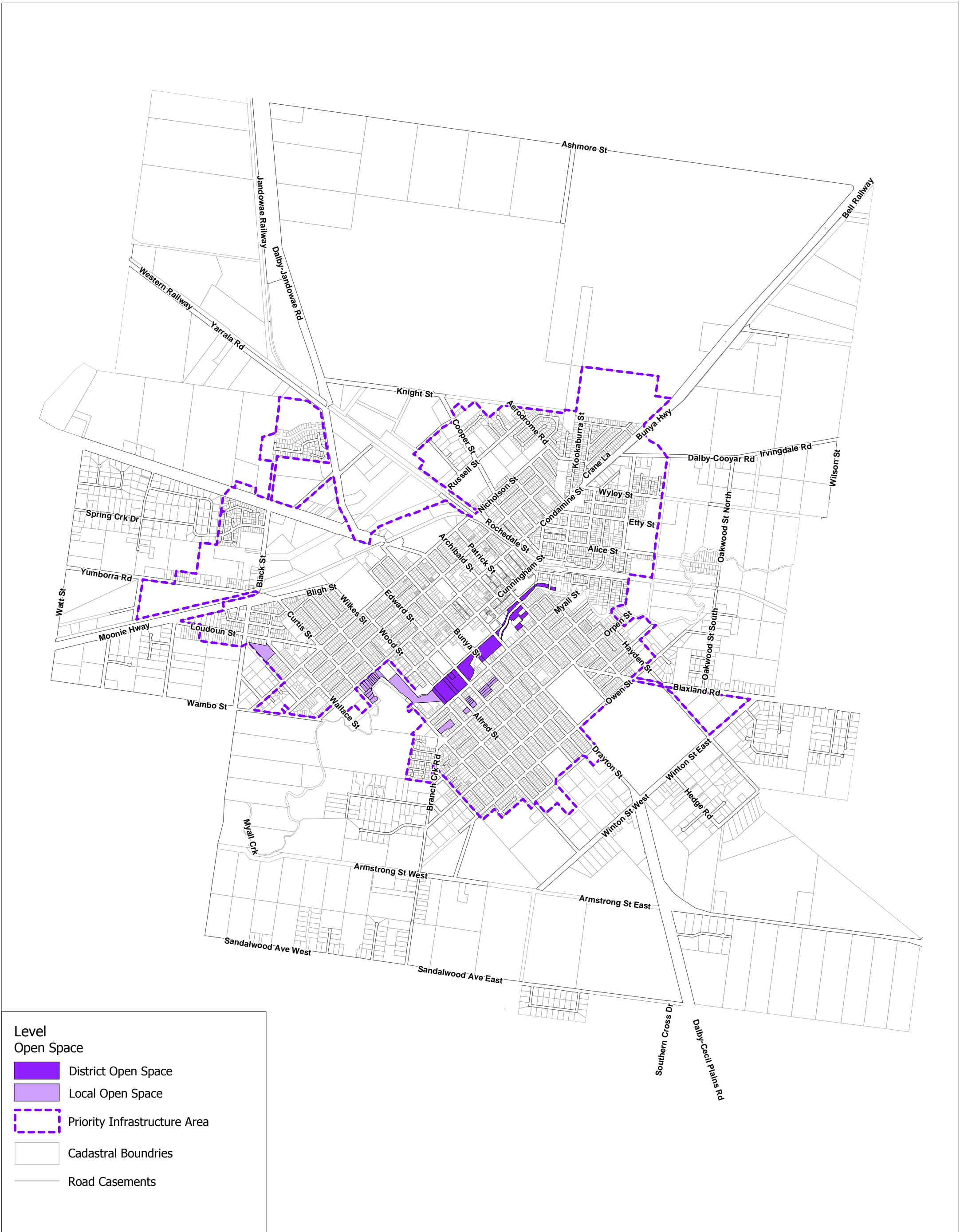
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Kilometers

WESTERN DOWNS REGIONAL COUNCIL





- Level**
- District Open Space
 - Local Open Space
 - Priority Infrastructure Area
 - Cadastral Boundries
 - Road Casements

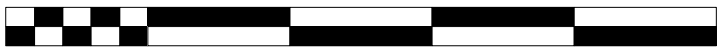
Dalby Town Open Space

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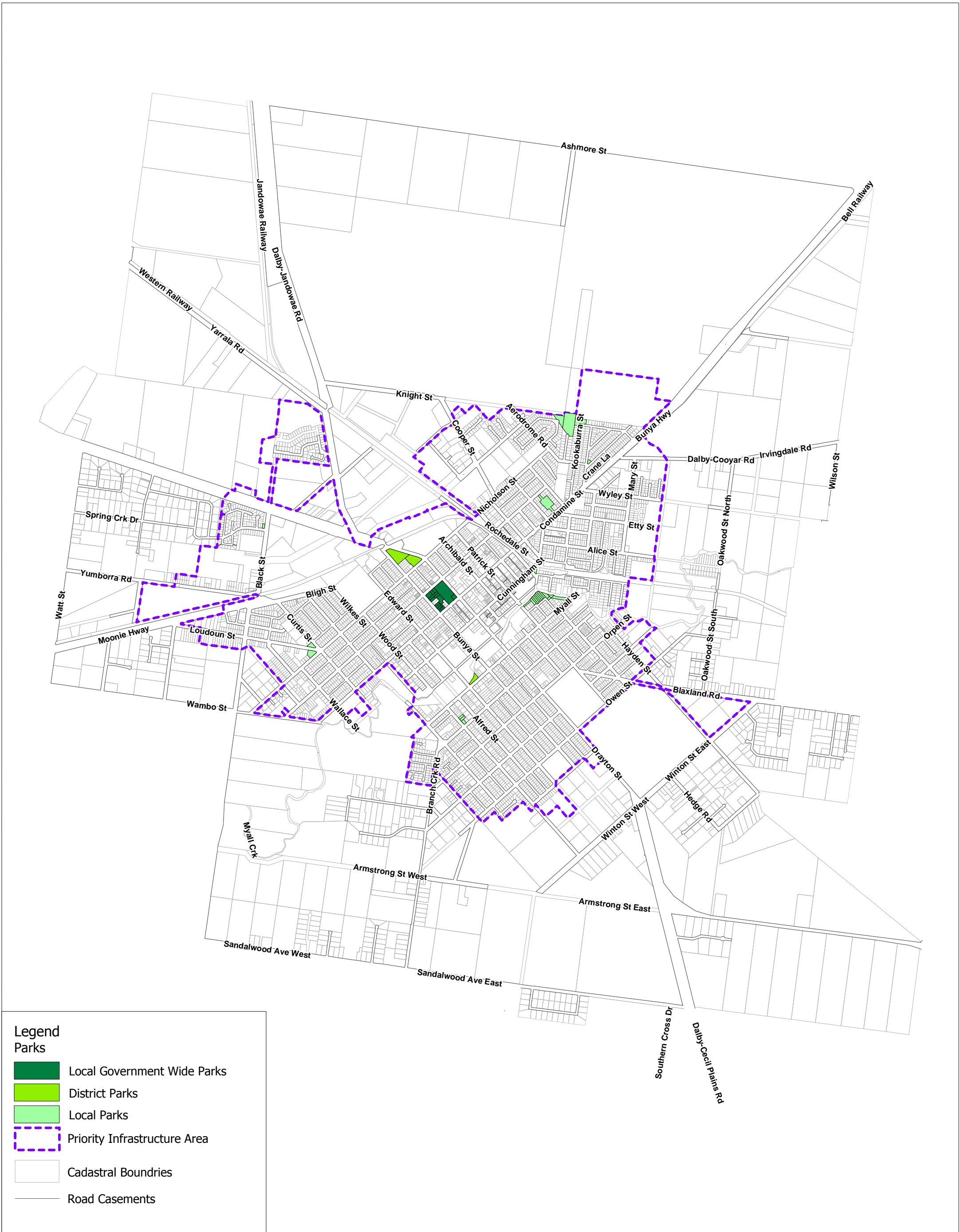


Kilometers

WESTERN DOWNS REGIONAL COUNCIL



Ref#:20090826 Date:26/08/2009



Legend

Parks

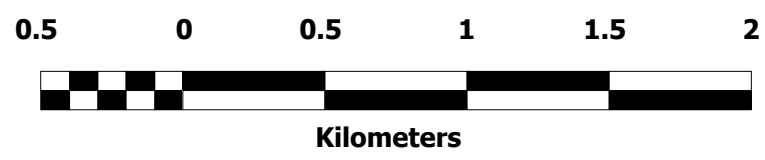
- Local Government Wide Parks
- District Parks
- Local Parks
- Priority Infrastructure Area
- Cadastral Boundries
- Road Casements

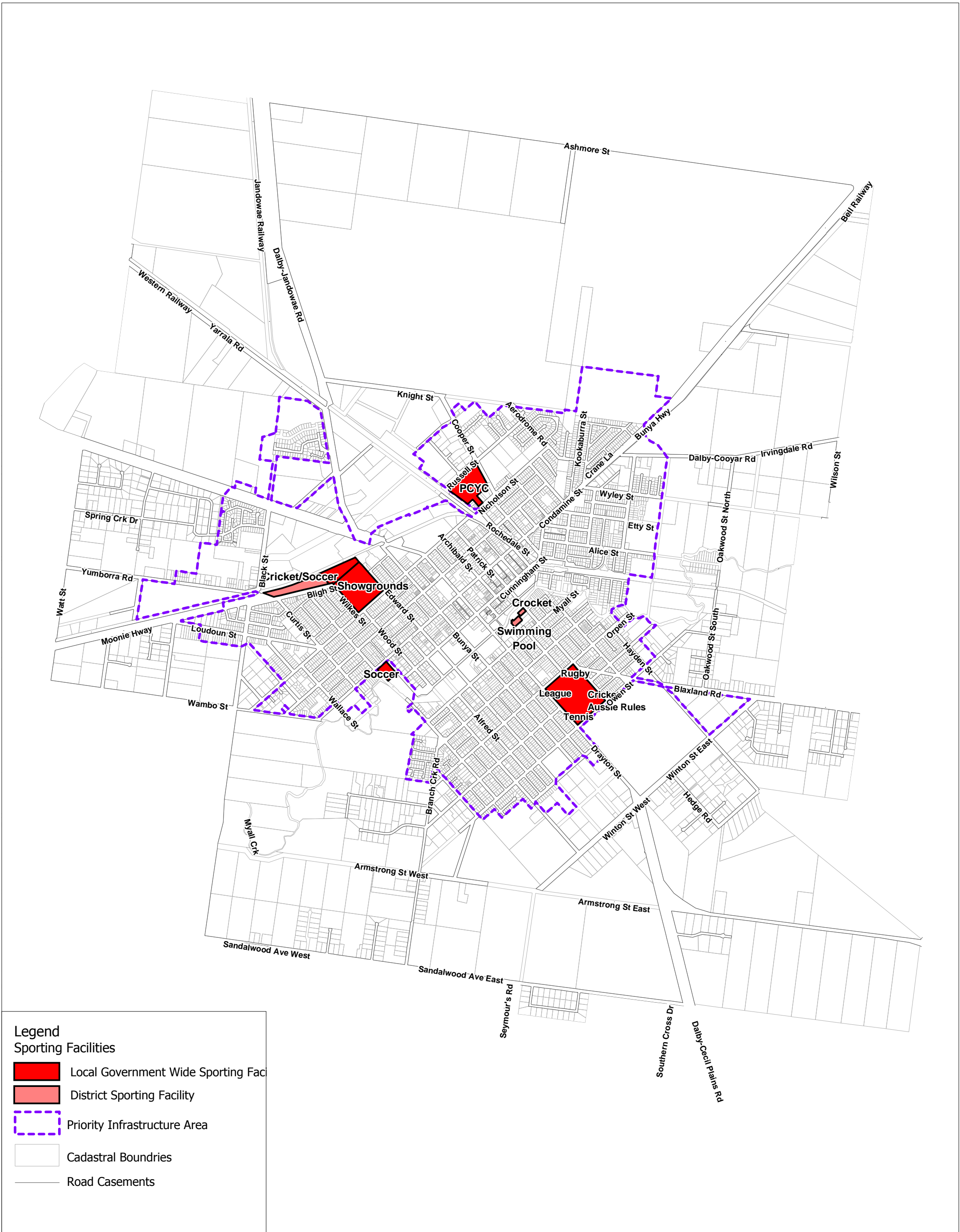
Dalby Town Parks

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Legend

Sporting Facilities

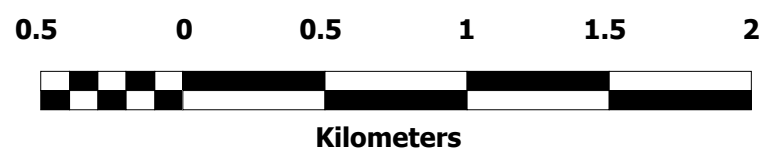
- Local Government Wide Sporting Facility
- District Sporting Facility
- Priority Infrastructure Area
- Cadastral Boundries
- Road Casements

Dalby Town Sporting Facilities

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Ref#:20090826 Date:26/08/2009



ATTACHMENT

to the

**Dalby Town Planning
Scheme 2007**

REGULATED INFRASTRUCTURE CHARGES SCHEDULE FOR DALBY TOWN

1 Application

This schedule has been prepared in accordance with the requirements of the Sustainable Planning Act 2009 (SPA) and the Sustainable Planning Regulation 2009 (SPR).

It applies to the area of the *Dalby Town Planning Scheme 2007*.

2 Purpose

The purpose of the regulated infrastructure charges schedule (RICS) is to enable councils to meet the establishment costs of trunk infrastructure associated with those trunk infrastructure networks covered by the PIP. This will be achieved through the levying of regulated infrastructure charges on development.

3 Trunk infrastructure networks covered

Regulated infrastructure charges have been adopted for the following trunk infrastructure networks:

- water supply
- sewerage
- stormwater
- transport
- public parks and community land.

4 Land use and development to which the regulated infrastructure charges apply

Regulated infrastructure charges may be levied on land use and development (either within the PIA or outside the PIA) that could reasonably be expected to create or add to demand on the infrastructure network for which the charge is levied. These include:

- reconfiguring a lot for residential, commercial, retail or industrial classes of development
- a material change of use of premises (for residential, commercial, retail and industrial classes of development) that is assessable under the planning scheme
- carrying out building work (for residential, commercial, retail and industrial classes of development) that is assessable development.

5 Categories of land uses to which regulated infrastructure charges apply

The relationship between land use types within the planning scheme and the classes of land use to which regulated infrastructure charges apply is shown in Table 1.

Table 1: Land uses to which regulated infrastructure charge rates apply

Development types within planning scheme	Classes of development to which regulated infrastructure charge rates apply
<ul style="list-style-type: none"> ▪ Caretakers Residence ▪ Detached House 	Residential
<ul style="list-style-type: none"> ▪ Multiple Dwelling ▪ Retirement Village ▪ Accommodation Building ▪ Caravan / Transportable Building Park (for Caravan Park only – site area) ¹ 	Residential
<ul style="list-style-type: none"> ▪ Plant Nursery ▪ Retail Showroom ▪ Shop ▪ Shop (Drive Through) ▪ Shopping Centre 	Retail
<ul style="list-style-type: none"> ▪ Business Office ▪ Commercial Premises ▪ Educational Establishment ▪ Funeral Parlour ▪ Health Care Facility ▪ Indoor Recreation² ▪ Industry Showroom ▪ Medical Centre ▪ Outdoor Recreation³ ▪ Transit Centre ▪ Service Station ▪ Public Bar ▪ Car Depot ▪ Public Utility ▪ Telecommunications Facility ▪ Intensive Livestock Operation ▪ Place of Worship ▪ Passive Recreation⁴ 	Commercial

¹ The total site area, used for the calculation of infrastructure charges, will equal the sum of each discrete caravan parking bay. A caravan parking bay is defined as the area on which the caravan is parked and includes a distinct usable area around each discrete bay. The definition of parking bays excludes amenities, internal recreation facilities and internal road networks. Council has the discretion to decide the minimum parking bay area.

² The following Development Types are included in the Commercial Development Class as they do not strictly conform to the other classes:

- The activities associated with Indoor Recreation and Outdoor Recreation are generally intended to generate an income or some financial gain to a party involved in the organisation or facilitation of the activity either through entrance or usage fees (e.g. there are usage fees associated with cinema patronage or private tennis court hire. Furthermore Indoor Recreation and Outdoor Recreation activities allow for licensed and unlicensed facilities which also contribute to the inclusion in the Commercial Development Class.
- The definition of Passive Recreation in the *Dalby Town Planning Scheme 2007* indicates that associated use will occur indoors and within a building footprint. Activities associated with this Development Type are considered ancillary to other Development Types.

³ *Ibid.*

⁴ *Ibid.*

Development types within planning scheme	Classes of development to which regulated infrastructure charge rates apply
<ul style="list-style-type: none"> ▪ Extractive Industry ▪ General Industry ▪ Hazardous Industry ▪ Heavy Vehicle Parking ▪ Industry ▪ Landscaping Supplies ▪ Light Industry ▪ Service Industry ▪ Warehouse 	Industrial

6 Time of payment

The infrastructure charges will be payable:

if the charges apply to **reconfiguring a lot**—before endorsement of the plan of subdivision

if the charges apply to **material change of use**—before the new use commences

if the charges apply to **building work**—before the final building inspection

otherwise, on the day stated in the regulated infrastructure charges notice.

Payment of the regulated infrastructure charges will be at the rate applicable at the time of payment.

REGULATED INFRASTRUCTURE CHARGES SCHEDULE FOR DALBY TOWN

1 Purpose

This schedule has been prepared in accordance with the requirements of *the Sustainable Planning Act 2009* and the *Sustainable Planning Regulation 2009*. It applies to the planning scheme area of the Dalby Town Planning Scheme 2007.

The purpose of the regulated infrastructure charges schedule (RICS) is to enable the establishment costs of trunk infrastructure identified in the priority infrastructure plan to be recovered. This will be achieved through the levying of regulated infrastructure charges on development.

2 Regulated infrastructure charges that may be levied

Regulated infrastructure charges may be levied for the following trunk infrastructure networks:

- (a) water supply
- (b) sewerage
- (c) stormwater
- (d) transport
- (e) public parks and land for community facilities.

3 Development subject to infrastructure charges

The types of development that may trigger the levying of regulated infrastructure charges are:

- (a) reconfiguring a lot
- (b) a material change of use of premises
- (c) carrying out building work.

A regulated infrastructure charge (RIC) may only be levied for development that could reasonably be expected to create or add to demand on the infrastructure network for which the charge is levied.

4 Categories of land uses to which regulated infrastructure charges apply

The relationship between the planning scheme use types and the classes of land use to which regulated infrastructure charges apply is shown in Table 1.

Table 1 Planning scheme use types to which regulated infrastructure charge rates apply

Planning scheme use type	Classes of land use to which regulated infrastructure charges rates apply
<ul style="list-style-type: none"> ▪ Caretakers Residence ▪ Detached House 	Residential (single dwelling units)
<ul style="list-style-type: none"> ▪ Multiple Dwelling ▪ Retirement Village ▪ Accommodation Building ▪ Caravan / Transportable Building Park (for Caravan Park only – site area)⁵ 	Residential (multiple dwelling units)
<ul style="list-style-type: none"> ▪ Business Office ▪ Commercial Premises ▪ Educational Establishment ▪ Funeral Parlour ▪ Health Care Facility ▪ Indoor Recreation ▪ Industry Showroom ▪ Medical Centre ▪ Outdoor Recreation ▪ Transit Centre ▪ Service Station ▪ Public Bar ▪ Car Depot ▪ Public Utility ▪ Telecommunications Facility ▪ Intensive Livestock Operation ▪ Place of Worship ▪ Passive Recreation 	Commercial
<ul style="list-style-type: none"> ▪ Plant Nursery ▪ Retail Showroom ▪ Shop ▪ Shop (Drive Through) ▪ Shopping Centre 	Retail
<ul style="list-style-type: none"> ▪ Extractive Industry ▪ General Industry ▪ Hazardous Industry ▪ Heavy Vehicle Parking ▪ Landscaping Supplies ▪ Light Industry ▪ Service Industry ▪ Warehouse ▪ Industry 	Industrial

⁵ The total site area, used for the calculation of infrastructure charges, will equal the sum of each discrete caravan parking bay. A caravan parking bay is defined as the area on which the caravan is parked and includes a distinct usable area around each discrete bay. The definition of parking bays excludes amenities, internal recreation facilities and internal road networks. Council has the discretion to decide the minimum parking bay area.

5 Calculation of regulated infrastructure charges

A regulated infrastructure charge levied for a trunk infrastructure network is to be calculated in accordance with the following formula: $RIC = [(D - DC - DO) \times CU]$

Where:

- RIC is a regulated infrastructure charge (\$) for the relevant trunk infrastructure network
- D is the demand for the relevant trunk infrastructure network specified in number of charge units and calculated in accordance with Section 8.6
- DC is the demand credit for the relevant trunk infrastructure network specified in number of charge units and calculated in accordance with Section 8.7
- DO is the demand offset for the relevant trunk infrastructure network specified in number of charge units and calculated in accordance with Section 8.8
- CU is the value of a charge unit (\$/ charge unit) specified in Table 8.3.

6 Calculation of demand (D)

The demand for a trunk infrastructure network is to be calculated by determining the number of charge units applicable to that development using Table 2.

Table 2 Trunk Infrastructure Network Demand Rates					
Purpose for which a charge rate may apply	Trunk infrastructure networks				
	Water supply	Sewerage	Stormwater management	Transport	Public parks and community land
Reconfiguring a residential, commercial, retail, or industrial lot	1 charge unit per additional lot	1 charge unit per additional lot	1 charge unit per additional lot	1 charge unit per additional lot	1 charge unit per additional lot
Material change of use or building work for single dwelling unit	1 charge unit per dwelling	1 charge unit per dwelling	1 charge unit per dwelling	1 charge unit per dwelling	1 charge unit per dwelling
Material change of use or building work for multiple dwelling units	0.75 charge unit per dwelling	0.75 charge unit per dwelling	1 charge unit times (0.7 of site area divided by 400m ²)	0.8 charge unit per dwelling	0.5 charge unit per dwelling
Material change of use or building work for commercial uses	10 charge units per hectare of site area	10 charge units per hectare of site area	1 charge unit per 400m ² of site area	1 charge unit per 100m ² of GFA	0.3 charge unit per 100m ² of GFA
Material change of use or building work for retail uses	10 charge units per hectare of site area	10 charge units per hectare of site area	1 charge unit per 400m ² of site area	0.4 charge unit per 100m ² of GFA	0.3 charge unit per 100m ² of GFA
Material change of use or building work for industrial uses	10 charge units per hectare of site area	10 charge units per hectare of site area	1 charge unit times (0.9 of site area divided by 400m ²)	1 charge unit per 100m ² of GFA	1 charge unit per hectare of site area

7 Calculation of demand credit (DC)

- (a) The demand credit is to be calculated using the greater of:
 - (i) the actual amount of demand generated by an existing lawful use of the premises, calculated using Table 2; or
 - (ii) the demand for which infrastructure contributions for trunk infrastructure have been previously made.
- (b) Where a contribution referred to in Section 7 (a)(ii) is not expressed in the same demand units as those specified in Table 2, the contribution is to be converted into a demand credit as follows:
 - (i) determine the number of demand units for which the previous payment was made (e.g. number of equivalent tenements, equivalent persons, trip ends)
 - (ii) convert the number of demand units calculated in (i) into the equivalent number of charge units for that network. Conversion will be made on the basis that one charge unit within Table 2 is equivalent to the demand arising from a single dwelling (one equivalent tenement).
- (c) A demand credit arising from Clause 7(a)(i) will only be provided to a maximum amount equal to the demand arising from a proposed development.

8 Calculation of demand offset (DO)

- (a) The demand offset is to be calculated by converting a contribution for the supply of trunk infrastructure into a demand offset as follows:
 - (i) determine the estimated cost of the infrastructure item identified in the priority infrastructure plan. Where the trunk infrastructure is not identified in the priority infrastructure plan, the value of the infrastructure item shall be agreed.
 - (ii) convert the agreed value of the infrastructure item into number of charge units by dividing the value of the item by the value of a charge unit for that network specified in Table 3.
- (b) Where the demand offset (DO) for a network is greater than the demand (D) for the same network, the infrastructure provider will enter into an agreement to refund the proportion of the establishment cost of the trunk infrastructure that reasonably can be apportioned to other premises.

9 Value of a charge unit

The value of a charge unit is the amount specified in Table 3 for each trunk infrastructure network.

Table 3 Value of a charge unit

Network	Value of a charge unit (\$)
Water supply	\$2,000
Sewerage	\$2,000
Stormwater management	\$2,000
Transport	\$2,000
Public parks and land for community facilities	\$2,000

10 Regulated infrastructure charges subsidies

Subsidies may be considered for particular premises, uses or qualifying not-for-profit community groups.

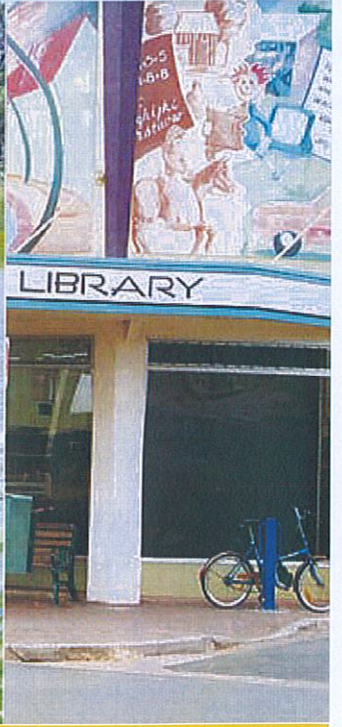
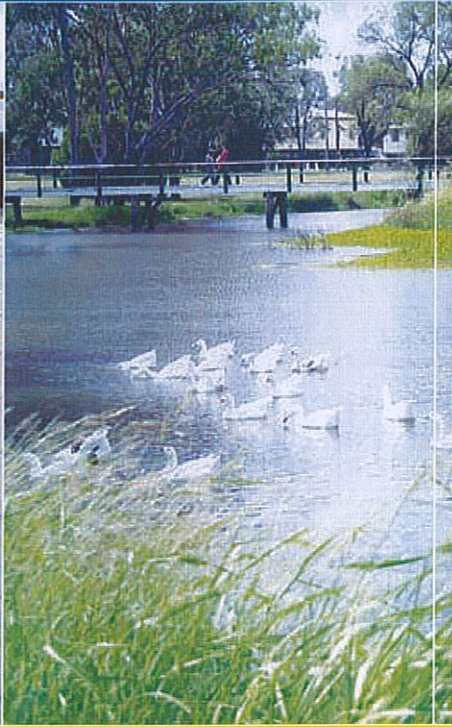
11 Time of payment

A regulated infrastructure charge is payable in any one of the following situations:

- (a) if the charge applies to reconfiguring a lot—before the local government approves the plan of subdivision
- (b) if the charge applies to material change of use—before the change of use happens
- (c) if the charge applies to building work—before the certificate of classification for the building work is issued
- (d) if paragraphs (a), (b) and (c) do not apply, the day stated in the infrastructure charges notice.

12 Alternatives to paying regulated infrastructure charges

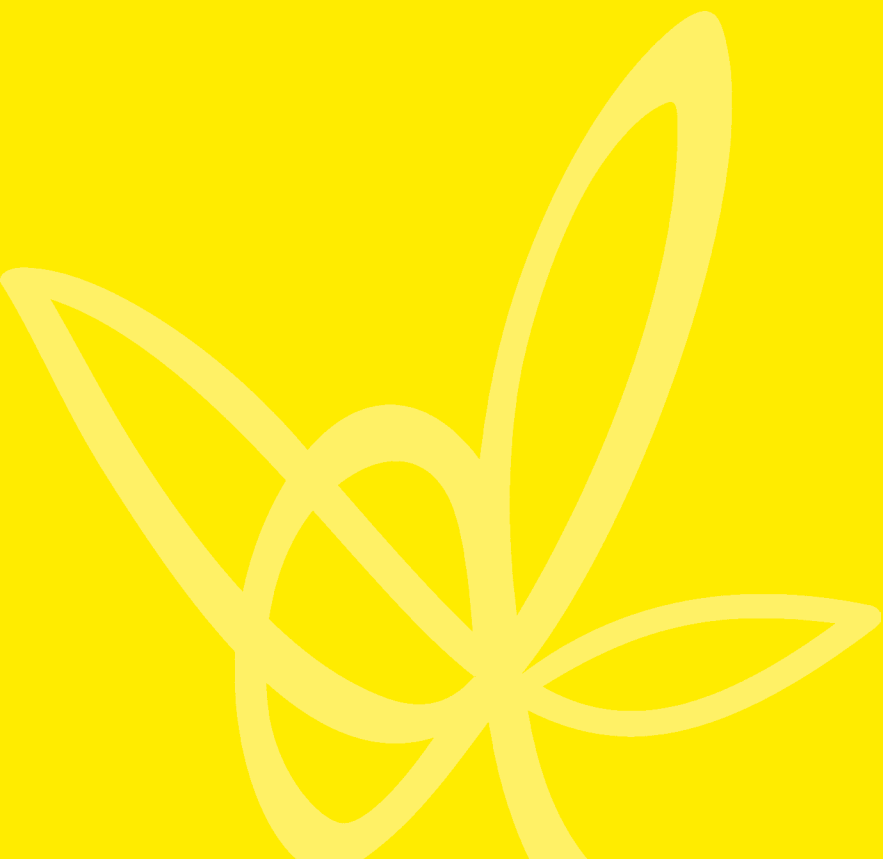
- (a) The local government may enter into an infrastructure agreement involving a contribution in a form other than a regulated infrastructure charge.
- (b) In respect of trunk infrastructure that is land, a notice may be given in addition to or instead of a regulated infrastructure charges notice requiring the land be given to the local government in fee simple.



 **Dalby**
Town Council

www.dalby.qld.gov.au

dalby town planning scheme 2007



DALBY TOWN PLANNING SCHEME 2007**Integrated Planning Act 1997****TABLE OF CONTENTS**

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DALBY TOWN PLANNING SCHEME 2007**Integrated Planning Act 1997****Preamble**

This Planning Scheme has been prepared under the Integrated Planning Act 1997. The Act's stated purpose is to seek to achieve ecological sustainability, and it requires that Council is to perform its planning functions to advance this purpose.

Adoption

The Local Government for Dalby Town Council adopted this Planning Scheme on 31 July 2007.

Commencement

This Planning Scheme took effect on 1 September 2007.

Planning Scheme functions as part of IDAS

The Planning Scheme functions as part of the Integrated Development Assessment System (IDAS) and must be read together with the Integrated Planning Act.

State Planning Policies

The Minister for Local Government and Planning has identified the following State Planning Policy as having been appropriately reflected in the Planning Scheme:-

1. State Planning Policy 1/92 - Development and the Conservation of Agricultural Land.

DALBY TOWN PLANNING SCHEME 2007**Integrated Planning Act 1997****1.0 Introduction****1.1 GENERAL AIM**

It is the aim of the Planning Scheme to manage land use and development, infrastructure and valuable features to achieve a sustainable balance between the use and protection of the local environment, physical setting, social and economic resources in a way which enables Dalby to meet its needs for present and future generations.

1.2 PURPOSE OF THE PLANNING SCHEME

In accordance with the Integrated Planning Act 1997 (IPA), Dalby Town Council has prepared this Planning Scheme as a framework for managing development in a way that advances the purpose of the Integrated Planning Act by:

- Seeking to achieve ecological sustainability;
- Recognising the individual character and needs of different sites across the Town of Dalby;
- Identifying outcomes sought to be achieved in the Local Government area as the context for assessing Development Applications;
- Identifying exempt, self-assessable and assessable development;
- Identifying specific provisions to guide and regulate development within the Local Government area;
- Facilitating the integration of state, regional and local policies and interests.

1.3 STRUCTURE OF THE PLANNING SCHEME

Key elements of this Scheme, through which the Act's purpose is reflected and the core matters are achieved, include:

- **Desired Environmental Outcomes** (DEOs) are set out in this part of this Planning Scheme express the overarching intentions for the whole of the Town of Dalby, and the key measures by which this Planning Scheme seeks to achieve them. The Desired Environmental Outcomes are the broad objectives that intend to promote ecological sustainability and to coordinate and integrate the core matters of land use and development, infrastructure and valuable features.
- **Zoning and Precinct Maps**

The whole of the town of Dalby is divided into two **zones**:

- (1) The Town Zone and
- (2) The Rural Zone.

And within these zones are further divisions called "**Precincts**" which spatially identify distinct land use allocation groupings to assist in achieving the desired

environmental outcomes and provide the basis for regulating development. The Precinct Maps express the intended pattern of land uses within the town and describe the intent for, and character of each locality to clearly achieve a desired land use distribution. A *multiple occupancy area* exists within the town and this map changes the level of assessment as described in the Precinct Maps.

These Precincts are Commerce and Trade, Industry, Light Industry, Open Space, Residential, Rural, Rural Residential and Town Centre.

- **Tables of Assessment** identify the level of assessment that will be required for different forms of development which may be self-assessable or assessable under the Planning Scheme and therefore subject to development approval.
- **Codes** state the preferred character, pattern of development and assessment criteria and issues applying to development. The specific assessment criteria within these codes operate by use of non specific *Performance Criteria*, which may then be provided with *Acceptable Solutions* that identify one way to meet the Performance Criteria. These codes may identify for example specific requirements for car parking, landscaping, road standards, drainage and boundary setbacks. Schedules are used extensively in this Town Plan to assist the operation of the codes.
- **Policies** that identify the basis for preparation and assessment of applications, additional requirements, procedural matters, and information needs for assessable development, beyond the scope of applicable codes.
- **Extrinsic Material** exists outside of this Scheme but may assist with the communication of Council's long-term land use goals for the Town of Dalby.

2.0 Desired Environmental Outcomes

2.1 INTRODUCTION

The Integrated Planning Act requires that a Planning Scheme identify Desired Environmental Outcomes for economic, social and ecological development.

Under the Integrated Planning Act, Desired Environmental Outcomes are a key element of a Planning Scheme. Desired Environmental Outcomes are based on ecological sustainability principles established by the Integrated Planning Act and are the basis for the measures of the Planning Scheme. Ecological sustainability for the Town of Dalby will be advanced if each Desired Environmental Outcome is realised to the extent practicable having regard to each other Desired Environmental Outcome.

Desired Environmental Outcomes are used to consider the following:

- The performance and review of a Planning Scheme;
- The determination of applications for development which conflict with the other provisions of this Planning Scheme;

- The determination of land acquisition requirements for the construction of infrastructure; and for other purposes as allowed by the Integrated Planning Act.

2.2 DESIRED ENVIRONMENTAL OUTCOMES

Social **To continually improve those elements of social and physical infrastructure valued by the community whilst protecting and identifying significant cultural heritage and identity that contribute to the wellbeing of all the community.**

Future development in the Town of Dalby will be consistent with its safe and relaxed lifestyle, attractive setting exhibiting a distinctive character and sense of place.

There will be effective conservation of historic architecture and places of cultural heritage significance. New development will respect existing character and ensure streetscapes are cohesive with a compatible mix of land uses, activities and building forms with effective buffering where required.

There will be convenient access to a diversity of housing, shopping and other business services, community and recreational facilities and jobs, all located and designed to sustain the significant ecological and economic resources of the town and amenity for all people including youth, aged people and people with disabilities.

Dalby will further develop its social infrastructure and support systems. Community, recreational, cultural services and facilities shall be provided in a timely way and maintained so that public places for people to gather, meet and socially interact, both casually and formally, are attractive, comfortable, safe and convenient. It will also ensure that the diverse and changing needs of the whole community (including residents, visitors, youth, the aged and people with disabilities) are met.

The Town will maximise access for all inhabitants with transport corridors and facilities including the aerodrome, which provide for the safe and efficient movement of people and goods through the district. A network of local roads and mix of land uses will exist, which provides for maximum accessibility for pedestrians, cyclists and public transport.

Commercial Development in the town centre shall enhance the history and existing form characterized by nil setbacks from the street, rear car parking and pedestrian protection over footpaths. Development along the major arterial roads shall exhibit a high standard with appropriate landscaping, car parking and appearance that is consistent and unified as a gateway to Dalby.

To maximise community health and safety and implement strategies to mitigate impacts of natural hazards in accordance with the Natural Disaster Mitigation Plan for Dalby Town.

Environmental To maintain levels of biodiversity, enhance the physical environment and protect ecological processes and natural systems for present and future generations.

The biodiversity and health of ecological systems will be maintained or improved in the Town of Dalby by protecting areas with significant nature conservation values and providing for revegetation where appropriate.

Controls on water supply, stormwater and effluent will avoid risk to the environment and maintain high standards of water and air quality, and acceptable noise levels.

Development will integrate the natural environment into the urban and rural fabric and ensure minimisation of adverse environmental impacts.

The character and activities in new developments will enhance the existing built environment that is typical of a country town. Residential Development shall reflect the changing structure of the population characteristics and maintain the low-density nature.

Economic To promote a strong and growing economy, which ensures that economic activities that are diverse, efficient and resilient and to provide necessary infrastructure and the efficient use of resources.

The Town of Dalby will continue its proud heritage as a prosperous and productive economy that reinforces the district's strengths in agriculture and related industries, Commercial/government services, educational and health facilities and transport infrastructure with its location advantages servicing western Queensland and South East Queensland.

Future economic activity will build on existing industries and the district's agricultural resources whilst diversifying this base in a manner consistent with the area's character and the sustainable use of resources. There will be an enhanced tourism industry, which is based on, but does not compromise the district's natural assets, its cultural heritage and its Rural town character.

Dalby will have a strengthened role as the major community and economic centre for the Western Darling Downs with integrated road, rail and air transport and information systems, educational infrastructure that is fully integrated with the community to meet the needs of the rural, manufacturing and service industries with community and Commercial groups to research and contribute to the continual development of innovation and community creativity.

Higher order retail, professional and Commercial services and government facilities will be provided within the central town area and a range of employment opportunities will be available in identified Industrial land within and near the city. The Town will become both economically stronger and a more attractive place to live, work and conduct business. Use of the Town's economic resources, especially good quality agricultural land, will not have

been compromised by other forms of land use or development.

3.0 Interpretation

3.1 INTRODUCTION TO DEFINITIONS

All terms in the Dalby Town Council Planning Scheme are to be read as consistent with the definitions contained in the Integrated Planning Act 1997. Where a term is defined in this Scheme as well as in the Act, the Act definition shall override the definition in this Scheme.

3.2 CONTEXT

Unless the context otherwise indicates or requires, the terms defined in this Part shall, for the purposes of this Planning Scheme, have the meanings respectively assigned to them.

Unless expressly provided otherwise, the respective terms in Section 3.3 shall not be taken to include other use definitions separately defined in that section.

Where any term used in this Planning Scheme is not defined in this part but is defined in an Act, Local Law or Regulation relevant to the development or use of premises provided by this Planning Scheme, the term shall, for the purposes of this Planning Scheme, have the meaning assigned to it by that Act, Local Law or Regulation, unless the context otherwise indicates or requires.

3.3 DEFINITIONS

The following definitions are used throughout this Planning Scheme.

“Accommodation Building” means any premises used or intended for use as a boarding house, guest house, hospital, host farm, hotel (unlicensed or private), motel, residential club, serviced rooms or the like where residential accommodation is provided in a room or rooms that are not self contained.

"Act" means the Integrated Planning Act 1997.

“Advertising Billboard” means a structure or object which displays information visible from a road or other public place and advertises a product or service not associated with the land premises on which it is located.

“Agriculture” means a premises or site used for the keeping and breeding of livestock and/or the cultivating of plants and crops and the like. The term includes:-

- Any warehouse and/or light industry on the same site associated with the repair and construction of plant and equipment and/or the processing and storage of materials that are produced or used on the subject site;
- Any business office, and/or shop on the same site associated with the sale of produce resulting from such husbandry or horticulture that is produced on the subject site.

The term does not include housing of domestic pets, any intensive livestock operation, intensive animal husbandry or landscape supplies.

"AMCORD" means the Australian Model Code for Residential Development: A National Resource Document for Residential Development (1995) as prepared by the Model Code Task Force.

"Ancillary" means necessarily associated with and directly associated to but incidental and subordinate to the dominant use of the premises.

"Appointed Day" means the day upon which the Order in Council notifying that the Governor in Council has approved this Planning Scheme is published in the Gazette, or where the context otherwise indicates or requires, the day upon which any amendment thereto is published in the Gazette.

"Arterial Road" means any gazetted Main Road, road controlled by the Department of Transport, any road as defined by Council or road defined as a sub-arterial or higher order road under the provisions of the Queensland Street Manual.

“Battleaxe Allotment” means an allotment that is shaped generally like a battleaxe, so that the bulk of the allotment is located away from the road frontage and road access is provided by an access corridor.

“Bed and Breakfast” means the use of premises for short-term accommodation, including meals, for tourists, within a detached house where the bed and breakfast accommodation

includes up to 4 bedrooms and where operated by the permanent residents of the detached house.

“Business Office” means any building or site or part thereof used or intended for use for business activity, including administration, carrying on of agencies, banks, any service industry, professional office, other services, light industry, industry, shop or warehouse associated with the on-site activities.

“Caravan/Transportable Building Park” means any premises used for the placing thereon of wheeled structures, registered or capable of being registered under the provisions of the Transport Operations (Road Use Management) Act as amended, designed or adapted for human habitation and capable of being moved from one place to another by towing or under its own power, and/or accommodating more than one transportable building. The term includes:-

- The setting up and use of tents for temporary Residential use;
- A Manager’s Office and Residence; and
- Associated recreation, communal and ablution facilities.

The term does not include accommodation building or multiple dwelling herein separately defined.

“Caretakers Residence” means part of a business or community use premises that is ancillary to the use and intended to be used as a dwelling by a person employed by the business to provide security services to the business.

“Car Depot” means The use of premises to park and/or store vehicles, other than heavy vehicles, in connection with a business. The term includes ancillary activities such as facilities for the administration and routine servicing of vehicles used for that business.

“Car Park” means any premises used or intended for use for the parking of motor vehicles where such parking is not ancillary to some other development on the same site.

“Cemetery” means premises used for the purpose of interment of the dead. The term includes a graveyard, burial ground and crematorium for both animals and humans.

“Commencement” means the day the Scheme took affect.

“Commercial Premises” means any premises that is used for the sale of good or services (including the provision of professional services or advice) and includes Business Office, car park, Educational Establishment, Indoor Recreation, Medical Centre, Plant Nursery, Public Bar, Shop, Shop (Drive through), Transit Centre as herein separately defined, agencies, banks, professional office, other services.

“Community Use” means any premises or site used for outdoor entertainment, park, passive recreation.

“Council” means the Council of the Town of Dalby, or its statutory successor.

Detached House means the use of a single dwelling unit in a single or number of separate buildings principally for residential occupation.

The term includes:-

- (a) land and outbuildings within the curtilage used for ancillary purposes;
- (b) a family day care centre; and
- (c) domestic horticulture.

"Development" has the meaning given in the Integrated Planning Act 1997.

"Development Code" means the Development Codes included in the Town Planning Scheme;

"Domestic Pets" means any animal, insect or bird which is kept in or about a dwelling unit for the interest and enjoyment of residents therein.

"Drainage Work" has the meaning given in the Queensland Plumbing & Drainage Act 2002.

"Dwelling Unit" - means a self-contained Residential Development in the form of a building containing a kitchen, laundry facilities, and at least one (1) living room used or intended to be used for the purpose of human habitation by:-

- A single person;
- A family;
- No more than six (6) persons who do not comprise a family.

"Educational Establishment" means a premises used for the purpose of a child minding centre, child care centre, kindergarten, school, college, university, technical institute, academy, or other educational centre.

"Existing Use" means Development which lawfully existed at the commencement as defined under the Act.

"Extractive Industry" means any premises used or intended for use for the extracting, quarrying or any other mode of winning sand, gravel, soil, rock, stone, or other materials or substances from the earth, whether or not submerged under water and whether or not conducted for a fee or reward, other than by manually powered machinery. The term includes, when carried out on the premises from which any such materials or substances are extracted or on premises adjacent thereto, the crushing, screening and similar treatment of such materials or substances and it also includes access over land to rivers or other watercourses where dredging may be taking place. The term also includes the ancillary use of such premises for:-

- The storage of articles used in connection with or resulting from any such activity;
- The provision of amenities for persons engaged in any such activity;
- Any business office, shop or warehouse associated with the activities on site.

The term does not include a mine within the meaning of the Mineral Resources Act 1989 as amended or Regulations made pursuant thereto and it does not include excavating solely to

erect a structure or solely to change the level of the ground to facilitate the construction of any structure approved by Council which structure is to be erected on land being excavated.

“Funeral Parlour” means any premises used or intended for use by an undertaker in the carrying out of that profession. The term includes any shop, business office and warehouse associated with the on-site activities.

“General Industry” means any industry which is not specifically defined elsewhere in this Scheme; the term includes the processing of recyclable materials including oils, lubricants, metal and metal products.

“GQAL” means good quality agricultural land as defined under the provisions of State Planning Policy No. 1/92.

“Gross Floor Area” means the sum of the floor areas under a roofed or permanent canopy area or similar structure (inclusive of walls and balconies) of all storeys of every building or structure located on a site, including the area of any plant and equipment, pedestrian areas, public seating areas and any storage facilities whether or not permanently erected on the site.

“Hazardous Industry” means any premises used or intended for use for any one (1) or more of the following:-

- An industry which is likely to be offensive because of the process involved, the method of manufacture or the nature of the materials or goods which are used, produced or stored or which causes fumes, vapours or gases, or discharges dust, foul liquid, blood or other impurities;
- An industry which is likely to constitute a danger to persons or premises because of the nature of the materials used or produced or arising from a process included in a method of manufacture;
- Unless otherwise herein separately defined, any activity listed as an Environmentally Relevant Activity in the Environmental Protection Regulations and licensed by State Government.

“Health Care Facility” means any facility primarily used to treat patients on a regular basis for any acute or chronic illness, disease or ailment. This definition also includes surgeries, nursing homes, hospitals or premises occupied by a clinician.

“Heavy Vehicle” - means any of the following:-

- Any motor vehicle or trailer designed or adapted for the carriage of goods with a carrying capacity in excess of two tonnes;
- Any motor vehicle equipped with a lifting or loading device capable of being used for the towing of a motor vehicle, and so used or intended to be so used;
- Any articulated vehicle;
- Any prime mover, being a motor vehicle especially designed for hauling a trailer with a carrying capacity greater than two tonnes;

- Any motor vehicle or trailer designed or adapted to earthmoving or road making, including vehicles designed or adapted for excavating materials, the term includes rollers, compressors and other equipment designed or adapted to be drawn behind a vehicle;
- Any motor vehicle or trailer containing a refrigeration unit (not being a caravan, relocatable home or the like) where such unit is used or intended to be used whilst such vehicle or trailer is situated on the subject premises;
- Any motor vehicle or trailer designed or adapted for agricultural purposes, including harvesting or the clearing of land, the term includes ploughs and other equipment designed or adapted to be drawn behind a vehicle;
- Any vessel whose length exceeds nine metres;
- Any crane;
- Any omnibus;
- Any tracked vehicle or other tracked machine;
- Any other vehicle, trailer, equipment or vessel, which in the opinion of the Council is consistent with those listed above.

Whether or not such vehicle, trailer, vessel or equipment is in operating condition and complete.

“Heavy Vehicle Parking” means any premises not elsewhere herein defined, used or intended for use for the storage, garaging or parking of heavy vehicles, earthmoving and similar equipment. The term includes running repairs, servicing and cleaning of such vehicles of a minor nature and a type that do not normally immobilise a vehicle for a period longer than two (2) hours, but does not include the parking of school buses.

“Home Based Business” means premises used predominantly as a dwelling house and part of which, ancillary to the dwelling house, is also used for low impact business activities. Home Based Business does not include any business activities that are defined in this Scheme as ‘industry’, or any use as a shop selling goods not prepared on the site.

“Indoor Recreation” means any premises used or intended for use for any one (1) or more of the following purposes where the activity is primarily conducted indoors on a regular basis:-

- The watching of, practising of, receiving or giving instruction in or taking part in a formal or informal sport, or game;
- A meeting place for social, dramatic, political or similar purpose;
- A public hall, theatre, cinema, music hall, concert hall, dance hall or nightclub;
- A roller skating rink, pin ball parlour, amusement arcade or swimming pool accessible to the public;

- Premises containing poker or gaming machines or entertainment machines required to be licensed by the State Government.

The term includes licensed and unlicensed facilities.

"Industry" means any premises or use that is used for:-

- A manufacturing process (even where no finished product is produced);
- The dismantling or recovery of any materials;
- Includes any use defined separately as extractive industry, general industry or hazardous industry, service industry or light industry.

"Industry Showroom" means a part of an industry or light industry site or building that is used to display any goods that are used or manufactured on the site that is not typically used as a shop or for retail sales.

"Intensive Livestock Operation" means an activity featuring the keeping of animals for business or commercial purposes predominantly in pens or structures and fed with prepared food in lieu of grazing. The term includes veterinary hospital but does not include agriculture, domestic pets as herein separately defined.

"Landscaping" means the Operational Works relating to treatment of land for the purpose of enhancing or protecting the amenity of a site and the locality in which it is situated by:-

- Screening by fences, walls or other means;
- Planting of trees, hedges, shrubs or grass;
- Formation of banks, terraces, paved surfaces or other earthworks;
- Laying out of gardens or courts;
- Other amenity features.

"Landscaping Supplies" means any premises used or intended for use for the preparation and sale of sand, compost, soil, screenings, gravel, logs, sleepers, fertilisers, boulders or other materials used in landscaping in amounts more than normally required for soil conditioning on the same site. The term does not include Extractive Industry, Plant Nursery or Roadside Stall herein separately defined.

"Light Industry" means any premises or uses that is not defined as Industry, and involves minor assembling, repairing, storage or warehousing, packaging, cleaning; but does not:-

- Cause any interference with the amenity of the area by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, light (whether steady or flashing), waste products, grit, oil or otherwise, or cause hazards likely to cause undue disturbance or annoyance to persons of affect premises not connected with the industry;

- 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;
- By reason of the carriage of goods or materials used or produced thereby, create traffic upon public roads in the locality in which the industry is carried on which causes congestion or danger to users of such roads or requires roads of a higher standard of construction than those required for the normal development of the locality in which the industry is carried on;
- Involves the distribution of finished articles by vehicles greater than a single unit truck or heavy vehicle;
- Occupy a site area greater than one thousand square metres (1000m²);
- Occupy any part of a building with a gross floor area exceeding five hundred square metres (500m²);
- Include panel beating and spray painting unless carried out as an ancillary use totally within a building and structure not visible from any adjoining shop, business office, Residential building or road reserve.

"Local Law" means a "Local Law" of the Council made under the authority of the Local Government Act 1993.

"Manual for Uniform Traffic Control Devices" means the "Manual for Uniform Traffic Control Devices (Queensland) (Current Edition)".

"Material Change of Use" has the meaning given in the Integrated Planning Act 1997.

"Medical Centre" means a premises used for the medical or para-medical care or treatment of patients, persons not resident on the site (other than limited emergency accommodation) or animals. The term includes a first aid station, a maternal and child welfare clinic, a nursing service, an ambulance station, veterinary clinic, premises used for acupuncture, chiropody, naturopathy, chiropractics, dentistry, medical practitioner, optometry, pathology, physiotherapy or radiology.

"Minor Building Work" means erection in relation to an existing building of any ancillary Class 10 structure whereby the gross floor area of the modified existing building does not exceed the gross floor area of the existing building by less than 25 m² or 10 percent of the gross floor area of the existing building whichever is the lesser.

"Multiple Dwelling" means any premises used or intended to comprise two (2) or more dwelling units (whether or not attached) on any one (1) allotment or in a Building Unit Format or Group Title Format and any outbuildings within the curtilage used for ancillary domestic purposes, whether or not the dwelling houses are held in the same ownership. The term does not include dwelling houses or accommodation building.

"Natural Ground Level" means the ground or surface level of the site as formed by nature.

"Outdoor Recreation" means any premises used or intended for use for any one (1) or more of the following purposes where the activity is primarily conducted outdoors on a regular basis:-

- The watching of, practising of, receiving and giving instruction in or taking part in a formal or informal sport or game, or physical activity;
- A meeting place for social, literary, dramatic, political or similar purpose where amplified sounds is played beyond the boundaries of the site;
- An open-air drive-in theatre;
- A racecourse, circus, market, fair, show or similar purpose;
- A zoo;
- Swimming pools used for Commercial fixtures or lessons, training or recreation, roller skating rinks;
- A private tennis court used for Commercial fixtures or lessons, training or recreation;
- Any other form of outdoor recreation or sport not specifically defined in this Scheme.

The term includes licensed and unlicensed premises.

“Park” means any land which is normally open to the public without charge and which is used or intended for use for open-air informal recreation and which:-

- Has been ornamentally laid out or prepared;
- Is maintained so as to preserve or enhance its beauty, including its flora, fauna, and geological or physiological features;
- Has been prepared or is maintained as a grassed area of buffer either with or without trees or shrubbery;
- Has been prepared or is maintained other than according to other points within this definition, but in such a way as to be suitable for informal open-air recreation.

The term includes any one (1) or more of the following facilities provided for the enjoyment or convenience of the public at such premises and any other buildings, structures or development which are ancillary to the park:-

- Picnic places, scenic lookouts, routes for nature study, car parking areas, bikeways and footways;
- Information and display areas for the promotion of the park;
- Shelters and other public conveniences;
- Children’s play areas;
- Structures, surfacing or equipment provided for informal sport or physical exercise;

- Sculptures, fountains, ponds or other decorative devices;
- Band stands;
- Maintenance sheds and depots.

The term does not include indoor recreation, outdoor recreation or passive recreation as defined in this Scheme.

“Passive Recreation” means a premises used on a regular basis as a meeting place for social, literary, cultural, political or similar purposes. The term includes a public library, art gallery, community meeting hall but does not include indoor recreation, outdoor recreation herein separately defined.

“Place of Worship” means any premises used or intended predominantly for use for public religious activities conducted by a religious organisation whether or not the premises are also used for religious instruction. The term includes:-

- A funeral chapel;
- Any ancillary shop, business office or passive recreation associated with the on-site activities of the religious organisation.

The term does not include accommodation buildings, educational establishment or indoor recreation herein separately defined.

“Plan Area” has the meaning given to the Planning Scheme area in the Integrated Planning Act 1997.

“Planning Scheme” is the Planning Scheme for the Town of Dalby.

“Plan of Development” means any plan or plans:-

- Submitted as an indicative development proposal pursuant to the provisions of this Planning Scheme in support of a Development Application;
- Prepared pursuant to the provisions of this Planning Scheme and approved by the Council as a condition of approval of an application for Residential Development.

“Plan of Survey” means an accurate plan prepared by an authorised surveyor which divides or subdivides any land into allotments or otherwise, whether or not such division or Reconfiguration of Lots includes any new road, pathway, lane or reserve.

“Plant Nursery” means any premises used or intended for use for the propagation and sale to members of the public of plants, shrubs and trees in containers generally for Residential landscaping purposes. The term includes the sale of gardening materials where such materials are ancillary to the sale of plants and are packaged for sale in quantities not exceeding 50 kilograms. The term does not include agriculture, landscaping supplies or roadside stall herein separately defined.

“Plumbing Work” has the meaning given in the Plumbing & Drainage Act 2002.

"**Premises**" has the meaning given in the Integrated Planning Act 1997.

"**Proposal Plan**" means a plan prepared for the purpose of an application for approval of Reconfiguration.

"**Public Bar**" means a premises used for the regular sale and consumption of alcohol and wines under licence required from the State Government. The term includes premises used for a Shop or Shop (Drive through).

The term does not include accommodation building, outdoor recreation, indoor recreation herein separately defined.

"**Public Utility**" means any premises or structure used for the provision of public conveniences, public transport, water supply, sewerage, gas, electricity and power generation, drainage, refuse disposal, communications and similar essential services. The term does not include agriculture, business office, cemetery, park or transit centre as herein separately defined.

"**Qld Streets Manual**" means the "Queensland Streets - Design Guidelines for Subdivisional Streetworks" Institute of Municipal Engineering Australia Queensland Division May 1993.

"**Qld Urban Drainage Manual (QUDM)**" means the "Queensland Urban Drainage Manual Editions 1/2 November 1994".

"**Reconfiguration of Lots**" has the meaning given in the Integrated Planning Act 1997.

"**Relevant Land**" means the allotment or parcel of land being the subject of the application. The term **subject land** has the same meaning.

"**Residential Development**" means Accommodation Building, Caravan/Transportable Building Park, Display Home, Dwelling House, Dual Occupancy Development, Family Day Care, Home Occupation, Multiple Dwelling, Retirement Village and Roadside Stall as herein separately defined.

"**Residential Outbuildings**" means buildings that are primarily designed as a Class 10 building (as defined in the Building Code of Australia).

"**Retail Frontage**" means that part of any building or structure fronting the street or internal carriageway with windows or opaque openings for displays at least seventy-five per cent (75%) of the wall area available for view by pedestrians.

"**Retail Showroom**" means a use of premises primarily indoors, having a gross floor area exceeding 300m², for the display and sale (including hire) of goods (other than food and general clothing items) that are primarily of a bulky nature, such as agricultural equipment, boats, hardware, electrical appliances, bulk stationery supplies, computer goods, caravans, furniture, floor coverings, sporting equipment and apparel, motor vehicles, motor accessories and the like. The term includes any associated sale of spare parts for goods and the carrying out of repairs, servicing and detailing of goods on the same site.

"**Retirement Village**" means a Residential Development of more than two dwelling units that is used primarily for the accommodation of persons who are more than 60 years old, and provided

with one or more of the following: a dedicated reception area, indoor communal recreation facilities or medical facilities.

“Roadside Stall” means premises not exceeding twenty- five square metres (25m²) in area used for the purpose of selling or displaying or offering for sale of goods which are the seasonal horticultural or agricultural produce predominantly grown or produced on the same site.

“Rural Development” means Agriculture, Cemetery, Outdoor Recreation and Roadside Stall as herein separately defined.

“Scheme Maps” means the maps respectively forming part of this Planning Scheme approved by the Governor in Council and signed for identification by the Chief Executive Officer of the Executive Council, copies whereof are open for inspection at the office of the Council and at the office of the Chief Executive: The term includes zoning maps, Precinct maps and overlay maps and any amendments thereto.

“Sensitive Land Use” means any Residential dwelling that is established on land in a recognised Residential zone or Precincts, or any retirement village, school, preschool, kindergarten, day care centre or health care facility.

“Service Vehicles” means any vehicle that is used in connection with the activity or development, but does not include customer or staff vehicles not used for the development. Includes delivery vehicles, tradespersons vehicles and forklifts.

“Service Station” means a premises used for the supply of petroleum products (including petrol, diesel and liquid petroleum gas) from bowsers. The term does not include any premises that are solely used for the storage of bulk quantities of petroleum products.

“Service Industry” means the use of premises for the repair, servicing, modifying or assembling of articles including vehicles, machinery, products, structures or objects. The term includes any of the following activities: Cabinet making or shopfitting, cutting and finishing glass, French polishing, self storage, sign writing; making or assembling of furniture or other non-machinery related items from components manufactured elsewhere; and repairing, servicing or modifying boats, fibreglass repairs, gas appliances, mowers and the like, motor vehicles, outboard motors, power and other tools, trailers and saw sharpening.

The term does not include ***plant nursery, industry or light industry, landscaping supplies car depot, car park, home based business, service station or vehicle sales*** as herein defined.

“Shop” means a premises or part thereof used:-

- For the display, hiring and sale of goods by retail to the general public, including any restaurants or food establishments;
- As a reception area, counter area or shop front with direct access to the general public; and
- where the gross floor area of any building used does not exceed 1000m² in area.

The term does not include retail showroom.

For the purposes of determining car parking requirements restaurants, cafes, eating rooms are included separately in Schedule 4.

“Shop (Drive Through)” means a premises with a drive-in takeaway facility where the display and sale of goods and services by retail is carried out directly to persons seated in and entering and leaving by vehicle. The term includes takeaway food, automatic carwash and drive-in bottle shops. The term does not include retail showroom.

For the purposes of determining car parking requirements restaurants, cafes, eating rooms are included separately in Schedule 4.

“Shopping Centre” means a premises used as a business office, shop or group of shops in the form of an integrated development where the gross floor area of the premises resulting from the new development exceeds one thousand square metres (1000m²) in area. The term does not include retail showroom.

"Site" means any land on which development is carried out or is proposed to be carried out whether such land comprises the whole or part of one allotment or more than one allotment if each such allotment is contiguous with the other or another of such allotments: The term **parcel of land** has a similar meaning.

"Site Coverage" means that portion of a site covered by a building or fixed structure.

“Structure” has the meaning given in the Building Act 1975.

“Telecommunications Facility” means any facility, building, tower or device used by a telephone network for the distribution or receipt of mobile telephone or radio signals.

“Transit Centre” means a premises used for the assembly and distribution of passengers prior to or subsequent to their transportation by air, road, rail or water. The term includes ancillary uses required for the comfort and amusement of passengers.

"Transportable Building" means a structure not predominantly constructed on the site of development and that is constructed in a manner that allows for ease of relocation to another site by virtue of the design and materials used.

“Use” has the meaning given in the Integrated Planning Act 1997.

“Warehouse” means premises or land used for the storage of materials, goods or merchandise in large quantities pending their distribution and/or sale to persons who purchase for the purpose of resale. The term includes:-

- The storage of the recyclable materials including paper and paper products, plastics, rags and glass;
- Road or rail freight depot;
- Food storage facility;
- Any Business Office, Light Industry, and Shop associated with the on-site activity and with a floor area not exceeding twenty-five per cent (25%) of the gross floor area.

“**Watercourse**” has the meaning given in the Water Act 2000.

“**Work**” has the meaning given in the Integrated Planning Act 1997.

“**Zones of Influence**” means the area as defined in Schedule X.

“**Total Use Area**” means the area comprising the total gross floor area of all buildings on the site and any other part of the site which is to be used as a part of the operation of the premises.

4.0 Structure of Plan

OPERATION OF THE PLAN

4.1 COVERAGE BY THE PLANNING SCHEME

This Planning Scheme covers the whole of the Local Government area including freehold and leasehold land, roads, parks and watercourses, except where modified by Schedule 8 of the IPA or any other legislation.

If a road or watercourse in the Local Government area is not shown as being covered by a Precinct on the Precinct map, the following applies:-

- If the road or watercourse is adjoined on both sides by land in the same Precinct, the road or watercourse has the same Precinct designation as the adjoining land;
- If the road or watercourse is adjoined on one side by land in a Precinct and adjoined on the other side by land in another Precinct, the road or watercourse has the same Precinct designation as the adjoining land and the centreline of the road or watercourse is the boundary between the two (2) Precincts;
- If the road or watercourse is adjoined on one side only by land in a Precinct, entire road or watercourse has the same Precinct designation as the adjoining Precinct.

To remove any doubt, it is declared that this section also applies to a closed road if the road is closed after the commencement of the Planning Scheme.

For the purposes of the Planning Scheme, any public road opened or dedicated whether before or after the commencement of the Planning Scheme or land defined by an Act of Parliament as being crown land that is adjoined on both sides by land in the Town Centre Precinct shall be deemed to be land included in the Town Centre Precinct.

A "Temporary event" is not development under the purposes of regulation under this Planning Scheme.

4.2 DEVELOPMENT APPROVAL

4.2.1 Existing Uses

Any existing development that was lawfully established may continue to operate in accordance with the provisions of the Integrated Planning Act and the provisions of the Planning Scheme.

Council shall maintain a register of Existing Uses that is open to inspection by request. Entries and deletion of lawful Existing uses shall be by resolution of the Local Government.

4.2.2 New Development

All development within the Scheme area is to be carried out in accordance with the provisions of the Planning Scheme and the conditions of any approval granted under the provisions of the Planning Scheme. To do otherwise is an offence against the provisions of the Planning Scheme.

Where development is self assessable, and where the development cannot satisfy an acceptable solution or performance criteria where no acceptable solution is specified in a code, the development shall trigger the next level of assessment.:ie. where Development is self assessable, and cannot meet an acceptable solution of an applicable code, the development becomes code assessable;

4.2.3 Types of Development

The Integrated Planning Act provides for various levels of development within the Scheme area as follows:

- Exempt development, where development is specifically excluded from assessment against any codes or policies;
- Self assessable development, where development is assessed by the proponent against simple measures contained in Schemes;
- Code assessable development, where Development Application is required and assessed against the relevant codes;
- Impact assessable development, where Development Application is required and is assessed against **all** codes, the Planning Scheme as a whole as well as submissions provided by members of the public.

4.3 EXEMPT DEVELOPMENT

In addition to the items defined as exempt development in the Integrated Planning Act, for the purposes of this Planning Scheme, development for the following purposes is also exempt development:

- On-site filling under twenty cubic metres (20m³);
- Excavation to a depth of less than one (1) metre where any activities are conducted on site and where the excavation includes the digging of holes or filling for gardening, minor landscaping or top dressing up to one hundred millimetres (100mm) in depth;
- Earthworks carried out in conjunction with building work;
- A utility installation being Low Impact Telecommunications (as defined under the Commonwealth Telecommunications Act), power installations below 110KV (apart

from ground mounted transformers built on road reserves), and development at or below ground level (other than a waste disposal facility).

4.4 LIMITATIONS

Subject to the provisions of this Planning Scheme, no person shall:-

- Erect or use premises in any Precinct for any purpose specified as, or determined to be, Self Assessable Development in the respective Table of Development where the purpose does not comply, or is not ascertainable pursuant to, particulars specified in the relevant Code;
- Without a development permit, erect or use premises in any Precinct for any purpose specified as in the Assessment Table in Part 5, or determined to be, Code Assessable Development;
- Without a development permit, erect or use premises in any Precinct for any purpose specified as in the Assessment Table In Part 5, or determined to be, Impact Assessable Development within the respective Tables of Development;
- Erect or use premises for any purpose that does not comply with the conditions set forth in the development permit or approval of any application in respect of the relevant land;
- Reconfigure, erect or use premises for any purpose or in a manner which is not in accordance with any application or Plan of Development approved by Council in respect of the relevant land.

5.0 Assessment Tables

5.1 TOWN ZONE

ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR ALL PRECINCTS - MAKING A MATERIAL CHANGE OF USE

TABLE 1

Column 1 Defined use or use class ¹	Column 2 Assessment Category	Column 3 Relevant assessment criteria																						
DEVELOPMENT IN THE TOWN ZONE																								
<p>1. Where Development is Self Assessable, and cannot meet an acceptable solution of an applicable code, the development becomes Code Assessable;</p> <p>2. Where the height of development exceeds the height listed for the precinct in which the development is proposed to be located, the development is Impact Assessable.</p> <table data-bbox="235 940 852 1129"> <tr> <td>Residential Precinct</td> <td>8.5m</td> </tr> <tr> <td>Rural Residential Precinct</td> <td>8.5m</td> </tr> <tr> <td>Town Centre Precinct</td> <td>11m</td> </tr> <tr> <td>Commerce and Trade Precinct</td> <td>10m</td> </tr> <tr> <td>Industry Precinct</td> <td>10m</td> </tr> <tr> <td>Light Industry Precinct</td> <td>10m</td> </tr> </table> <p>3. Where the site cover of development exceeds the site cover listed for the precinct in which the development is proposed to be located, the development is Impact Assessable.</p> <table data-bbox="235 1249 852 1400"> <tr> <td>Residential Precinct</td> <td>50%</td> </tr> <tr> <td>Rural Residential Precinct</td> <td>20%</td> </tr> <tr> <td>Commerce and Trade Precinct</td> <td>70%</td> </tr> <tr> <td>Industry Precinct</td> <td>70%</td> </tr> <tr> <td>Light Industry Precinct</td> <td>70%</td> </tr> </table>			Residential Precinct	8.5m	Rural Residential Precinct	8.5m	Town Centre Precinct	11m	Commerce and Trade Precinct	10m	Industry Precinct	10m	Light Industry Precinct	10m	Residential Precinct	50%	Rural Residential Precinct	20%	Commerce and Trade Precinct	70%	Industry Precinct	70%	Light Industry Precinct	70%
Residential Precinct	8.5m																							
Rural Residential Precinct	8.5m																							
Town Centre Precinct	11m																							
Commerce and Trade Precinct	10m																							
Industry Precinct	10m																							
Light Industry Precinct	10m																							
Residential Precinct	50%																							
Rural Residential Precinct	20%																							
Commerce and Trade Precinct	70%																							
Industry Precinct	70%																							
Light Industry Precinct	70%																							

¹ See Schedule 10 of the Integrated Planning Act- Dictionary

Column 1 Defined use or use class ¹	Column 2 Assessment Category	Column 3 Relevant assessment criteria
		<p>4. Where development density for a Multiple Dwelling is greater than 1 dwelling unit/200m² of site area, the development is Impact Assessable.</p> <p>5. Where development other than Detached House and Multiple Occupancy, is adjoining a Sensitive Land Use, or is an Industry and is located within 100 metres of a Sensitive Land Use, and is proposed to involve loading and unloading outside of the following hours, the development is Impact Assessable:</p> <p>7am – 6pm Monday to Friday; 8am – 5pm Saturday; and No unloading or loading on Sunday or Public Holidays.</p> <p>6. Where development is an Industry and is within 100 metres of a Sensitive Land Use, and is proposed to involve operating times outside of the following hours, the development is Impact Assessable:</p> <p>7am – 7pm Monday to Friday; 8am – 5pm Weekends/Public Holidays</p>
EXEMPT USES FOR THE TOWN ZONE		
Exempt uses are listed in Part 4.3 of this Scheme.		
SELF ASSESSABLE AND ASSESSABLE DEVELOPMENT FOR THE TOWN ZONE		
Accommodation Building	Code Assessable in the Commerce and Trade and Town Centre Precincts.	Town Code
Bed & Breakfast (where in a detached house)	Code Assessable in Residential Precinct and Rural Residential Precinct.	Town Code
Caretakers Residence	Code Assessable in the Industry and Light Industry Precinct.	Town Code
Care Depot	Code Assessable in the Industry and Light Industry Precinct.	Town Code
Car Park	Code Assessable in the Light Industry Precinct, Commerce and Trade Precinct and Town Centre Precinct.	Town Code
Commercial Premises (where not otherwise defined)	Code Assessable in the Commerce and Trade (except Commerce and Trade Precinct Overlay) and Town Centre Precincts.	Town Code
Commercial Premises (where in an existing building)	Self Assessable in the Commerce and Trade (except Commerce and Trade Precinct Overlay) and Town Centre Precincts	Town Code

Column 1 Defined use or use class ¹	Column 2 Assessment Category	Column 3 Relevant assessment criteria
Detached House	Self Assessable in the Residential Precinct and Rural Residential Precinct.	Town Code
Educational Establishment	Code Assessable in the Commerce and Trade (except Commerce and Trade Precinct Overlay) and Town Centre Precincts	Town Code
General Industry (where in an existing building)	Self Assessable in Industry Precinct	Town Code
General Industry (where not otherwise defined)	Code Assessable in Industry Precinct	Town Code
Health Care Facility	Code Assessable in the Commerce and Trade (except Commerce and Trade Precinct Overlay) and Town Centre Precincts	Town Code
Light Industry (where in an existing building)	Self Assessable in the Light Industry Precinct and Industry Precinct	Town Code
Heavy Vehicle Parking	Code Assessable in the Industry Precinct	Town Code
Indoor Recreation	Code Assessable in the Commerce and Trade (except in the Commerce and Trade Precinct Overlay) and Town Centre Precincts	Town Code
Industry Showroom	Code Assessable in Light Industry and Industry Precinct	Town Code
Landscaping Supplies	Code Assessable in the Industry Precinct.	Town Code
Light Industry (where not otherwise defined)	Code Assessable in the Light Industry Precinct and Industry Precinct.	Town Code
Multiple Dwelling	Code Assessable in the Residential Precinct (Multiple Occupancy area only)	Town Code
Outdoor Recreation	Code Assessable in the Open Space Precinct	Town Code
Park	Self Assessable in all Precincts	Town Code
Passive Recreation	Code Assessable in the Commerce and Trade (except in the Commerce and Trade Precinct Overlay) and Town Centre Precincts	Town Code
Place of Worship	Code Assessable in the Commerce and Trade Precinct (except Commerce and Trade Precinct	Town Code

Column 1 Defined use or use class ¹	Column 2 Assessment Category	Column 3 Relevant assessment criteria
	Overlay).	
Public Utility	Self Assessable in all precincts	Town Code
Retail Showroom (where not otherwise defined)	Code Assessable in the Commerce and Trade Precinct Overlay.	Town Code
Retail Showroom (where in an existing building)	Self Assessable in the Commerce and Trade Precinct Overlay.	Town Code
Service Industry	Code Assessable in the Light Industry Precinct and Industry Precinct.	Town Code
Shopping Centre	Code Assessable in the Town Centre Precinct.	Town Code
Telecommunication Facility	Code Assessable in all Precincts.	Town Code
ALL OTHER USES		
All other uses whether defined or not	Impact Assessable	

5.2 RURAL ZONE

ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR ALL PRECINCTS - MAKING A MATERIAL CHANGE OF USE

TABLE 2

Column 1 Defined use or use class ²	Column 2 Assessment Category	Column 3 Relevant assessment criteria
EXEMPT USES FOR THE RURAL ZONE		
Exempt uses are listed in Part 4.3 of this Scheme.		
SELF ASSESSABLE AND ASSESSABLE DEVELOPMENT FOR THE RURAL AREA		
Dwelling House (where to be established on Lot not less than 40 Ha)	<p>Self Assessable in the Rural Precinct where located on Lot greater than or equal to 40 Ha in area.</p> <p>Code Assessable in the Rural Precinct where located on a Lot less than 40 Ha in area</p>	Rural Code
Agriculture	Self Assessable	Rural Code
All other uses	Impact Assessable	

² See Schedule 10 of the Integrated Planning Act- Dictionary

5.3 ENTIRE SCHEME AREA

ASSESSMENT CATEGORIES AND APPLICABLE CODES FOR ALL PRECINCTS – OTHER DEVELOPMENT

TABLE 3

Column 1 Type of Development	Column 2 Assessment Category	Column 3 Applicable Code
Carrying out building work not associated with a Material Change of Use	Self Assessable ³ – if undertaking building works associated with existing buildings on the site	Town Code if in Town Zone Rural Code if in Rural Zone
Placing an advertising billboard or hoarding on premises not associated with a Material Change of Use	Code Assessable	Town Code if in Town Zone Rural Code if in Rural Zone
Reconfiguring a Lot ⁴	Code Assessable if all allotments comply with the minimum area specified in the Reconfiguring a Lot Code. Impact Assessable if any allotment is proposed with an area less than the minimum area specified in the Reconfiguring a Lot Code.	Reconfiguring a Lot Code
Carrying out Operational Work for Reconfiguring a Lot	Code Assessable if the Reconfiguring is assessable development	Operational Works Code Reconfiguring a Lot Code
Carrying out Operational Work for Material Change of Use	Code Assessable if the Material Change of Use is assessable development	Operational Works Code
Carrying out Operational Work for excavating and/or filling not associated with Reconfiguring a Lot or a Material Change of Use	Exempt where the extent of cut does not exceed 20 m ³ or extent of fill does not exceed 20 m ³ ; or Code Assessable where the extent of cut exceeds 20m ³ or extent of fill exceeds 20m ³ Impact Assessable where any cut or fill occurs in Open Space Precincts	If Code Assessable – Operational Works Code

³ This does not include building work that under IPA (schedule 8, part 3) is exempt and cannot be made self-assessable or assessable by a Planning Scheme.

⁴ Under IPA, (schedule 8, part 3) Reconfiguring a Lot is exempt and cannot be made self-assessable or assessable by a Planning Scheme if the proposal is for amalgamating 2 or more Lots, for a building format plan that does not subdivide the land, in relation to the Acquisition of Land Act 1967, or on Strategic Port Land.

Carrying out Operational Works for the provision of Residential allotment access or battleaxe allotment access corridor	Self Assessable	Operational Works Code
ALL OTHER USES		
Other	Impact Assessable	

6.0 Town Code

6.1 OVERALL OUTCOMES FOR TOWN CODE

The overall outcomes are the purpose of the Town Code.

The overall outcomes sought for the Town Zone are as follows:

- Residential and heritage character and amenity of the town area is retained;
- Safe and convenient access for pedestrians and cyclists is maintained and enhanced;
- Dalby is a focus for a range of business, industrial, tourist, community and recreational activity in the Local Government area;
- Business and Commercial Development is located primarily in the CBD to provide central and accessible services to the Local Government area;
- Development retains a primary, strong and active frontage to the main streets of the CBD (namely Cunningham, Patrick, Archibald, New, Stuart, and Roche Streets), rather than providing to the service lanes (including Marks, Longs, Downey's, Olsens, Ewings, Finks, Starlings and Groom Lane);
- Residential (including Rural Residential) development occurs where there is no adverse impact on good quality agricultural land, except in circumstances where the land is not designated as Rural;
- Residential Development is buffered from the existing and proposed road and rail corridors to minimise any detrimental impact;
- Residential Development accommodates a range of housing types and allotment sizes, and provides a safe and pleasant living environment, with adequate access to community services and is located in the Residential preferred areas shown on the town maps in the appendices;
- Efficient and equitable access to social infrastructure, such as schools, neighbourhood shopping, indoor and outdoor sport and recreation, health facilities, community services, public transport services, and parks are provided in Residential areas;
- Industrial Development is located in the Light Industry and Industry Precincts of the town;
- Impacts of Industrial uses are required to be within acceptable limits and uses are undertaken in sustainable manner consistent with the amenity and character of the area concerned;

- Small scale business, community and emergency services are provided for the needs of the local community;
- All precincts other than the Town Centre and Commerce and Trade Precincts are protected from shopping centres and other forms of Commercial Development
- Good Quality Agricultural Land (GQAL) within the Rural Zone is protected from alienation or encroachment of incompatible land uses within the Town Zone in accordance with the State Planning Policy 1/92 – Development and Conservation of Agricultural Land, Planning Guidelines – Separating Agricultural and Residential Land Uses;

The overall outcomes sought for the **Town Centre Precinct** are as follows:

- The Town Centre Precinct predominantly provides for development comprising retail, professional, commercial, entertainment and community infrastructure purposes and shall be the primary location for these uses;
- The Town Centre Precinct shall be a vibrant safe and user-friendly hub of retailing, business, entertainment and administrative services for Dalby and district as well as the location of any future major Commercial development;
- The Town Centre Precinct is the preferred location for significant commercial development;

The overall outcomes for the **Commerce and Trade Precinct** are as follows:

- Development in the Commerce and Trade Precinct has a harmonious and attractive appearance as the gateway to Dalby requiring careful management to ensure minimal impacts on traffic and distinctive local character is retained and enhanced.
- The Commerce and Trade precinct provides for predominantly commercial premises and services while complimenting the Town Centre Precinct rather than competing with the Town Centre Precinct as the primary location for major commercial development.
- The Commerce and Trade Precinct Overlay provides for development that will compliment the development of the Town Centre Precinct rather than compete with the town centre for shopping centres, shops and office space.
- The Commerce and Trade Precinct Overlay provides for retail showroom development as the dominant form of commercial development;

The overall outcomes for the **Residential Precinct** are as follows:

- The Residential Precinct provides for predominantly low density residential uses intended to retain the spacious, leafy and 'country town' character comprising detached dwelling houses 2 storeys in height connected to the reticulated sewerage and water systems

- Development in the Residential Precinct is managed to protect the low density residential amenity of the surrounding area.
- Residential Development occurs in a properly sequenced manner within the Residential Precinct where it is most effective to supply and maintain physical infrastructure, such as water, sewerage, roads and electricity;

The overall outcomes for the **Open Space Precinct** are as follows:

- The precinct includes land possessing significant environmental values and/or constraints to development including low lying lands, remnant vegetation, proximity to noxious activities and areas of special recreation values requiring careful management.
- Development in the Open Space Precinct is managed to protect the purpose of the designation for flood storage, environmental and/or recreation.

The overall outcomes for the **Industry Precinct** are as follows:

- The Industry Precinct is characterised by existing and future industries and associated services supporting economic activities in the district, as well as sites for diversified enterprises.
- Development in the Industry Precinct is predominantly industrial in nature and ensures that the use of land in the precinct for industrial purposes is protected.

The overall outcomes for the **Light Industry Precinct** are as follows:

- The Light Industry Precinct is characterised by existing and future light industries and associated services supporting economic activities in the district as well as sites for diversified enterprises.
- Development in the Light Industry Precinct is predominantly light industrial or service industry and protects the intent of the land for light industrial or service industry purposes.
- Development in the Light Industry Precinct provides a high quality streetscape, particularly frontages to state controlled roads.

The overall outcomes for the **Rural Residential Precinct** are as follows:

- The precinct provides for predominantly low density residential living on large allotments in a rural residential setting predominantly comprising separate dwelling houses two storeys in height.
- Development in the Rural Residential Precinct is residential in nature and protects the residential amenity of the surrounding area.

6.2 TOWN ZONE CODE – ASSESSMENT CRITERIA

TABLE 4

Performance Criteria	Acceptable Solution
FOR ALL THE TOWN AREA	
1. INFRASTRUCTURE	
<p>PC 1 Telephone and Electricity Premises are provided with a supply of electricity and telecommunication facilities adequate for the activity.</p>	<p>AS 1.1 Premises have;</p> <ul style="list-style-type: none"> - a reticulated supply of electricity; - access to telephone lines at the boundary of the property.
<p>PC 2 Water supply Premises are provided with an adequate volume and supply of water for the activity, including potable and non-potable requirements where appropriate.</p>	<p>AS 2.1 Premises are connected to Council's reticulated water system.</p> <p>AS 2.2 Premises are to have a rain water tank connected to the premises with a minimum capacity in accordance with the QDC⁵.</p>
<p>PC 3 Effluent disposal To ensure that public health and environmental values are preserved, all premises provide for the treatment and disposal of effluent and other waste water.</p>	<p>AS 3.1 The premises are connected to the Council's reticulated sewerage system except in the Rural Residential Precinct.</p> <p>AS 3.2 Premises in the Rural Residential Precinct have on-site effluent disposal systems designed in accordance with the Schedule 1 – Queensland Plumbing and Wastewater Code.</p>
<p>PC 4 Stormwater/Inter-allotment Drainage Stormwater is collected and discharged so as to;</p> <ul style="list-style-type: none"> - protect the stability of buildings or the use adjacent land; - prevent waterlogging or nuisance to nearby land; and - protect and maintain environmental values. 	<p>AS 4.1 Stormwater from roofs, other impervious areas and inter-allotment drainage is collected and discharged to a lawful point of discharge in accordance with Schedule 2 – Queensland Urban Drainage Manual.</p> <p>AS 4.2 In Rural Residential Precincts water tanks with bubbler overflows are provided.</p> <p>AS 4.3 In Residential Precincts disposal of stormwater is to be to the kerb and channel or table drain.</p>
<p>PC 5 Vehicle Access Vehicle access is provided to a standard appropriate for the use.</p>	<p>AS 5.1 Access roads are to be sealed and are to connect into the existing road network.</p> <p>AS 5.2 Access is to be designed and constructed in accordance with Schedule 3 – Australian Standard AS2890.1 Parking Facilities – Off Street</p>

⁵ QDC is the Queensland Development Code but also refers to any document which may replace the QDC.

Performance Criteria	Acceptable Solution
	<p>Parking and Schedule 9 EDROC Regional Standard Manual.</p> <p>AS 5.3 A sealed road access is provided from an existing sealed road to the premises.</p>
<p>PC 6 Development Density The density of residential activities does not impact adversely on the residential amenity of the surrounding area.</p>	<p>AS 6.1 For Dwelling House: No more than one (1) dwelling house per Lot.</p> <p>AS 6.3 For Multiple Dwellings in the Multiple Occupancy Overlay: No more than 1 (one) unit per 200m² of site area.</p>
<p>PC 7 Parking and Manoeuvring Parking and Manoeuvring should ensure; vehicle parking and service vehicle provision is adequate for the use whilst ensuring both safe and functional operation for staff, motorists and pedestrians.</p> <ul style="list-style-type: none"> - Short term car spaces for shoppers and visitors to the site are to be located with: <ul style="list-style-type: none"> • Direct access to and clear visibility from the street or internal carriageway; • Direct access to main entrance of the new building. - Car parking for employees should be located behind other buildings and preferably should not be visible from the street; and - Carparking areas and carriageways shall be able to allow reasonable access to all vehicles likely to be using the site. 	<p>AS 7.1 All uses provide vehicle parking at the rate provided in Schedule 4 – Table of Car Parking Spaces to be Provided.</p> <p>AS 7.2 All car parking, access and service vehicle manoeuvring is in accordance with Schedule 3 – Australian Standard AS 2890.1 Parking Facilities – Off Street Parking.</p>
<p>PC 8 Parking Location For all Commercial Development, the unloading and loading of vehicles off-street from within the allotments or where there is a minor secondary street frontage already used for similar purposes.</p>	<p>AS 8.1 No solution specified.</p>
<p>PC 9 Loading Bay For Industrial Development other than in the Industry or Light Industry Precinct, loading bays and vehicle delivery areas should be screened from view from pedestrian, retail and visitor parking areas.</p>	<p>AS 9.1 No solution specified.</p>
<p>PC 10 State Controlled Roads State Controlled Roads are maintained and enhanced as a link between major centres.</p>	<p>AS 10.1 No direct access to State Controlled Roads is permitted except as specifically permitted and in accordance with the</p>

Performance Criteria	Acceptable Solution
<p>PC 11 Traffic Development shall not result in any significant traffic problems.</p>	<p>requirements of the Department of Main Roads. AS 11.1 No solution specified.</p>
<p>PC 12 Contribution for Headworks A contribution shall be made to Council for the provision of new services from networks by contribution of headworks fees.</p>	<p>AS 12.1 Contribution shall be made to Council in accordance with Schedule 15 – Headwork Contribution.</p>
<p>PC 13 Noise Sensitive Development Noise sensitive developments (Residential, educational and community) must ensure that road traffic noise levels are appropriately managed to achieve acceptable levels of amenity.</p>	<p>AS 13.1 The development complies with the Department of Main Roads publication; 'Road Traffic Noise Management Code of Practice'.</p>
<p>PC 14 Development in the Vicinity of Aerodrome Development should ensure it;</p> <ul style="list-style-type: none"> - not adversely affect the operation of the aerodrome; - is designed and located to achieve a suitable standard of amenity for the proposed activity; and - does not restrict the future operational demands of the aerodrome. 	<p>AS 14.1 Buildings and structures within 100 metres of the boundary of an aerodrome are to be less than 7.5 metres in height at any point above natural ground level.</p>
<p>PC 15 Development in the Vicinity of Aerodrome The development of premises does not cause an obstruction or other potential hazard to aircraft movement associated with the aerodrome by way of:</p> <ul style="list-style-type: none"> - the physical intrusion of buildings or other structures into the Obstacle Limitation Surface; - attracting birds or bats to the area which could cause or contribute to bird strike hazard; - providing very bright lighting or lighting similar to aerodrome lighting which can distract or confuse pilots; - interfering with navigation or communication facilities; - emissions that may affect pilot visibility or 	<p>AS 15.1 No solution specified.</p>

Performance Criteria	Acceptable Solution
aircraft operations; and - transient intrusions into the aerodromes operational space ⁶	
PC 16 Gas and Oil Pipelines Buildings are located at an appropriate distance from underground pipelines to ensure community safety and operation of the use is not compromised.	AS 16.1 No structure is constructed within the buffer established 50 metres either side off the underground gas and oil pipeline corridors as identified on Map 5 High Pressure Pipelines. AS 16.2 Any development that impacts on an oil or gas pipeline easement requires the consent of the pipeline owner. Development in the vicinity of a pipeline should address the risks associated with petroleum and gas pipelines as set out in Australian Standard 2885, Pipelines – Gas & Liquid Petroleum.
PC 17 Refuse Tips, Transfer Station and Sewerage Treatment Plants Premises are located at an appropriate distance from refuse tips and effluent treatment plants to ensure community safety and operation of the uses are not compromised.	AS 17.1 Residential premises are not constructed within; - 500 metres of any boundary of a refuse tip or sewerage treatment plant. - 200 metres of any waste transfer station.
PC 18 Rail Corridors Development is at an appropriate distance from the rail corridor so as not to prejudice safety, speed or intended role of the existing and proposed rail corridors.	AS 18.1 No solution specified.
PC 19 Noise Attenuation Development adjoining the rail corridor is protected from the impact of noise ⁷ .	AS 19.1 No solution specified.
PC 20 Separation from Agriculture Minimum separation between “Sensitive land uses” and “rural activities” comply with the “Buffer Area Design Criteria” as contained in Table 2 of Section 3.47 of SPP1/92 – Planning Guideline – “Separating Agricultural and Residential Land Uses”.	AS 20.1 No solution specified.
2. ENVIRONMENT	

⁶ One way an applicant can demonstrate compliance is to prepare a report in accordance with Planning Guidelines: Planning for Aerodromes and other Aeronautical Facilities and Australian Standards AS2021, 1993. Map 7 - Aerodrome Obstacle Limitation Surface for the Dalby Shire should also be referred to.

⁷ One way an applicant can demonstrate compliance is to prepare a study that identifies how the development is in accordance with Railway and EPA Regulations 1998.

Performance Criteria	Acceptable Solution
<p>PC 21 Watercourses Development ensures the maintenance of riparian areas and water quality including protection from filling and off-site transfer of sediment.</p>	<p>AS 21.1 A minimum 20 metre wide buffer area is to be provided extending from the high bank of any watercourse.</p> <p>AS 21.2 Buffer areas shall not be filled and include a cover of vegetation including grasses.</p>
<p>PC 22 Flooding Premises are designed and located so as:</p> <ul style="list-style-type: none"> - not to be adversely impacted upon by flooding; - to protect life and property; and - not to have an undesirable impact on the extent and magnitude of flooding⁸. <p>Development shall comply with State Planning Policy 1/03 Mitigating the Adverse Impacts of Flood, Bushfire and Landslide</p>	<p>AS 22.1 No solution specified.</p>
<p>PC 23 Air Emissions Air emissions from premises do not cause environmental harm or nuisance to adjoining properties or sensitive land uses⁹.</p>	<p>AS 23.1 No solution specified.</p>
<p>PC 24 Noise Emissions Noise emissions from premises do not cause environmental harm or nuisance to adjoining properties or sensitive land uses¹⁰.</p>	<p>AS 24.1 No solution specified.</p>
<p>PC 25 Water Quality The standard of effluent and/or stormwater runoff from premises ensures the quality of surface water is suitable for:</p> <ul style="list-style-type: none"> - the biological integrity of aquatic ecosystems; - recreational use; - supply as drinking water after minimal treatment; - agricultural use; - Industrial use; and 	<p>AS 25.1 Water quality shall meet the relevant NHMRC requirements.</p>

⁸ To assist the applicant to demonstrate compliance, the maximum recorded flood may be adopted as an indication of flood level.

⁹ One way an applicant can demonstrate compliance is to prepare a study that identifies how the development is in accordance with Environmental Protection (Air) Policy 1997.

¹⁰ One way an applicant may demonstrate compliance is to prepare a study that identifies how the development is in accordance with Environmental Protection (Noise) Policy 1997.

Performance Criteria	Acceptable Solution
<ul style="list-style-type: none"> - minimises nuisance or harm to adjoining land owners¹¹. 	
<p>PC 26 Excavation and Filling Excavation and filling of land ensures;</p> <ul style="list-style-type: none"> - that both the amenity and safety of users of the site and adjacent land holdings; and - soil erosion is kept to a minimum with remedial works. 	<p>AS 26.1 Batters have a maximum slope of 25%, are terraced at every rise of 1.5 metres and each terrace has a minimum depth of 750mm;</p> <p>AS 26.2 Excavation and filling within 1.5 metres of any site boundary is battered or retained by a wall that does not exceed 1 metre in height;</p> <p>AS 26.3 Excavation and filling is undertaken in accordance with Schedule 5 – Excavation and Filling Standard.</p>
<p>PC 27 Construction Activities Both erosion control and silt collection measures are undertaken so as to ensure protection of environmental values during construction.</p>	<p>AS 27.1 During construction, soil erosion and sediment is managed in accordance with Schedule 5 – Excavation and Filling Standard.</p>
<p>PC 28 Construction over Council sewers, water mains or stormwater services Building works shall not adversely impact upon sewers or any other Council service.</p>	<p>AS 28.1 Building works shall not be undertaken over or within zones of influence of a sewer, water supply main or stormwater service.¹²</p>
<p>PC 29 Transportable Buildings Transportable buildings to be used for dwellings shall not impact on the amenity of the town or the streetscape of the local area.</p>	<p>AS 29.1 Transportable buildings that are to be used as dwellings must:</p> <ul style="list-style-type: none"> - comply with <i>AMCORD</i> Element 4.2 (Building appearance and Neighbourhood Character); - have a covered entrance to the front door, and the front door must be visible from and facing the main street frontage.
<p>PC 30 Character Buildings Development adjacent to buildings identified as heritage or character buildings within Schedule 6 – Heritage Buildings and incorporates design features, materials and details that blend with the existing character of the adjoining buildings and/or place.</p>	<p>AS 30.1 No solution specified.</p>
<p>PC 31 Cultural Heritage Known places of indigenous and/or cultural</p>	<p>AS 31.1 A minimum separation distance of 20 metres is provided from the MCU and/or</p>

¹¹ One way an applicant may demonstrate compliance is to prepare a study that identifies how the development is in accordance with Environmental Protection (Water) Policy 1997.

¹² See Schedule 16 which deals with building work over or within the zones of influence of Council services.

Performance Criteria	Acceptable Solution
heritage value are preserved.	Operational Work to known indigenous and/or cultural heritage sites ¹³ .
FOR ALL THE RESIDENTIAL AND RURAL RESIDENTIAL PRECINCT	
3. CONSISTENT & INCONSISTENT USES	
<p>PC 32 Consistent Uses in the Residential Precinct or the Rural Residential Precinct The following uses are consistent uses and are located within the Residential Precinct or the Rural Residential Precinct: Bed and Breakfast Detached House Multiple Dwelling (where included in the Multiple Occupancy Area Overlay) Park Public Utility</p> <p>PC 33 Inconsistent Uses in the Residential Precinct or the Rural Residential Precinct The following uses are inconsistent uses and are not located within the Residential Precinct or the Rural Residential Precinct: Agriculture Caretakers Residence Car Depot Car Park Cemetery Commercial Premises Extractive Industry Funeral Parlour General Industry Hazardous Industry Heavy Vehicle Parking Indoor Recreation Industry Industry Showroom Intensive Livestock Operation Landscaping Supplies Light Industry Multiple Dwelling (where in the Residential Precinct and not included in the Multiple Occupancy Area Overlay and not in accordance with Performance Criteria Limitation for Multiple Dwellings) Medical Centre Outdoor Recreation Passive Recreation Plant Nursery</p>	<p>AS 32.1 No solutions specified</p> <p>AS 33.1 No solutions specified</p>

¹³ One way an applicant may demonstrate that indigenous and/or cultural heritage sites exist or do not exist on site is to provide an appropriate certificate of search from heritage registers and the aboriginal cultural heritage unit (DNRM).

Performance Criteria	Acceptable Solution
Public Bar Retail Showroom Roadside Stall Rural Development Service Station Shop Shop (Drive Through) Shopping Centre Telecommunications Facility Transit Centre Warehouse	
3. DWELLING HOUSE AND MULTIPLE DWELLING	
PC 34 Height The height of Residential buildings is compatible with and complementary to the character of the urban environment.	AS 34.1 The height of a dwelling house or multiple dwelling does not exceed 8.5 metres from natural ground level except buildings proposed in a location identified in PC15 and/or PC16.
PC 35 Site Coverage and Setbacks Site coverage and setbacks ensure; <ul style="list-style-type: none"> - Residential building design and siting maintains the character of the locality in terms of building bulk; and - Residential buildings are located to ensure the local amenity and streetscape are protected and enhanced. 	AS 35.1 Residential buildings do not exceed the site coverage thresholds as follows; <p>For Residential Precinct:</p> <ul style="list-style-type: none"> - in accordance with the QDC; - multiple dwellings in the Multiple Occupancy overlay area - 50%. <p>For Rural Residential Precinct:</p> <ul style="list-style-type: none"> - dwelling house – 20 %. <p>AS 35.2 Residential buildings have a setback:</p> <p>For Residential Precinct:</p> <ul style="list-style-type: none"> - from road frontage or front boundaries (as measured for the bulk of a battle axe type allotment); not less than 6 metres or in accordance with the QDC; - from side boundaries; in accordance with the QDC; - from rear boundaries; in accordance with the QDC. <p>For Rural Residential Precinct:</p> <ul style="list-style-type: none"> - from road frontage or front boundaries (as measured for the bulk of a battle axe type allotment); not less than 6 metres; - from side boundaries; not less than 6 metres;

Performance Criteria	Acceptable Solution
	- from rear boundaries; not less than 6 metres.
<p>PC 36 Privacy and External Treatment for Multiple Dwellings The location and design of Multiple Dwellings provides for adequate privacy, sunlight, fencing, ventilation and landscaping.</p>	<p>AS 36.1 Multiple Dwellings comply with AMCORD Element 4.1 and 4.3...</p>
<p>PC 37 Residential Amenity for Multiple Dwellings Multiple Dwellings shall be integrated into existing streetscapes that are characterised by predominantly dwelling houses with the use of similar height, shape and form.</p>	<p>AS 37.1 Multiple Dwellings comply with AMCORD Elements 4.2.</p>
<p>PC 38 Open Space for Multiple Dwellings Open Space and Landscaping on the site should be;</p> <ul style="list-style-type: none"> - visually pleasing and creates an attractive environment; - located to take account of the direction of the breezes and sun; - located to give privacy and buffering from any potential incompatible uses; and - located to avoid interference with electricity lines and infrastructure. - Majority of plants to be of indigenous species. 	<p>AS 38.1 Multiple Dwellings comply with AMCORD Elements 5.7 and 5.8.</p>
<p>PC 39 Limitation of Multiple Dwellings The detached house shall be the dominant form of habitable building in the Residential and Rural Residential Precincts (apart from Multiple Occupancy overlay area)</p>	<p>AS 39.1 For the Residential Precinct (apart from Multiple Occupancy overlay area) only one set of Multiple Dwellings shall be established per Residential block, and notwithstanding this requirement, Multiple Dwellings shall not be established within 100 metres of any existing Multiple Dwelling.</p>
<p>PC 40 Buffers Adequate buffers are provided to protect the Residential and Rural Residential Precincts from Industrial activities, whilst also ensuring the integrity and viability of such industries is maintained.</p>	<p>AS 40.1 No solution specified.</p>
<p>4. OUTBUILDINGS</p>	
<p>PC 41 Residential Outbuildings The establishment of a Residential Outbuilding shall be of an appropriate size and proportion and have a suitable setback in order to minimise the</p>	<p>For Residential Precinct: AS 41.1 Residential Outbuildings shall be setback in accordance with the requirements of the Queensland Development Code.</p>

Performance Criteria	Acceptable Solution
<p>impact on the residential amenity and streetscape.</p>	<p>AS 41.2 The size of Residential Outbuildings is to be restricted to structures 5 metres in height and 80 square metres in floor area.</p> <p>AS 41.3 The overall site cover for all buildings including residential outbuildings and dwelling units shall not exceed 50%..</p> <p>For Rural Residential Precinct:</p> <p>AS 41.4 Residential Outbuildings are to be located a minimum of 15 metres from the boundary fronting the public road and a minimum of 5 metres from any other boundary; and Residential Outbuildings to be restricted to structures 8.5 metres in height and 100 square metres in floor area.</p> <p>AS 41.5 Excepting the setbacks mentioned in AS 40.4, Residential Outbuildings shall be in accordance with the requirements of the Queensland Development Code.</p> <p>For all other Precincts:</p> <p>AS 41.6 Buildings primarily designed as a Class 10 building (as defined in the Building Code of Australia) or as a Residential Outbuilding shall not be used as a habitable building.</p>
5. FOR NON-RESIDENTIAL ACTIVITIES LOCATED IN THE RESIDENTIAL PRECINCT	
<p>PC 42 Location Non Residential Activities are located so as;</p> <ul style="list-style-type: none"> - not to impact adversely on the residential amenity of the Residential Precinct; - not to prejudice the consolidation of like non Residential activities in other more appropriate areas; and - not to prejudice the landscape values of the town. 	<p>AS 42.1 No solution specified.</p>
<p>PC 43 Scale Non Residential activities are of an appropriate scale to protect the residential amenity of the Residential Precinct, and do not prejudice the operation and viability of other uses or activities in the Residential Precinct or other Precinct.</p>	<p>AS 43.1 No solution specified.</p>
<p>PC 44 Operation Non Residential activities are operated so as to</p>	<p>AS 44.1 No solution specified.</p>

Performance Criteria	Acceptable Solution
ensure that the activities do not impact adversely on residential amenity.	
Performance Criteria	Acceptable Solution
FOR THE TOWN CENTRE PRECINCT	
1. CONSISTENT & INCONSISTENT USES	
<p>PC 45 Consistent Uses in the Town Centre Precinct The following uses are consistent uses and are located within the Town Centre Precinct: Accommodation Building Commercial Premises Car Park Health Care Facility Indoor Recreation Medical Centre Outdoor Recreation Park Passive Recreation Place of Worship Shop Shop (Drive Through) Shopping Centre Telecommunications Facility Transit Centre</p> <p>PC 46 Inconsistent Uses in the Town Centre Precinct The following uses are inconsistent uses and are not located within the Town Centre Precinct: Agriculture Cemetery Caravan/Transportable Building Park Extractive Industry General Industry Hazardous Industry Heavy Vehicle Parking Industry Industry Showroom Intensive Livestock Operation Outdoor Recreation Passive Recreation Roadside Stall Rural Development Service Industry</p>	<p>AS 45.1 No solutions specified</p> <p>AS 46.1 No solutions specified</p>
7. COMMERCIAL ACTIVITIES	
<p>PC 47 Character The Commercial area is enhanced with uses of a business nature or those that complement the</p>	<p>AS 47.1 No solution specified.</p>

Performance Criteria	Acceptable Solution
Commercial and retail character of the town centre.	
<p>PC 48 Streetscape Buildings and structures within the Commercial area compliment the architectural character of the streetscape.</p>	<p>AS 48.1 No solution specified.</p>
<p>PC 49 Building Appearance Buildings are designed and finished to a high quality appearance that compliments the appearance of the town.</p>	<p>AS 49.1 External walls of developments immediately adjacent to a road are to be predominantly finished externally with either timber, plasterboard, glass, face brick, split face masonry block or similar materials predominantly used in adjacent existing development in the same street.</p> <p>AS 49.2 Air conditioning or refrigeration units, material/equipment storage areas and areas where work takes place are to be entirely screened from the road with solid 1.8 metre high fencing or contained entirely within buildings.</p>
<p>PC 50 Scale Development is at a scale that protects the amenity of the area by ensuring;</p> <ul style="list-style-type: none"> - the scale and location of the use on the site should contribute to the amenity of the Precinct, and not negatively impact upon existing uses within the area; and - buildings must be of a height and location so that there is no significant loss of amenity to adjacent land and buildings having regard to views and vistas, and building massing and scale as seen from high Streets. 	<p>AS 50.1 Buildings shall be no greater than 11 metres in height when measured from Natural Ground Level.</p>
<p>PC 51 Setbacks and Boundary Clearances Buildings and Structures are located to ensure the local character and streetscape are protected and enhanced by ensuring;</p> <ul style="list-style-type: none"> - the location of buildings in the Commercial areas maintains the amenity of adjoining developments and is compatible with the scale and form of the established 'main street' character and the built form in the surrounding area; and - the building setbacks shall not create spaces where poor surveillance encourages crime nor inhibits the security of pedestrians at all hours. 	<p>AS 51.1 Front Boundary Setbacks: Any part of a building less than two (2) storeys in height above the natural ground level is to have a nil setback from the front boundary from Archibald, Condamine, Cunningham, Marble, New, Patrick, Roche and Stuart Streets.</p> <p>AS 51.2 All buildings shall have an active street frontage incorporating pedestrian entrances and display areas.</p> <p>AS 51.3 Front Boundary Setbacks: Setbacks from Drayton Street do not appear to have been included. In addition there are no setbacks mentioned for side and rear boundaries.</p>

Performance Criteria	Acceptable Solution
<p>PC 52 Lighting Lighting is designed in a manner to ensure ongoing amenity and safety in the Commercial area whilst ensuring surrounding areas are protected from undue glare or lighting overspill.</p>	<p>AS 52.1 Lighting is provided to the exterior of all developments but should not exceed 8.0 lux at 1.5 metres beyond the site boundary.</p>
<p>PC 53 Operating Hours Development is operated in such a manner that ensures that the local amenity is protected. Vehicular movements connected with Commercial uses ensure that the amenity of the adjacent Residential area is not adversely affected.</p>	<p>AS 53.1 Uses are operated between the hours of 7.00am and 9.00pm where there are adjoining Sensitive Land Uses.</p>
<p>PC 54 Delivery of Goods The loading and unloading of goods occurs at the appropriate times to protect the amenity of the area.</p>	<p>AS 54.1 Where there are adjoining Sensitive Land Uses, loading and unloading of goods occurs;</p> <p style="padding-left: 40px;">7.00am and 6.00pm Monday to Friday; and 8.00am to 5.00pm Saturdays.</p> <p>AS 54.2 No unloading or loading occurs on Sundays and public holidays.</p>
<p>PC 55 Design for Climate Buildings shall incorporate design for climate principles.</p>	<p>AS 55.1 No solution specified.</p>
<p>PC 56 Building and Structure Design The building is designed and orientated to be identifiable from the primary street.</p>	<p>AS 56.1 The Commercial/office space of each building is sited and orientated towards the principal road frontage.</p>
<p>PC 57 Pedestrian Spaces A covered walkway along the entire street frontage is to be provided where retail activities are undertaken in adjacent new buildings.</p> <p>The covered walkway shall be:-</p> <ul style="list-style-type: none"> - to a design, finish and height which is compatible with any building on the site and with adjoining sites; - designed to provide continuous cover to pedestrians; - designed with regard to existing established vegetation and proposed landscaping. 	<p>AS 57.1 A covered walkway must be the same width as the footpath, excepting Drayton and Condamine Streets where a covered walkway is not required.</p> <p>AS 57.2 Where required the covered walkway shall be of a suspended awning or cantilever design, and shall be connected to any adjacent awnings to provide unbroken covering.</p>

Performance Criteria	Acceptable Solution
8. NON-COMMERCIAL ACTIVITIES	
<p>PC 58 Location Non Commercial activities are located so as:</p> <ul style="list-style-type: none"> - not to impact adversely on the function and character of the Precinct; - not to prejudice the consolidation of like non-commercial activities in other more appropriate areas. 	<p>AS 58.1 No solution specified.</p>
FOR THE COMMERCE AND TRADE PRECINCT	
1. CONSISTENT & INCONSISTENT USES	
<p>PC 59 Consistent Uses in the Commerce and Trade Precinct The following uses are consistent uses and are located within the Commerce and Trade Precinct: Accommodation Building Commercial Premises Car Park Health Care Facility Indoor Recreation Medical Centre Outdoor Recreation Park Passive Recreation Place of Worship Retail Showroom Shop Shop (Drive Through) Telecommunications Facility Transit Centre</p> <p>PC 60 Consistent Uses in the Commerce and Trade Precinct Overlay The following uses are consistent uses and are located within the Commerce and Trade Precinct Overlay: Retail Showroom</p> <p>PC 61 Inconsistent Uses in the Commerce and Trade Precinct and Commerce and Trade Precinct Overlay The following uses are inconsistent uses and are not located within the Commerce and Trade</p>	<p>AS 59.1 No solutions specified</p> <p>AS 60.1 No solutions specified</p> <p>AS 61.1 No solutions specified</p>

Performance Criteria	Acceptable Solution
Precinct or Commerce and Trade Precinct Overlay: Agriculture Cemetery Caravan/Transportable Building Park Extractive Industry General Industry Hazardous Industry Heavy Vehicle Parking Industry Industry Showroom Intensive Livestock Operation Outdoor Recreation Passive Recreation Roadside Stall Rural Development	
9. COMMERCIAL PREMISES	
PC 62 Character The retail nature of area is enhanced with uses of a business nature or those that generally service the retail or accommodation needs of the travelling public or provide for bulk retailing.	AS 62.1 No solution specified.
PC 63 Streetscape Buildings and structures within the Commercial area compliment the architectural character of the streetscape.	AS 63.1 No solution specified.
PC 64 Building Appearance Buildings are designed and finished to a high quality appearance that compliments the appearance of the town.	AS 64.1 External walls of developments immediately adjacent to a road are to be predominantly finished externally with either timber, plasterboard, glass, face brick, split face masonry block or similar materials predominantly used in adjacent existing development in the same street. AS 64.2 Air conditioning or refrigeration units, material/equipment storage areas and areas where work takes place are to be entirely screened from the road with solid 1.8 metre high fencing or contained entirely within buildings.
PC 65 Design for Climate Buildings shall incorporate design for climate principles.	AS 65.1 No solution specified.
PC 66 Amenity The operation of Commercial activities is not unduly affected by the proximity of Residential dwellings.	AS 66.1 Commercial development adjoining existing or proposed land used for Residential purposes is to be fenced to a height of 1.8 metres along common boundaries; AS 66.2 The constructed fence is to consist of a solid acoustically treated structure.

Performance Criteria	Acceptable Solution
<p>PC 67 Scale Development is at a scale that protects the amenity of the area whilst ensuring;</p> <ul style="list-style-type: none"> - the scale and location of the use on the site should contribute to the amenity of the Precinct, and not negatively impact upon existing uses within the area, and - buildings must be of a height and located on the so that there is no significant loss of amenity to adjacent land and buildings result having regard to overshadowing, privacy and overlooking, views and vistas, and building massing and scale as seen from neighbouring premises. 	<p>AS 67.1 Site Cover is no more than 70% of the overall site;</p> <p>AS 67.2 The site has a minimum area of 250m².</p> <p>AS 67.3 Buildings and structures are less than 10 metres in height and not more than 2 storeys at any point above the natural ground level.</p>
<p>PC 68 Setbacks and Boundary Clearances Buildings and Structures are located to ensure the local character and streetscape are protected and enhanced by ensuring;</p> <ul style="list-style-type: none"> - the location of buildings in the Commercial areas maintains the amenity of adjoining developments is maintained and is compatible with the scale and form of the established 'main street' character and the built form in the surrounding area; and - the building setbacks shall not create spaces where poor surveillance encourages crime nor inhibits the security of pedestrians at all hours. 	<p>AS 68.1 Boundary Setbacks: In Commerce and Trade Precincts, buildings shall have a minimum setback of 3 metres from the front boundary and 0 metres from side boundaries.</p> <p>AS 68.2 Where adjoining a dwelling house, a buffer is to be provided with a setback along the common boundary of 3 metres minimum and this buffer is to be provided so that;</p> <ul style="list-style-type: none"> - the habitable areas and private outdoor areas of residences are screened from view from any building on the site; - Residential areas and open spaces are unable to view external storage areas, Commercial activities or car parking areas. <p>Such screening may be achieved by providing:</p> <ul style="list-style-type: none"> - a landscaped strip of at least 1 metre in width with shrub like plantings; and - a 1.8 metre high solid fence;
<p>PC 69 Lighting Lighting is designed in a manner to ensure ongoing amenity and safety in the Commercial area whilst ensuring surrounding areas are protected from undue glare or lighting overspill.</p>	<p>AS 69.1 No solution specified.</p>
<p>PC 70 Landscaping Landscaping is designed and established in a manner that achieves high quality frontage and contributes positively to the streetscape character</p>	<p>AS 70.1 A minimum of 10% of the premises is to be landscaped.</p>

Performance Criteria	Acceptable Solution
while allowing good visual access for entering or exiting vehicles. It is located to avoid interference with electricity infrastructure items and provides for maintenance access to any on site public utility infrastructure.	
PC 71 Operating Hours Development is operated in such a manner that ensures that the local amenity is protected.	AS 71.1 Uses are operated between the hours of 7.00am and 9.00pm where there are adjoining Sensitive Land Uses.
PC 72 Delivery of Goods The loading and unloading of goods occurs at the appropriate times to protect the amenity of the Industrial area and surrounding areas.	AS 72.1 Where there are adjoining Sensitive Land Uses, loading and unloading of goods occurs: 7.00am and 6.00pm Monday to Friday; 8.00am to 5.00pm Saturdays. AS 72.2 No unloading or loading occurs on Sundays and public holidays.
PC 73 Vehicular Movements Vehicular movements connected with Commercial uses ensure that the amenity of the adjacent Residential area is not adversely affected.	PC 73.1 No solution specified.
PC 74 Building and Structure Design The building is designed and orientated to be identifiable from the primary street.	AS 74.1 The commercial/office space of each building is sited and orientated towards the principal road frontage.
10. NON-COMMERCIAL PREMISES	
PC 75 Location Non Commercial Activities are located so as; - not to impact adversely on the function and character of the Precinct; and - not to prejudice the consolidation of like non-commercial activities in other more appropriate areas.	AS 75.1 No solution specified.
Performance Criteria	Acceptable Solution
FOR THE INDUSTRY AND LIGHT INDUSTRY PRECINCT	
11. CONSISTENT AND INCONSISTENT USES IN THE INDUSTRY PRECINCT	
PC 76 Consistent Uses in the Industry Precinct The following uses are consistent uses and are located within the Industry Precinct: Caretakers Residence Car Depot Car Park	AS 76.1 No solutions specified

Performance Criteria	Acceptable Solution
<p>General Industry Heavy Vehicle Parking Industry Showroom Landscaping Supplies Light Industry Park Public Utility Service Industry Telecommunications Facility Warehouse</p> <p>PC 77 Inconsistent Uses in the Industry Precinct The following uses are inconsistent uses and are not located within the Industry Precinct: Bed and Breakfast Business Office Caravan/Transportable Building Park Cemetery Detached House Educational Establishment Extractive Industry Funeral Parlour General Industry Health Care Facility Home Based Business Indoor Recreation Intensive Livestock Operation Light Industry Medical Centre Multiple Dwelling Outdoor Recreation Passive Recreation Place of Worship Public Bar Residential Development Retail Showroom Retirement Village Roadside Stall Shop Shop (Drive Through) Shopping Centre</p>	<p>AS 77.1 No solutions specified</p>
11. CONSISTENT AND INCONSISTENT USES IN THE LIGHT INDUSTRY PRECINCT	
<p>PC 78 Consistent Uses in the Light Industry Precinct The following uses are consistent uses and are located within the Light Industry Precinct: Caretakers Residence Car Depot Car Park Industry Showroom Light Industry Park</p>	<p>AS 78.1 No solutions specified</p>

Performance Criteria	Acceptable Solution
<p>Plant Nursery Public Utility Service Industry Telecommunications Facility Warehouse</p> <p>PC 79 Inconsistent Uses in the Light Industry Precinct The following uses are inconsistent uses and are not located within the Light Industry Precinct: Bed and Breakfast Business Office Caravan/Transportable Building Park Cemetery Detached House Educational Establishment Extractive Industry Funeral Parlour General Industry Health Care Facility Heavy Vehicle Parking Hazardous Industry Home Based Business Indoor Recreation Intensive Livestock Operation Light Industry Medical Centre Multiple Dwelling Outdoor Recreation Passive Recreation Place of Worship Public Bar Residential Development Retail Showroom Retirement Village Roadside Stall Shop Shop (Drive Through) Shopping Centre</p>	<p>AS 79.1 No solutions specified</p>
<p>PC 80 Setbacks and Boundary Clearances Development is at a scale that protects the amenity of the area whilst ensuring;</p> <ul style="list-style-type: none"> - the scale and location of the Industrial use on the site should contribute to the amenity of the area, and not negatively impact upon existing uses within the area; and - buildings are of a height and sited so that there is no significant loss of amenity to adjacent land and buildings result having regard to; <ul style="list-style-type: none"> • overshadowing, privacy and overlooking, 	<p>AS 80.1 Total use area is no more than 70% of the site;</p> <p>AS 80.2 Buildings and structures are less than 10 metres in height and not more than 2 storeys at any point above the natural ground level;</p> <p>AS 80.3 Front boundary clearance for any building or structure is 3 metres or more from any road frontage;</p> <p>AS 80.4 Side boundary clearance for any building or structure is 2 metres or more;</p>

Performance Criteria	Acceptable Solution
views and vistas, and building massing and scale as seen from neighbouring premises.	<p>AS 80.5 Rear boundary clearances are 4 metres or more from property boundary;</p> <p>AS 80.6 Where adjoining a Sensitive Land Use, a buffer is to be provided with a setback along the common boundary of 7 metres minimum and this buffer is to be provided so that;</p> <ul style="list-style-type: none"> - the habitable areas and private outdoor areas of residences are screened from view from any building on the site; - Residential areas and open spaces are unable to view external storage areas, Industrial activities and car parking areas. <p>Such screening may be achieved by:-</p> <ul style="list-style-type: none"> - a densely landscaped strip of at least 3 metres in width with shrub like plantings; and - a 2 metre high solid fence.
<p>PC 81 Vehicular Movements Vehicular movements connected with Industrial uses ensure that the amenity of the adjacent Residential area is not adversely affected.</p>	<p>AS 81.1 No solution specified</p>
<p>PC 82 Landscaping Landscaping on the site;</p> <ul style="list-style-type: none"> - contributes positively to the built form and the street; - reduces the impact of the size and scale of the buildings; and - does not interfere with electricity infrastructure items. 	<p>AS 82.1 Landscaping is provided with a minimum width of 3 metres along any road frontage.</p> <p>AS 82.2 Vegetation is to have a mature height of at least 3 metres within 5 years of planting, unless planted under electricity lines where the mature height must not exceed 3 metres.</p> <p>AS 82.3 Ground covers should fully cover the vegetation strip within 1 year of planting.</p>
<p>PC 83 Building and Structure Design The building is designed and orientated to be identifiable from the street.</p>	<p>AS 83.1 The office space of each building is sited and orientated towards the principal road frontage.</p>
<p>PC 84 Building Appearance Buildings are designed and finished to a high quality appearance that compliments the appearance of the town.</p>	<p>AS 84.1 External walls of Industrial Development immediately adjacent to a road are to be predominantly finished externally with either timber, plasterboard, glass, face brick, split face masonry block or similar materials predominantly used in adjacent existing development in the same street.</p> <p>AS 84.2 Air conditioning or refrigeration units, material/equipment storage areas and areas</p>

Performance Criteria	Acceptable Solution
	where work takes place are to be entirely screened from the road with solid 1.8 metre high fencing or contained entirely within buildings.
<p>PC 85 Operating Hours Development is operated in such a manner that ensures that the local amenity is protected.</p>	<p>AS 85.1 Where within 100 metres of Sensitive Land Uses, uses are operated between the hours of;</p> <p>7.00am and 7.00pm Monday to Friday; 8.00am to 5.00pm of a weekend or public holidays.</p>
<p>PC 86 Delivery of Goods The loading and unloading of goods occurs at the appropriate times to protect the amenity of the Light Industrial Area and surrounding areas.</p>	<p>AS 86.1 Where within 100 metres of Sensitive Land Uses, loading and unloading of goods occurs;</p> <p>7.00am and 6.00pm Monday to Friday; 8.00am to 5.00pm Saturdays.</p> <p>AS 86.2 No unloading or loading occurs on Sundays and public holidays.</p>
12. NON-INDUSTRIAL ACTIVITIES	
<p>PC 87 Location Non Industrial activities are located so as:</p> <ul style="list-style-type: none"> - not to impact adversely on the function, operation and character of the Light Industry or Industry areas; and - not to prejudice the consolidation of like non-Industrial activities in other more appropriate areas. 	<p>AS 87.1 No solution specified.</p>
Performance Criteria	Acceptable Solution
FOR THE OPEN SPACE PRECINCT	
13. CONSISTENT & INCONSISTENT USES	
<p>PC 88 Consistent Uses in the Open Space Precinct The following uses are consistent uses and are located within the Open Space Precinct: Outdoor Recreation Park Public Utility Detached House (Replacement for a dwelling house which existed at the time the planning scheme was adopted)</p>	<p>AS 88.1 No solution specified.</p>

Performance Criteria	Acceptable Solution
<p>PC 89 Inconsistent Uses in the Open Space Precinct</p> <p>The following uses are inconsistent uses and are not located within the Open Space Precinct:</p> <ul style="list-style-type: none"> Agriculture Bed and Breakfast Business Office Caravan/Transportable Building Park Car Depot Car Park Cemetery Commercial Premises Community Use Extractive Industry Funeral Parlour General Industry Hazardous Industry Health Care Facility Heavy Vehicle Parking Home Based Business Industry Industry Showroom Intensive Livestock Operation Landscaping Supplies Light Industry Medical Centre Multiple Dwelling Plant Nursery Public Bar Retail Showroom Retirement Village Roadside Stall Rural Development Service Station Shop Shop (Drive Through) Shopping Centre Transit Centre Warehouse 	<p>AS 89.1 No solution specified.</p>
<p>PC 90 Replacement Detached House</p> <p>Where existing lawful detached houses are already located in the open space precinct these uses are protected in their current form. The intention of this land designation is to protect from further development land identified as having either significant environmental, recreational value or presenting significant constraints to development. The replacement of existing lawful development is acceptable providing the proposed replacement does not involve any unnecessary</p>	<p>AS 90.1 No solution specified.</p>

Performance Criteria	Acceptable Solution
interference with the subject land, particularly filling or clearing of land other than clearing of weeds and is substantially the same as the original development. Where an allotment included in the Open Space designation already accommodates a dwelling house the development of an outbuilding ancillary to the dwelling house and in accordance with the criteria detailed in the Town Code is generally acceptable providing the structure does not involve any unnecessary interference with the subject land, particularly filling or clearing of land other than clearing of weeds and complies with the QDC for development of a class 10a building in a residential area.	
13. COMMUNITY USE, OPEN SPACE AND RECREATIONAL ACTIVITIES	
PC 91 Scale Development is of an appropriate scale for the locality so as to ensure that local amenity is protected.	AS 91.1 No solution specified.
PC 92 Setbacks and Boundary Clearances Buildings and structures are positioned on the site in a manner that ensures that the local amenity is protected.	AS 92.1 Buildings and structures have side boundary clearances of not less than 2.5 metres; AS 92.2 Buildings and structures have front & rear boundary clearances of not less than 6 metres from property boundaries.
PC 93 Operating Hours Development is operated in such a manner that ensures that the local amenity is protected.	AS 93.1 Uses are operated between the hours of 7.00am and 10.30pm where adjoining Residential land.
PC 94 Delivery of Goods The loading and unloading of goods at appropriate times in a manner that ensures that the local amenity is protected.	AS 94.1 Where adjoining Residential land, loading and unloading of goods occurs only between the hours of; 7.00am and 6.00pm Monday to Friday; 8.00am to 5.00pm weekends.
PC 95 Landscaping Landscaping is provided on-site to; - contribute to a pleasant and functional built form; - contribute to the visual qualities of the locality; and - does not interfere with electricity infrastructure items.	AS 95.1 Landscaping around sporting grounds is to occur to a width of 2 metres using species which provide an effective screen of at least 1.5 metres within 2 years of planting. AS 95.2 Landscaping for other community recreation uses is to occur along setbacks to a width of 2 metres along the front boundary and 1 metre along side and rear boundary setbacks. AS 95.3 Shade trees are to be planted on edges of car parks and are to reach a mature height of at least 3 metres within 4 years of planting.

Performance Criteria	Acceptable Solution
<p>PC 96 Lighting The design of lighting does not impact adversely on the local amenity through poorly directed lighting, lighting overspill or lighting glare.</p>	<p>AS 96.1 No solution specified.</p>
<p>PC 97 Filling or Excavation Filling or excavation shall not take place unless it can be demonstrated that there is no adverse impact upon the flows of any drains, overland flow of water nor will the filling cause any off site flooding.</p>	<p>AS 97.1 No solution specified.</p>
14. NON-COMMUNITY USE, OPEN SPACE AND RECREATIONAL ACTIVITIES	
<p>PC 98 Location Non-Community Use and Open Space and Recreation activities are located so as;</p> <ul style="list-style-type: none"> - not to impact adversely on the function and character of the Open Space and Recreation Zone; and - not to prejudice the consolidation of like non Community Use and Open Space and Recreation activities in other more appropriate areas. 	<p>AS 98.1 No solution specified.</p>
FOR SPECIFIC LAND USES	
15. CARETAKER'S RESIDENCE	
<p>PC 99 Occupation The Caretaker's Residence must be occupied by a person having responsibility for the security, maintenance and/or management of the site.</p>	<p>AS 99.1 No solution specified.</p>
<p>PC 100 Density The provision of a Caretaker's Residence does not compromise the operation of the Precinct.</p>	<p>AS 100.1 Only one Caretaker's Residence, with a maximum size of 50m², is permitted with each use.</p>
<p>PC 101 Amenity The Caretaker's Residence is to be designed to integrate with the use, whilst retaining acceptable amenity for occupants.</p>	<p>AS 101.1 No solution specified.</p>
16. COMMUNITY USE, EDUCATIONAL ESTABLISHMENT, INDOOR AND OUTDOOR RECREATION, HEALTH CARE FACILITY, PASSIVE RECREATION AND PLACE OF WORSHIP	
<p>PC 102 Scale Development is of an appropriate scale for the locality and intended use so as to ensure that amenity of the surrounding area is protected.</p>	<p>AS 102.1 No solution specified.</p>

Performance Criteria	Acceptable Solution
<p>PC 103 Setbacks and Boundary Clearances Buildings and structures are positioned on the site in a manner that ensures the local amenity is protected.</p>	<p>AS 103.1 Buildings and structures have side boundary clearances of not less than 2.5 metres.</p> <p>AS 103.2 Buildings and structures have front & rear boundary clearances of not less than 6 metres from property boundaries.</p>
<p>PC 104 Operating Hours Development is operated in such a manner that ensures that the local amenity is protected.</p>	<p>AS 104.1 Uses are operated between the hours of 7.00 am and 8.00 pm where adjoining Residential land.</p>
<p>PC 105 Landscaping Landscaping is provided on-site to;</p> <ul style="list-style-type: none"> - contribute to a pleasant and functional built form; - contribute to the visual qualities of the locality; and - not interfere with electricity infrastructure items. 	<p>AS 105.1 Landscaping around sporting grounds is to occur to a width of 2 metres using species which provide an effective screen of at least 1.5 metres within 2 years of planting.</p> <p>AS 105.2 Landscaping for other community recreation uses is to occur along setbacks to a width of 2 metres along the front boundary and 1 metre along side and rear boundary setbacks;</p> <p>AS 105.3 Shade trees are to be planted on edges of car parks and are to reach a mature height of at least 3 metres within 4 years of planting.</p>
17. HOME BASED BUSINESS	
<p>PC 106 Size The development comprises only a minor portion of an existing Residential premises.</p>	<p>AS 106.1 The business is operated by persons residing in the dwelling;</p> <p>AS 106.2 The development is limited to a total floor area of 50 m² for the part of the Residential premises used in the operation of the business (excluding site parking).</p>
<p>PC 106 Traffic The use does not generate greater traffic loads than reasonably associated with Residential premises.</p>	<p>AS 106.1 No solution specified.</p>
<p>PC 107 Amenity The use is operated in such a way as to not disrupt the residential amenity of the area.</p>	<p>AS 107.1 Delivery of goods and operating hours occurs only between the hours of 8.00am and 6.00pm Monday to Friday.</p> <p>AS 107.2 The business does not;</p> <ul style="list-style-type: none"> - display goods (whether or not for sale) in any window or outdoor area; - conduct any retail sales; - undertake any on site activities outside of any fully enclosed building.

Performance Criteria	Acceptable Solution
	<p>AS 107.3 The one advertising sign associated with the business does not exceed 0.5m² and displays the name of the business operator, name of the business and the phone number. The sign is to be located on the site at a height no greater than 1.5m measured to the bottom of the sign. The sign is not to be illuminated.</p> <p>AS 107.4 The activities on site only involve the use of domestic electrical appliances.</p> <p>AS 107.5 The activities on site does not result in the creation of noise that is more than 5 dBa above either the background noise level or 40 dBa (whichever is higher) from any boundary fence.</p>
18. HOST HOME ACCOMMODATION	
<p>PC 108 Impact Premises used for a Host Home Accommodation are of a size and operated in such a manner as to ensure the amenity of the locality is not adversely affected.</p>	<p>AS 108.1 No more than four 4 paying guests are accommodated at any one time;</p> <p>AS 108.2 Signage associated with the use is restricted to a 0.5m² sign located at a height no greater than 1.5m measured to the bottom of the sign;</p> <p>AS 108.3 At least two (2) off street parking spaces are provided other than those associated with the permanent residents of the dwelling.</p>
<p>PC 109 Short Term Stay Accommodation must be provided for short-term stays only.</p>	<p>AS 109.1 Visitors are accommodated for up to a maximum of fourteen (14) nights.</p>
<p>PC 110 Amenity The Host Home establishment provides reasonable levels of privacy and convenience for both residents and guests.</p>	<p>AS 110.1 The bedrooms for guests are in the same building as the bathroom and toilet facilities provided for exclusive use by guests.</p> <p>AS 99.2 Disabled access shall be provided.</p>
<p>PC 111 Location Development must be located where there is convenient access.</p>	<p>AS 111.1 The site is within 5km of the Dalby Post Office by road, with all weather access.</p>
19. SERVICE STATION	
<p>PC 112 Location Development must be located where there is convenient access.</p>	<p>AS 112.1 The site is located on a corner allotment that has a minimum of two road frontages.</p>
20. TELECOMMUNICATION FACILITY	
<p>PC 113 Visual Impact Development is visually integrated with its landscape or townscape so as to not be visually dominant or unduly visually obtrusive.</p>	<p>AS 113.1 No solution specified.</p>

Performance Criteria	Acceptable Solution
21. ADVERTISING BILLBOARDS	
<p>PC 114 Visual Impact Development is visually integrated with its landscape or townscape so as to not be visually dominant or unduly visually obtrusive.</p>	<p>AS 114.1 No solution specified.</p>
<p>PC 115 Advertising Billboards Advertising Billboards displayed adjacent to roads do not cause a traffic hazard and to not impact upon the visual amenity of the entrances to town.</p>	<p>AS 115.1 Advertising Billboards shall be;</p> <ul style="list-style-type: none"> - located at a rate of not more than one advertising Billboards every 50 metres along road frontages; - setback a minimum of 2 metres from the property boundary and 10 metres from road intersections; - a maximum of 3 metres in length and 2 metres in height; - located on private property.

7.0 Rural Code

7.1 OVERALL OUTCOMES FOR RURAL AREA CODE

The overall outcomes are the purpose of the Rural Area Code.

The overall outcomes sought for the Rural Area are the following:

- Continue the ongoing Rural use of areas where they are considered good quality agricultural land;
- Ensure that any Residential uses in the Rural area are associated with the Rural activity on site;
- Restrict the expansion of any non Rural uses into the Rural area due to the limited ability to extend infrastructure networks into these areas.
- Good Quality Agricultural Land (GQAL) is protected from fragmentation, alienation or encroachment of incompatible land uses in accordance with State Planning Policy 1/92 – Development and Conservation of Agricultural Land.
- Development is appropriately located within the Rural Zone and existing future Rural Activities are not prejudiced by inappropriate development.
- Maintains the environment, including soil, air and water, compatible with healthy natural systems and ensure public health and safety.

7.2 RURAL ZONE CODE - ASSESSMENT CRITERIA

TABLE 5

Performance Criteria	Acceptable Solution
FOR ALL OF THE RURAL ZONE	
1. INFRASTRUCTURE	
PC 1 Telephone and Electricity Premises are provided with a supply of electricity and telecommunication facilities adequate for the activity.	AS 1.1 Premises have; <ul style="list-style-type: none"> - a reticulated supply of electricity; - access to telephone lines at the boundary of the property.
PC 2 Water supply Premises are provided with an adequate volume and supply of water for the activity.	AS 2.1 A rain water tank connected to the premises with a minimum capacity of 30 000 litres.
PC 3 Effluent disposal To ensure that public health and environmental values are preserved, all premises provide for the treatment and disposal of effluent and other waste water.	AS 3.1 Premises outside of the sewerred area have an on-site effluent disposal systems designed in accordance with the Schedule 1 – Queensland Plumbing & Wastewater Code
PC 4 Vehicle Access Vehicle access is provided to a standard appropriate for the use.	AS 4.1 Access roads are to be provided to connect premises into the existing road network; <ul style="list-style-type: none"> - for Rural allotments over 40 Ha, gravel access roads are to be provided. - for Rural allotments under 40 Ha, bitumen road frontage is to be provided from the property to the existing bitumen road network.
PC 5 Development Density The density of Residential activities does not impact adversely on the rural amenity of the surrounding area.	For Dwelling House: AS 5.1 No more than 1(one) dwelling house per Lot.
PC 6 Roads All weather road access is provided between the premises and the existing road network.	AS 6.1 Roads are designed and constructed in accordance with Schedule 3 – Australian Standard AS 2890.1 Parking Facilities – Off Street Parking and Schedule 9 EDROC Regional Standard Manual.
PC 7 State Controlled Roads State Controlled Roads are maintained and enhanced as a link between major centres.	AS 7.1 No direct access to State Controlled Roads is permitted except as specifically permitted and in accordance with the requirements of the Department of Main Roads.
PC 8 Development in the Vicinity of Aerodrome Development:	AS 8.1 Buildings and structures within 100 metres of the boundary of an aerodrome are less than 7.5 metres in height at any point above natural ground

Performance Criteria	Acceptable Solution
<ul style="list-style-type: none"> - does not adversely affect the operation of the aerodrome; - is designed and located to achieve a suitable standard of amenity for the proposed activity; and - does not restrict the future operational demands of the aerodrome. 	level.
<p>PC 9 Development in the Vicinity of Aerodrome The development of premises does not cause an obstruction or other potential hazard to aircraft movement associated with the aerodrome by way of:</p> <ul style="list-style-type: none"> - the physical intrusion of buildings or other structures into the Obstacle Limitation Surface; - attracting birds or bats to the area which could cause or contribute to bird strike hazard; - providing very bright lighting or lighting similar to aerodrome lighting which can distract or confuse pilots; - interfering with navigation or communication facilities; - emissions that may affect pilot visibility or aircraft operations; and - transient intrusions into the aerodromes operational space¹⁴. 	AS 9.1 No solution specified.
<p>PC 10 Gas and Oil Pipelines Buildings are located at an appropriate distance from underground pipelines to ensure community safety and operation of the use is not compromised.</p>	<p>AS 10.1 No structure is constructed within the buffer established 50 metres either side off the underground gas and oil pipeline corridors as identified on the High Pressure Gas Pipelines Overlay Map.</p> <p>AS 10.2 Any development that impacts on an oil or gas pipeline easement requires the consent of the pipeline owner. Development in the vicinity of a pipeline should address the risks associated with petroleum and gas pipelines as set out in Australian Standard 2885, Pipelines-Gas and Liquid</p>

¹³ One way an applicant can demonstrate compliance is to prepare a report in accordance with Planning Guidelines: Planning for Aerodromes and other Aeronautical Facilities and Australian Standards AS2021, 1993.

Performance Criteria	Acceptable Solution
	Petroleum.
2. ENVIRONMENT	
<p>PC 11 Good Quality Agricultural Land (GQAL) Good Quality Agricultural land areas as identified in Map 6 'Agricultural Land' are conserved and managed for the longer term and protected from development that may lead to its alienation or diminished productivity¹⁵.</p>	AS 11.1 No solution specified
<p>PC 12 Watercourses Development ensures the maintenance of riparian areas and water quality including protection from filling and off-site transfer of sediment.</p>	AS 12.1 A minimum 20 metre wide buffer area is provided extending from the high bank of any watercourse. Buffer areas shall not be filled and include a cover of vegetation, including grasses.
<p>PC 13 Flooding Premises are designed and located so as:</p> <ul style="list-style-type: none"> - not to be adversely impacted upon by flooding; - to protect life and property; - not to have an undesirable impact on the extent and magnitude of flooding; - not to impact on existing overland flow patterns in the area; and - not to increase the velocity of floodwaters or afflux¹⁶. <p>Development shall comply with State Planning Policy 1/03 Mitigating the Adverse Impacts of Flood, Bushfire and Landslide</p>	AS 13.1 No solution specified.
<p>PC 14 Air Emissions Air emissions from premises do not cause environmental harm or nuisance to adjoining properties or sensitive land uses¹⁷.</p>	AS 14.1 No solution specified.
<p>PC 15 Noise Emissions Noise emissions from premises do not cause</p>	AS 15.1 No solution specified.

¹⁵ One way to demonstrate compliance with PC11 is for the applicant to prepare a study that identifies how the development is in accordance with the requirements of State Planning Policy 1/92 – The Development and Conservation of Agricultural Land and the Planning Guidelines: The Identification of Good Quality Agricultural Land and Separating Agricultural and Residential Land Uses 1997..

¹⁴ To assist the applicant to demonstrate compliance, the maximum recorded flood may be adopted as an indication of flood level.

¹⁷ One way an applicant can demonstrate compliance is to prepare a study that identifies how the development is in accordance with Environmental Protection (Air) Policy 1997.

Performance Criteria	Acceptable Solution
environmental harm or nuisance to adjoining properties or sensitive land uses ¹⁸ .	
<p>PC 16 Water Quality The standard of effluent and/or stormwater runoff from premises ensures the quality of surface water is suitable for:</p> <ul style="list-style-type: none"> - the biological integrity of aquatic ecosystems; - recreational use; - supply as drinking water after minimal treatment; - agricultural use; - Industrial use; and - minimises nuisance or harm to adjoining land owners¹⁹. 	<p>AS 16.1 No solution specified.</p>
<p>PC 17 Excavation and Filling Excavation and filling of land ensures;</p> <ul style="list-style-type: none"> - that both the amenity and safety of users of the site and adjacent land holdings; and - soil erosion is kept to a minimum with remedial works. 	<p>AS 17.1 Batters have a maximum slope of 25%, are terraced at every rise of 1.5 metres and each terrace has a minimum depth of 750mm;</p> <p>AS 17.2 Excavation and filling within 1.5 metres of any site boundary is battered or retained by a wall that does not exceed 1 metre in height;</p> <p>AS 17.3 Excavation and filling is undertaken in accordance with Schedule 5 – Excavation and Filling Standard.</p>
<p>PC 18 Construction Activities Both erosion control and silt collection measures are undertaken so as to ensure protection of environmental values during construction.</p>	<p>AS 18.1 During construction, soil erosion and sediment is managed in accordance with Schedule 5 – Excavation and Filling Standard.</p>
<p>PC 19 Advertising Billboards Advertising billboards displayed adjacent to roads do not cause a traffic hazard and to not impact upon the visual amenity of the entrances to town.</p>	<p>AS 19.1 Advertising billboards shall be;</p> <ul style="list-style-type: none"> - located at a rate of not more than one advertising billboard every 200 metres along road frontages; - setback a minimum of 3 metres from the property boundary;

¹⁸ One way an applicant can demonstrate compliance is to prepare a study that identifies how the development is in accordance with Environmental Protection (Noise) Policy 1997.

¹⁹ One way an applicant may demonstrate compliance is to prepare a study that identifies how the development is in accordance with Environmental Protection (Water) policy 1997.

Performance Criteria	Acceptable Solution
	<ul style="list-style-type: none"> - a maximum of 5 metres in length and three metres in height; - located on private property.
3. FOR NON-RESIDENTIAL OR NON-AGRICULTURAL ACTIVITIES	
<p>PC 20 Location Non Residential Activities and Non-Agricultural Activities are located so as:</p> <ul style="list-style-type: none"> - not to impact adversely on the rural amenity of the surrounding area; - not to prejudice the consolidation of like Non-Residential and Non-Agricultural activities in other more appropriate areas; and - not to prejudice the landscape values of the town. 	AS 20.1 No solution specified.
<p>PC 21 Scale Non Residential and Non Agricultural activities are of an appropriate scale to protect the rural amenity of the Rural Precinct, and do not prejudice the operation and viability of other uses or activities in the Rural Precinct or other Precincts.</p>	AS 21.1 No solution specified.
<p>PC 22 Operation Non Residential and Non Agricultural activities are operated so as to ensure that the activities do not impact adversely on Rural amenity.</p>	AS 22.1 No solution specified.
Performance Criteria	Acceptable Solution
FOR THE OPEN SPACE PRECINCT	
<p>PC 23 Scale Development is of an appropriate scale for the locality so as to ensure that local amenity is protected.</p>	AS 23.1 No solution specified.
<p>PC 24 Setbacks and Boundary Clearances Buildings and structures are positioned on the site in a manner that ensures that the local amenity is protected.</p>	<p>AS 24.1 Buildings and structures have side boundary clearances of not less than 2.5 metres;</p> <p>AS 24.2 Buildings and structures have front & rear boundary clearances of not less than 6 metres from property boundaries.</p>
<p>PC 25 Lighting The design of lighting does not impact adversely on the local amenity through poorly directed lighting, lighting overspill or lighting</p>	AS 25.1 No solution specified.

Performance Criteria	Acceptable Solution
glare.	
<p>PC 26 Excavation and Filling Excavation and filling shall not take place unless it can be demonstrated that there is no impact upon the flows of any drains, overland flow of water nor will the filling cause any off site flooding, or the development is identified as exempt development.</p> <p>Note: No net worsening of floodwater levels or storage at any location, not otherwise approved results from the excavation or filling ²⁰.</p>	<p>AS 26.1 No solution specified.</p>
FOR SPECIFIC LAND USES	
4. HOST HOME ACCOMMODATION	
<p>PC 27 Impact Premises used for a Host Home Accommodation are of a size and operated in such a manner as to ensure the amenity of the locality is not adversely affected.</p>	<p>AS 27.1 No more than four paying guests are accommodated at any one time;</p> <p>AS 27.2 Signage associated with the use is restricted to a 0.5m² sign located at a height no greater than 1.5m measured to the bottom of the sign;</p> <p>AS 27.3 At least two off street parking spaces are provided other than those associated with the permanent residents of the dwelling.</p>
<p>PC 28 Short Term Stay Accommodation must be provided for short-term stays only.</p>	<p>AS 28.1 Visitors are accommodated for up to a maximum of fourteen (14) nights.</p>
<p>PC 29 Amenity The Host Home establishment provides reasonable levels of privacy and convenience for both residents and guests.</p>	<p>AS 29.1 The bedrooms for guests are in the same building as the bathroom and toilet facilities provided for exclusive use by guests.</p>
<p>PC 30 Location Development must be located where there is convenient access.</p>	<p>AS 30.1 The site is located within 5km of the Dalby Post Office by road, with all weather access.</p>
5. TELECOMMUNICATION FACILITY	
<p>PC 31 Visual Impact Development is visually integrated with its landscape or townscape so as to not be visually dominant or unduly visually obtrusive.</p>	<p>AS 31.1 No solution specified.</p>

²⁰ One way an applicant may demonstrate compliance is to prepare a hydrology and hydraulics report that demonstrates excavation, filling or structures will no adversely 'affect flood levels' or flows on the site and downstream.

8.0 Reconfiguring of Lots Code

8.1 OVERALL OUTCOMES FOR THE RECONFIGURING OF LOTS

The overall outcomes are the purpose of Reconfiguring of Lots.

The overall outcomes sought for Reconfiguring of Lots are as follows:

- Retention of a traditional country town feel and the character of each Precinct identified in this Scheme by determining the minimum Lot sizes and configuration;
- Ensure that development in Residential Precincts results in interesting and liveable neighbourhoods that are characterised by curved streets as the dominant form, and provided with complimentary community features and necessary infrastructure;
- Development provides an appropriate standard of infrastructure for the efficient provision of services to maintain the safety and amenity of residents, visitors and workers;
- All development maintains and enhances the intended use, character and protects environmental values of the locality in which it is situated;
- Development ensures that economic resources are supported and ecological resources are adequately protected by new developments;
- Development ensures cycle and pedestrian paths link to and enhance existing cycle and pedestrian networks;
- Development provides accessible public recreation land with the diversity of settings including for example, pathways, sports grounds, space for courts and linear corridors.
- Development to stay consistent with State Planning Policy 1/92 – Development and Conservation of Agricultural Land (GQAL), so as to maintain the productive capacity of GQAL and limit the fragmentation of GQAL below the minimum Lot size.

8.2 RECONFIGURING OF LOTS - ASSESSMENT CRITERIA

TABLE 6

Performance Criteria	Acceptable Solution																											
FOR ALL OF THE TOWN AREA																												
<p>PC 1 Allotment Size Lots shall be of sufficient size and dimensions to:</p> <ul style="list-style-type: none"> - accommodate buildings, on-site vehicle parking spaces and manoeuvring areas, private open space, landscape treatment, utility areas and external storage; and - maintain the amenity of each Precinct. 	<p>AS 1.1 The minimum allotment area and street frontage dimensions shall be in accordance with Table A.</p> <p>TABLE A</p> <table border="1" data-bbox="740 600 1393 947"> <thead> <tr> <th>Precinct</th> <th>Minimum area</th> <th>Minimum Frontage</th> </tr> </thead> <tbody> <tr> <td>Town Centre</td> <td>400 m²</td> <td>10 m</td> </tr> <tr> <td>Commerce and Trade</td> <td>500m²</td> <td>15 m</td> </tr> <tr> <td>Industry</td> <td>2 000m²</td> <td>20 m</td> </tr> <tr> <td>Light Industry</td> <td>500 m²</td> <td>15 m</td> </tr> <tr> <td>Residential</td> <td>600m²</td> <td>15 m</td> </tr> <tr> <td>Residential (in Medium Density Housing overlay)</td> <td>500m²</td> <td>15 m</td> </tr> <tr> <td>Rural Residential</td> <td>4 000m²</td> <td>40 m</td> </tr> <tr> <td>Rural</td> <td>40 hectares</td> <td>40 m</td> </tr> </tbody> </table> <p>Note: Battleaxe Allotments:</p> <ul style="list-style-type: none"> - the minimum allotment size for any battleaxe allotment shall be calculated exclusive of the area of the access corridor (handle) of the allotment; - the minimum frontage shall be measured on the length of the frontage parallel to the street exclusive of the access corridor (handle) of the allotment. 	Precinct	Minimum area	Minimum Frontage	Town Centre	400 m ²	10 m	Commerce and Trade	500m ²	15 m	Industry	2 000m ²	20 m	Light Industry	500 m ²	15 m	Residential	600m ²	15 m	Residential (in Medium Density Housing overlay)	500m ²	15 m	Rural Residential	4 000m ²	40 m	Rural	40 hectares	40 m
Precinct	Minimum area	Minimum Frontage																										
Town Centre	400 m ²	10 m																										
Commerce and Trade	500m ²	15 m																										
Industry	2 000m ²	20 m																										
Light Industry	500 m ²	15 m																										
Residential	600m ²	15 m																										
Residential (in Medium Density Housing overlay)	500m ²	15 m																										
Rural Residential	4 000m ²	40 m																										
Rural	40 hectares	40 m																										
<p>PC 2 Lot Configuration All allotments shall generally be of a regular shape, and able to accommodate any buildings, provide access for vehicles, and be configured in a way that does not preclude any future development.</p>	<p>AS 2.1 Allotments shall be capable of the placement of a minimum 15 x 10 metre building with necessary boundary setbacks:</p> <ul style="list-style-type: none"> - no more than two road frontages are permitted unless allotment has an area greater than 2000m²; - allotment boundaries shall intersect at an angle of not less than 30 degrees and no greater than 210 degrees; - no more than two access corridors for battleaxe shaped allotments are to be situated adjacent to each other; - access corridors (handles) for battleaxe shaped allotments shall be a minimum of 5.0 metres wide. 																											

Performance Criteria	Acceptable Solution
<p>PC 3 CBD Street Access Primary access is to be retained to the principle high streets in the Central Business District to maintain the traditional country town feel</p>	<p>AS 3.1 Where a development abuts both a CBD Street (either Cunningham, Patrick, New, Archibald or Stuart Street) and secondary access is available via a minor lane (either Marks, Longs, Downey's, Olsens, Ewings, Finks, Starlings and Groom Lane), access to the CBD Street is to be maintained.</p>
<p>PC 4 Road and Street Design Any new roads and streets should be designed to avoid a grid style configuration, provide reasonable access and egress, adequate turning radius, curves and necessary reserve widths for safety, edge treatment, integrated stormwater drainage, on street parking and interesting street form.</p>	<p>AS 4.1</p> <ul style="list-style-type: none"> - any new roads shall be dedicated on the Plan of Survey, including any truncations; - all new streets shall where feasible feature bends or curved elements; - an intersection between two streets shall be spaced at no less than 45 metres apart from any other intersection; - road reserves and carriageways shall be have widths as described in Schedule 7 – Roads Hierarchy for ROL Code; - any intersections with existing roads shall be treated with a T intersection or a roundabout; - any new street other than in the Rural zone or the town zone (Rural Residential Precincts) shall be provided with layback type kerb and channel; - all street corners shall be provided with truncations that shall be three equal chords as follows: <ul style="list-style-type: none"> - Commerce and Trade or Town Centre Precincts – 4.0 metres; - Industry or Light Industry Precincts – 6.0 metres; - Residential Streets – Residential or Rural Residential Precincts – 4.0 metres; - collector Streets or greater (all Precincts) or where not otherwise specified – 6.0 metres. - any cul de sac located in the Residential or Rural Residential Precinct shall be provided with a radius of not less than 9.0 metres for the road pavement plus a minimum footpath (verge) width of 4.0 metres; - any cul de sac located in an Industrial Precinct shall be provided with a radius of not less than 17.5 metres for the road pavement plus a minimum footpath (verge) width of 4.0 metres; - the layout of roads shall allow all allotments access to

Performance Criteria	Acceptable Solution
	<p>the nearest collector street with no more than three (3) turning movements at road intersections;</p> <ul style="list-style-type: none"> - any new roads shall have cycle and pedestrian access.
<p>PC 5 On Street Parking On street parking shall be provided for all Residential allotments in the Residential Precinct.</p>	<p>AS 5.1 On street parking places shall be provided at a rate of one space per new Residential allotment and located on road shoulders immediately adjacent to Residential allotments, or in areas where on street parking cannot be provided on road shoulders (i.e. shorter cul-de-sac streets), parking at the centre of the street shall be provided.</p>
<p>PC 6 Infrastructure Development shall take place in areas where infrastructure is readily able to be extended to the site, and all new allotments shall be provided with basic infrastructure that accommodates all needs, including water, sewerage, electricity, telecommunications, road access, street lighting and drainage.</p>	<p>AS 6.1 All new allotments are provided with</p> <ul style="list-style-type: none"> - reticulated water supply; - fire hydrants; - in Town Zone (other than Rural Residential Precinct) – reticulated sewerage system; - underground electricity or where subdivision creates no more than 2 Lots, overhead power where overhead power is already provided to the original Lot; - underground telephone; - gas reticulation; - drainage; - street lighting; - direct frontage to bitumen sealed roads that are provided with kerb and channel treatment. <p>All of which are designed and constructed to comply with the Operational Works Code.</p>
<p>PC 7 External Infrastructure Any necessary infrastructure external to the development that is required to service the development or minimise the impacts of the development shall be provided by the applicant.</p>	<p>AS 7.1 No solution specified.</p>
<p>PC 8 Flooding Development shall not occur in places known to be readily inundated by floodwater or areas that are known to be under flood heights.²¹</p>	<p>AS 8.1 No solution specified.</p>

²¹ To assist the applicant to demonstrate compliance, the maximum recorded flood may be adopted as an indication of flood level.

Performance Criteria	Acceptable Solution
<p>PC 9 Good Quality Agricultural Land (GQAL) The design of a Reconfiguration of a Lot follows the principles of maintaining viability of GQAL as depicted on the Agricultural Land Classification Overlay Map.</p>	<p>AS 9.1 The proposed Reconfiguration of a Lot in the Rural Precinct and/or in the Rural Zone complies with the principles of State Planning Policy 1/92; Development and Conservation of Good Quality Agricultural Land.</p>
<p>PC 10 Contribution for Headworks A contribution shall be made by the developer/applicant to Council for the upgrading of the identified infrastructure at the head of any networks to service the proposed development.</p>	<p>AS 10.1 Contribution shall be made to Council in accordance with Schedule 15 – Headworks Contribution.</p>
<p>PC 11 Parkland Facilities Functional parkland facilities shall be provided with any development to contribute to the neighbourhood feel and provide a facility for residents social and recreation needs.</p>	<p>AS 11.1 Refer to Schedule 17 – Parkland Contributions.</p>
<p>PC 12 Community Features Community features shall be provided in developments in order to contribute to the character of the development.</p>	<p>AS 12.1 Medium growing street trees of indigenous species, planted at a rate of one tree per allotment planted adjacent to the allotments in the road reserve but no closer than 2 metres to the edge of the road and no closer than 15 metres to any intersection.</p> <p>AS 12.2 Concrete footpaths are to be provided adjacent to any areas of parkland or new collector streets linking with existing footpaths (where provided), in accordance with Schedule 10 – Austroads Series – Part 13 (Pedestrians) and Part 14 (Bicycles).</p>
<p>PC 13 Group Title or Building Unit Subdivision Group title or building unit subdivisions shall interact with and not impact adversely on the community.</p>	<p>AS 13.1 Group title or building unit title developments shall not contain more than eight (8) Lots in any one development.</p>

9.0 Operational Works Code

9.1 OVERALL OUTCOMES FOR OPERATIONAL WORKS

The overall outcomes are the purpose of the Operational Works Code

The overall outcomes sought for the Operational Works are the following:

- Provision of high quality, safe and functional infrastructure items that are easily able to meet current and future needs of the community;
- Provision of assets that are designed to take into account the stresses caused by local environmental conditions, especially local soil conditions;
- Provision of assets that will be high quality, low maintenance and will function well across the whole of their design life;
- Provide functional drainage systems that adequately handle and discharge stormwater and that does not compromise the functionality of any existing drains or overland stormwater flow areas.

9.2 OPERATIONAL WORKS CODE - ASSESSMENT CRITERIA

TABLE 7

Performance Criteria	Acceptable Solution
FOR ALL OF THE TOWN AREA	
<p>PC 1 Street Signs All necessary street signs are to be installed on new roads to include directional signs, advisory signs, and speed limits.</p>	<p>AS 1.1 Street signs are to be installed for any new roads in accordance with Schedule 8 – Signage Standards.</p>
<p>PC 2 Road Construction Roads are to be provided to a high standard that takes local soil conditions into account, and provides a low maintenance, long life asset that provides a safe road experience.</p>	<p>AS 2.1 All new roads are to be provided with kerb and channel treatment and necessary stormwater drainage, as well as provided with reflective house numbers to be laid within the kerb. All new roads are to be designed and constructed in accordance with Schedule 9 – EDROC Regional Standards Manual.</p>
<p>PC 3 Path Construction Paths are to be constructed to a high standard that takes into account local soil conditions and provides a low maintenance, long life asset that provides a safe experience for users and adjacent property owners.</p>	<p>AS 3.1 All paths (footpaths, bicycle paths etc) are to be designed and constructed in accordance with Schedule 10 – Austroads Series – Part 13 (Pedestrians) and Part 14 (Bicycles).</p>
<p>PC 4 Stormwater Drainage Stormwater drainage, including any on site or external works necessary to remove any stormwater or overland flow to a lawful discharge point are provided and are adequate for purpose.</p>	<p>AS 4.1 Drainage is to be provided for all developments and designed to effectively remove ARI 1:2 year event water from all new roads and allotments to a lawful discharge point, and be designed and constructed in accordance with Schedule 2 – Queensland Urban Drainage Manual.</p>
<p>PC 5 Water Water mains or water supply systems are to be provided to a high standard that provides a low maintenance, long life asset that provides reliable and safe water supply.</p>	<p>AS 5.1 All new water infrastructure, including water mains, pressure pumps, fire hydrants, valves, and ring mains provide a minimum fire fighting requirement of 10 litres/second with 200 kPa residual pressure are designed and constructed in accordance with Schedule 12 – Minimum Requirements for Design, Construction and Testing of the Water Reticulation Systems, with the exception that no dead end mains shall be provided.</p>
<p>PC 6 Sewerage System Sewerage System is to be provided to a high standard that provides a low maintenance, long life asset that provides effective movement of sewerage and minimises environmental risks.</p>	<p>AS 6.1 All new sewerage infrastructure, including sewerage mains, pumping stations and main holes are designed and constructed in accordance with Schedule 13 – Minimum Requirements for Design, Construction and Testing of Sewerage Systems.</p>
<p>PC 7 Allotment Access Allotment access (on the road only) is to be provided in a manner that does not interrupt any drainage channels or systems, does not</p>	<p>AS 7.1 All new allotment accesses (driveways, kerb crossings etc) are to be constructed in accordance with Schedule 11 – Standard Gravelled Invert Crossing.</p>

Performance Criteria	Acceptable Solution
present a safety or maintenance problem and compliments other road infrastructure.	<p>AS 7.2 Approval from the Department of Main Roads (Southern District) is required for any works (including property access) for:</p> <ul style="list-style-type: none"> - Work within boundaries of a State-controlled road (Transport Infrastructure Act 1994). - Direct access to a State-controlled road (Transport Infrastructure Act 1994).
<p>PC 8 Battleaxe Allotment Access Battleaxe shaped allotments are to be provided with an access corridor (battleaxe handle) that is impervious and dust free to minimise noise and dust for adjacent property owners.</p>	<p>AS 8.1 Battleaxe allotment access corridors (handles) are to be constructed and provided with a full length sealed impervious surface that directs any stormwater discharge to the street collection system.</p> <p>AS 8.2 Approval from the Department of Main Roads (Southern District) is required for any works (including property access) for:</p> <ul style="list-style-type: none"> - Work within boundaries of a State-controlled road (Transport Infrastructure Act 1994). - Direct access to a State-controlled road (Transport Infrastructure Act 1994).
<p>PC 9 Street Lighting Street lighting is to provide reasonable safety and amenity for the community.</p>	<p>AS 9.1 Street lighting is to be designed and constructed in accordance with Schedule 14 – Street Lighting.</p>
<p>PC 10 Electricity Electricity distribution networks are to provide a safe, reliable utility for the community.</p>	<p>AS 10.1 In the Town Centre, Commerce and Trade and Residential Precincts, electrical distribution networks are to be provided underground.</p>
<p>PC 11 Filling of Drainage Areas Any filling or construction activities in Open Space Precincts or drainage easements shall not interfere with, impede or reduce the capacity of the flow of stormwater nor shall intensify any off site effects of the overland flow of stormwater. Refer to Schedule 5 Excavation and Filling Standard for filling in other areas</p>	<p>AS 11.1 No solution specified.</p>
<p>PC 12 Trenching and other Construction Activities Any trenches or other unspecified construction activities that may be considered Operational Works shall be constructed in a way that is safe and avoids any future maintenance problems.</p>	<p>AS 12.1 No solution specified.</p>

Performance Criteria	Acceptable Solution
<p>PC 13 Landscaping Where landscaping is to be provided, it shall:</p> <ul style="list-style-type: none"> - be provided at a rate similar to existing landscaped areas within a Precinct; - be planted with species that are recognised as low maintenance and needing little water; - provided with suitable soils or soil conditioners to assist with growth; - provided with suitable mulch and watering systems. 	<p>AS 13.1 No solution specified.</p>

9.3 OPERATIONAL WORKS CODE – AS CONSTRUCTED PLANS

The following as constructed plans are required by Council prior to the development being placed on maintenance:

- One (1) complete set of "as-constructed" drawings with alterations to design highlighted are to be submitted to Council;
- In general all work that falls outside of the specified construction tolerances is to be detailed. These are to be stamped with a certificate stating that these drawings are a true and accurate record of works "as constructed" and then signed by an RPEQ;
- Consultants are to obtain the DCDB from Dalby Town Council;
- sign a data agreement;
- Drawings must include approved street names, constructed pavement details, design CBR, and ESA's;
- The information is to be presented in a legible and logical format;
- A record of 'as constructed' information (including amendments) in DWG format is to be submitted to Council with the signed hard copy; and
- DWG files must be in GDA co-ordinates and include property boundary information.

10.0 Schedules

REFERENCE SCHEDULES

10.1 SCHEDULE 1 – On Site Sewerage Code

On Site Sewerage Code

10.2 SCHEDULE 2 – Queensland Urban Drainage Manual

Queensland Urban Drainage Manual

10.3 SCHEDULE 3 – AS 2890.1 Parking Facilities – Off Street Parking

Australian Standard AS 2890.1 Parking Facilities – Off Street Parking

10.4 SCHEDULE 4 – Car Parking Spaces

Table of Car parking spaces to be provided

Column 1 Development	Column 2 Minimum Car Parking Provision	Column 3 Minimum Service Vehicle Provision
Commercial Development		
▪ Commercial & Professional Premises	1 Space per 30 m ² of gross floor area	1 Van 1 Ambulance (where medical)
▪ Shop, shopping centre development	In the case of an isolated shop or where shops form part of a group of shops, the combined gross floor area of which is less than 400 m ² , one space shall be provided for each 40 m ² of gross floor area where the combined gross floor area exceeds 400 m ² one space per 30 m ² of gross floor area.	GFA 0-400 – 1 SRV GFA 401 m ² – 3000 m ² – 1Van 1 SRV GFA 3001 m ² – 6000 m ² – 3 Van 1 SRV 1 MRV GFA greater than 6000 m ² as determined by Council
▪ Eating room, café, restaurant	1 space per 15 m ² of gross floor area plus queuing for 10 vehicles associated with any drive-in takeaway facility.	1 SRV 1 Van
▪ Dining room, bar, shop or kiosk part of a hotel or motel	1 space per 30 m ² of gross floor area including beer garden floor area or as required by Council plus queuing for 10 vehicles associated with any drive-in bottle shop.	1 Van 1 AV
▪ Commercial services not in a shopping centre	1 space per 30 m ² of gross floor area	1 Van
▪ Service Station	3 spaces per service bay with a minimum of 3 spaces whether or not service bays are provided.	1 Van 1 AV
Community Use		
▪ Place of assembly	1 space per 15 m ² of gross floor area	
▪ Place of public worship	1 space per 10 seats	
▪ Outdoor Recreation/Park	1 space per 1000 m ² of development area where development has a minimum of 200 metres adjacent street frontage adjacent or otherwise 1 space per 300 m ² of development area	
▪ Education establishment		
a) Preschool, primary & secondary	1.5 spaces per staff member	
b) Tertiary and further education	1.5 spaces per staff member plus 1 space per 10 students	As determined by Council
- Medical Centre / Health care premises	1 space per 30 m ² of gross floor area	
Industry/Light Industry Development		
	1 parking space for each 3 employees or 1 parking space per 100 m ² of gross floor area or part thereof, whichever is the greater.	1 Van 1 AV
Residential Development		
▪ Dwelling House	2 spaces per dwelling unit 1 to be covered	nil
▪ Multiple Dwelling	1.5 space per dwelling unit plus where the number of units exceeds two units 0.5 visitor space per units.	Less than 10 units 1 Van More than 10 units 1 LRV 1 Van
▪ Boarding house, guest house, hostel, motel	1 space per serviced room or dwelling unit whichever is applicable plus 1 space per 3 employees.	0-200 service rooms – 1 MRV 1 Van
▪ Mobile home park, caravan park, camp ground	1.5 spaces per camp site, caravan site or mobile home site.	1 AV 1 MRV
Home Based Business	1 space per 30 m ² of gross floor area	Nil

For all uses	Sufficient Bicycle and Motorcycle parking shall be provided	
Use not otherwise defined in this table	Car parking rate as determined by Council	As determined by Council

GFA – Gross Floor Area
SRV – Small Rigid Vehicle
AV – Articulated Vehicle
LRV – Large Rigid Vehicle
MRV – Medium Rigid Vehicle

10.5 SCHEDULE 5 – Excavation and Filling Standard

10.5.1

The overall outcome sought for Filling and Excavation Standard is that excavation and filling does not adversely or unreasonably impact on the environment or on adjacent properties having regard to:

- Land instability
- Contamination of land
- Flooding or drainage
- Environmental values including water quality, water flows, and significant vegetation
- Utility services
- Visual amenity or privacy
- Traffic impacts
- Air or noise emissions

10.5.2

The requirements of the following standards are also to be met:

Soil Erosion and Sediment Control – Engineering Guidelines for Queensland
Construction Sites (Institute of Engineers Australia)

10.6 SCHEDULE 6 – Heritage Buildings

Heritage Buildings – as per any Heritage Register maintained by the Queensland Government, and:

- nil other facilities

10.7 SCHEDULE 7 – Roads Hierarchy for ROL Code

Roads Hierarchy for ROL Code

Street/Road Type	Minimum Width of Reserve	Minimum Carriageway Width
Residential Precinct – Access Place cul-de-sac servicing up to 20 allotments	16 metres	6.0 metres invert to invert
Residential Precinct – Access Street servicing up to 50 allotments	16 metres	6.0 metres invert to invert
Residential Precinct – Collector Street servicing 50 to 150 allotments	20 metres	7.5 metres invert to invert
Residential Precinct - Trunk Collector servicing 150 to 300	20 metres	12.0 metres invert to invert
Rural/Residential Precinct – Access Place cul-de-sac servicing up to 20 allotments	20 metres	6.0 metres plus 1.0 metre sealed shoulder each side
Rural/Residential Precinct – Access Street servicing up to 50 allotments	20 metres	6.0 metres plus 1.0 metre sealed shoulder each side
Rural/Residential Precinct – Collector Street servicing 50 to 150 allotments	22 metres	8.0 metres plus 1.0 metre sealed shoulder each side
Rural/Residential Precinct - Trunk Collector servicing 150 to 300	24 metres	10.0 metres plus 1.0 metre sealed shoulder each side
Industrial Precinct – Access Place or Access Street servicing up to 8 Ha	20 metres	12 metres invert to invert
Industrial Precinct – Collector Street servicing 8 Ha to 30 Ha	22 metres	14 metres invert to invert
Industrial Precinct – Trunk Collector Street servicing 30 Ha – 120 Ha	24 metres	14 metre invert to invert
Other Precincts	As determined by Council	As determined by Council

Note:

- For roads designated as bus routes minimum pavement width is to be 9.0 metres;
- The above takes precedence over dimensions shown in EDROC Regional Standard Manual

10.8 SCHEDULE 8 – Signage Standards

Signage Standards – Manual for Uniform Traffic Control Devices

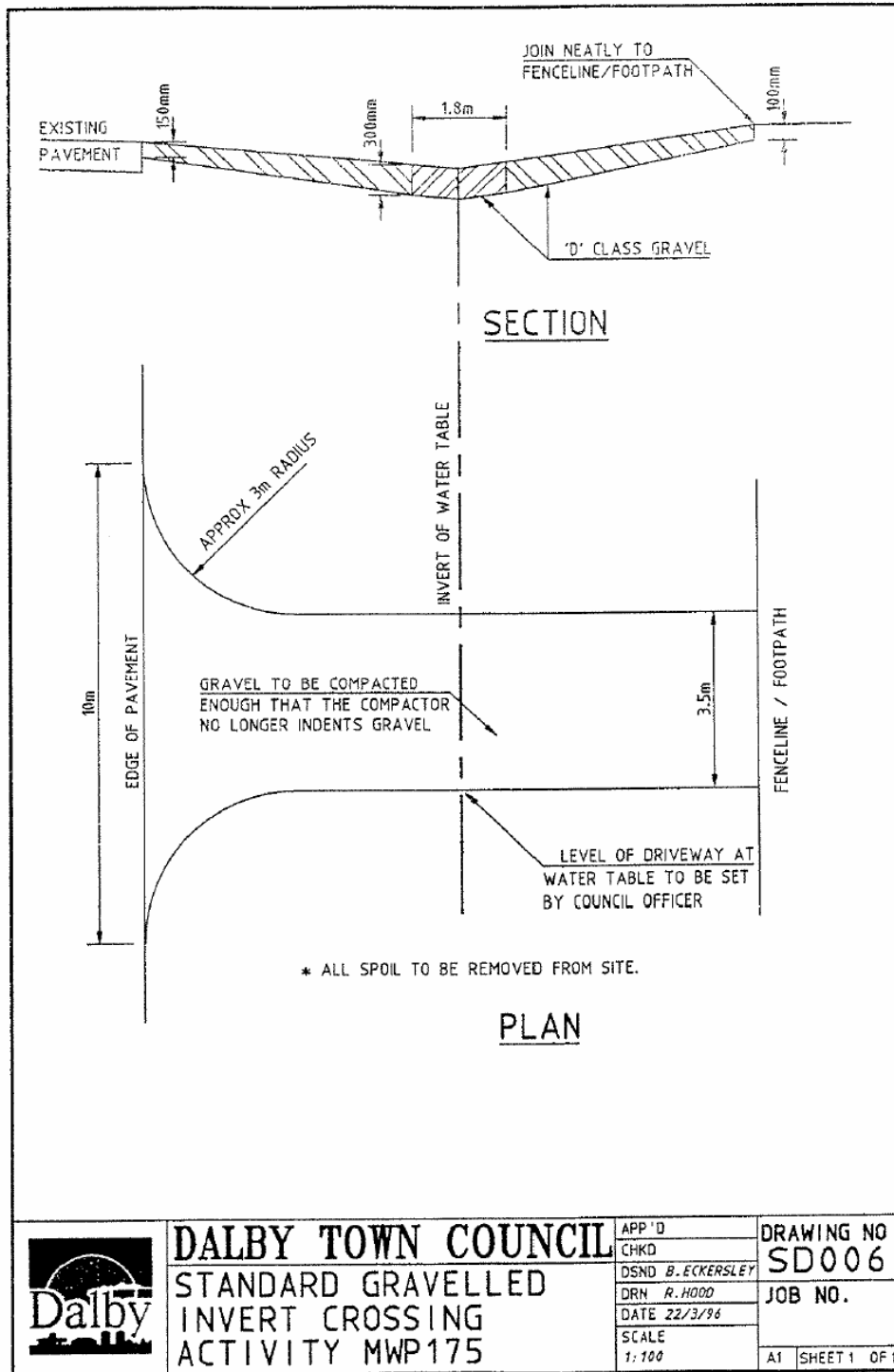
10.9 SCHEDULE 9 – EDROC Regional Standard Manual

EDROC Regional Standards Manual (additional guidelines to the Queensland Streets Manual)
Where Dalby Town Council has different requirements they shall take precedence over these
Manuals.

10.10 SCHEDULE 10 – Austroads Series – Part 13 (Pedestrians) & Part 14 (Bicycles)

Austroads Series – Part 13 (Pedestrians) and Part 14 (Bicycles)

10.11 SCHEDULE 11 - Standard Gravelled Invert Crossing



10.12 SCHEDULE 12 – Minimum Requirements for Design, Construction and Testing of the Water Reticulation Systems**MINIMUM REQUIREMENTS FOR DESIGN, CONSTRUCTION AND TESTING OF THE WATER RETICULATION SYSTEMS IN THE DALBY TOWN COUNCIL WATER SUPPLY SCHEME****SCOPE**

These specifications detail the requirements for the design and construction of water reticulation systems up to a nominal diameter of 200mm and associated works such as fire hydrants valves and property connections. These specifications are also intended to be used as a reference source for water mains larger than 200mm. These specifications are intended to compliment other codes, standards, policy and legislation and to highlight any special requirements that may be required to suit local conditions.

DEFINITIONS AND INTERPRETATIONS

Unless specifically stated otherwise, construction of the water reticulation includes all functions described in the specification and the provision of any minor materials or services that are not described but are reasonably necessary to produce a fully functioning reticulation system.

Approved means acceptable to, authorised by, or approved by the Dalby Town Council.

The Council or *Council* shall mean the Dalby Town Council, its staff, employees and contractors, consultants or agents appointed by Council to act on its behalf.

The *Contractor* shall mean the person, individual, partnership or corporation undertaking the construction of water networks on behalf of an individual, partnership or corporation or on behalf of the Council, where such a water network shall ultimately be connected to the water network of the Town of Dalby or for which the Council shall have operational responsibility or ownership.

Water main shall mean a pipe which is usually buried designed to connect the distribution mains, trunk mains or reservoirs to the property service pipes.

WSA Code shall mean the Water Reticulation Code of Australia WSA 02-2002.

Unless specifically stated to the contrary, all other definitions are in accordance with the definitions listed in the glossary of terms contained in the Water Reticulation Code of Australia WSA 02-2002.

DESIGN**Standards**

All water reticulation and associated works should generally be designed to comply with:-
Water reticulation Code of Australia - WSA 03-2002;
Planning Guidelines for Water Supply and Sewerage (Dept. of Natural Resources & Mines);
Australian Standards – AS-3500;
Water Act 2000;
Local Government Act 1993;
Workplace Health & Safety Act;
PVC pipe and fittings manufacturers design and installations manuals.

Equipment and Material Approvals:

Equipment, materials etc that are certified to a recognised industry eg AS or by a generally recognised industry eg: AS or by a generally recognised description eg: bedding sand, do not require further approval by Council before being specified.

General Requirements for Design

The following general requirements to achieve design approval should be noted:-

- Water mains shall be generally located in the road reserve. Where the crossing of private property is absolutely unavailable a legally binding easement agreement shall be taken over the land 1.5 metres either side of the main;
- Dead ends shall be avoided where possible. Any dead ends shall terminate with a hydrant to facilitate flushing;
- Cul de sacs will normally be serviced with a looped service arrangement of a smaller diameter than the main;
- Hydrants shall be located no further than 90 metres apart but shall generally be 80 metres;
- Sufficient valving shall be provided to allow system isolation with minimum customer disruption;
- 100mm is the minimum size used in Residential areas except in the looped section of a cul de sac;
- 150mm is the minimum size permitted in an Industrial area.

Property connections shall be constructed as per the standard drawing. Property connection shall not be smaller than 20 mm nominal internal diameter. Property connections shall generally be arranged to provide a connection point at the front property boundary adjacent to either the left or right side boundaries provided that:

- Development controls are in place that specify to the purchaser before purchase where the water connection shall be located or;
- The water connection point is clearly visible on site or clearly marked on subdivision plans, surveys etc or;

- The developer/contractor agrees to reimburse the Council for the full actual cost of works necessary to relocate any property connections that are found to be in an unsuitable position.

Property connections should be arranged so that adjoining properties will normally have the services and meters located close together inside the respective properties.

Design information required for review by Council

As a minimum the following design information shall be submitted. At least three hardcopies of all documents shall be submitted.

- General arrangement plan showing the layout of the proposed Scheme and its relationship to any infrastructure, ground contours and any reference levels.
- Detailed plan showing the location of manholes, connections, enveloping pipes, obstructions such as buildings etc. property boundaries, roads, services etc. This may require multiple plans to provide a legible level of detail.
- Where there are critical interfaces with other services longitudinal sections of each main, showing invert levels, surface levels, depth of excavation, gradients where there are any critical elevations such as intersecting services, connections at minimum depth, crossing of gullies etc.
- Detail arrangements of interconnections, valves, hydrants, trench detail, property connection or enveloping pipes. These may be in the form of a standard drawing.
- Detail of grade class or specification of materials used.
- Details and outcomes from any network analysis performed.

Submission Procedures:

The contractor shall pay the scheduled fees for design review and approval.

Review:

All designs shall be subject to review by Council. Designs shall be submitted with the application for operational works and no construction is permitted until such designs are approved. In order to expedite the design review procedure it is a requirement that prior to design submission the designer shall:

- Obtain a copy of this document: *Minimum requirements for the Design, Construction and Testing of Water reticulation systems in the Dalby Town Council Water Supply Scheme.*
- Liase with Council's Officers on the likely issues needed to be addressed in the design and the access point or points for connection into the existing Scheme.

Designs meeting or exceeding the minimum requirements shall be marked or stamped or otherwise annotated and one copy shall be returned to the designer.

Designs not meeting the minimum requirements shall be marked as to the nature of deficiency however it is the responsibility of the designer to make any necessary modifications to the design and reprint the drawings.

Acceptable Materials

The following table list the materials considered to be the minimum acceptable for application intended. Other materials may be acceptable but will require specific approval.

ITEM	ACCEPTABLE CONSTRUCTION
Water main	Blue PVC-0 to AS4441
Valves, elbows, tees etc	DI FBE coated
Valve covers, hydrant boxes	Cast iron with trafficable concrete or recycled PE surround
Property connections	Stainless steel tapping band, PE service
Pipe bedding	Bedding sand, crusher dust, 0-5mm screening
Enveloping pipes	UPVC SN8 RRJ or K9 DICL

Inspection of Materials

The contractor will allow the Council reasonable access to inspect any or all materials being used or proposed for use, prior to and during installation. Any material found to not comply or exceed the minimum acceptable requirements in the above table would either require special approval or replacement. Materials not complying with the WSA code, Australian Standards or other industry codes will be rejected and shall be replaced by the contractor at no cost to Council.

Qualification of Staff

All construction work shall be directly supervised by a suitably qualified and experienced licensed plumber.

Inspection

The contractor shall establish a formal inspection and test methodology to ensure that the construction work is progressively inspected and tested and meeting or exceeding the standards required. This inspection and test method should be submitted to the Council prior to any construction work commencing, and shall be progressively completed as the job proceeds. The inspection and test plan shall be available to Council on request during the project and shall be submitted as part of the as constructed detail at the completion of the project.

In addition Council reserves the right to inspect any or all parts of the installation at any reasonable time during the construction process. Routine inspections will also be conducted in accordance with the following table.

ITEM	INSPECTION FREQUENCY
Material suitability	Prior to installation, 1 inspection per batch
Excavation	Once per each section between valves or hydrants
Pipe laying	Once per each section between valves or hydrants
Hydrants and valves	Each prior to backfilling
Property connections	Each prior to backfilling
Road crossing	Each during backfilling, compaction test may be required when backfill completed
Enveloping pipe	Each prior to backfill

Backfill	Once per each section between valves or hydrants
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The contractor shall give the Council a minimum of 24 hours notice of the need for an inspection of the items in the above table. Where the contractor fails to give adequate notice or proceeds without an inspection the Council may require that work be halted or excavations etc be undertaken to permit such inspections to be performed, all of which shall be at the contractor's expense.

Construction Tolerances

Construction shall be in the positions shown in the design and in accordance with Standard drawings to the construction tolerances specified in Part 4 Section 12 of WSA-02-2002. Intentional departures from the design that exceed such tolerances shall be specifically approved by Council prior to such construction being undertaken. Where such approval is not obtained or if such departure is unintentional and significantly impacts on the functionality of the installation the Council may require that such work be redone to achieve the necessary tolerances at no cost to Council.

Property Connections

Property connections shall be constructed in accordance with the WSA Standard drawings.

Testing

Pressure testing shall be undertaken by the contractor and shall be witnessed by Council prior to connection to the existing reticulation.

Procedures for testing shall be in accordance with the methodologies outlined in the WSA Code or PVC pipe manufacturers handbook.

Connection To Existing System

After liaising with the designer and contractor Council will provide a connection point of suitable size and depth for connection of the new system to the existing system. Generally this will take the form of a pipe stub to which the contractor may connect. However the contractor shall ensure that no flow through the connection is permitted until the new construction has been inspected, tested cleaned and chlorinated etc to ensure that no extraneous material or contaminated water be allowed to enter the existing system. Flow into the new system shall only be permitted after all final inspections and tests have been completed satisfactorily. Authorisation by Council to permit flow enter the new work shall be deemed as formal acceptance of the installation by Council.

Council shall affect the actual chlorination and connection of the new system. This shall be at the contractors expense.

As Constructed Detail

The contractor is responsible for the gathering and formulation of as constructed data in accordance with Council requirements.

Council Requirements for as Constructed Details

As constructed plans are required in the same format as the original design drawings and are to show all as constructed details including actual dimensions, depths, levels, etc. Council requires one electronic and one hard copy as per EDROC standards.

Warranty

The contractor shall warrant the entire installation to be free from defects in workmanship and materials for a period of 12 months after acceptance.

Handover

Handover of the installation to Council occurs after:

- Satisfactory expiry of the warranty period;
- All as constructed drawings and data submitted in a format acceptable to Council.

10.13 SCHEDULE 13 – Minimum Requirements for Design, Construction and Testing of Sewerage Systems**MINIMUM REQUIREMENTS FOR DESIGN, CONSTRUCTION AND TESTING OF THE SEWERAGE SYSTEM IN THE DALBY TOWN COUNCIL SEWERAGE SCHEME****SCOPE**

These specifications detail the requirements for the design and construction of gravity sewer systems up to a nominal diameter of 200mm and associated works such as maintenance shafts, manholes and property connections but does not include sewage pumpstations, rising mains, treatment plants or vacuum sewer systems.

These specifications can also be utilised as a reference source for sewers larger than 200mm. These specifications are intended to compliment other codes, standards, policy and legislation and to highlight any special requirements that may be required to suit local conditions.

DEFINITIONS AND INTERPRETATIONS

Unless specifically stated otherwise, construction of the sewer includes all functions described in the specification and the provision of any minor materials or services that are not described but are reasonably necessary to produce a fully functioning sewer system.

Approved means acceptable to, authorised by, or approved by the Dalby Town Council.

The Council or *Council* shall mean the Dalby Town Council, its staff, employees and contractors, consultants or agents appointed by Council to act on its behalf.

The *Contractor* shall mean the person, individual, partnership or corporation undertaking the construction of sewer networks on behalf of an individual, partnership or corporation or on behalf of the Council, where such a network shall ultimately be connected to the sewer network of the Town of Dalby or for which the Council shall have operational responsibility or ownership.

Sewer shall mean a pipe, which is usually buried, designed to carry wastewater from more than one source.

WSA Code shall mean the Sewerage Code of Australia WSA 02-2002.

Unless specifically stated to the contrary, all other definitions are in accordance with the definitions listed in the glossary of terms contained in the Sewerage Code of Australia WSA 02-2002.

DESIGN

Standards

All sewers and associated works should generally be designed to comply with:-
The Sewerage Code of Australia – WSA 02-2002;
Planning Guidelines for Water Supply and Sewerage (Dept. of Natural Resources & Mines);
Australian Standards – AS-3500;
Standard Sewerage Law;
Water Act 2000;
Local Government Act 1993;
Workplace Health & Safety Act.

General Requirements

The following general requirements to achieve design approval should be noted:-

- Directional changes shall occur only at a manhole or access shaft;
- The maximum ratio of access shafts to manholes is 2:1 – no more than two access shafts shall be permitted along the length of a sewer without an intervening manhole;
- Access shafts shall generally only be used on 150mm sewers and at depths less than 3.5 metres;
- Sewers shall not be less than 150mm nominal diameter;
- Property connections shall be constructed in DI pipe and fittings as per the standard drawing. Sewers shall terminate in either a manhole or an access shaft;
- Property connections may be 100 mm nominal diameter. Property connections shall generally be arranged to provide a connection point 0.5 metres inside the property owners boundary at a depth necessary to service the property at a calculated grade of 1:60 plus the minimum permitted pipe cover or 1.5 metres, whichever is the greater;
- Sewerage networks should normally be designed to achieve the most number of connections per metre of pipe laid eg: back-to-back properties. Installation of sewers in either the road reserve within private property is acceptable. Block size, road reserve width, construction depth and interference with other services should be considered when determining the most appropriate location for sewers.

Equipment and Materials Approvals

Equipment, materials etc., that are certified to a recognised industry eg: as or by a generally recognized description eg: bedding sand, do not require further approval by Council before being specified.

Design Information Required for Review by Council

As a minimum the following design information shall be submitted. At least three hardcopies of all documents shall be submitted.

- General arrangement plan showing the layout of the proposed Scheme and its relationship to any infrastructure, ground contours and any reference levels.

- Detailed plan showing the location of manholes, connections, enveloping pipes, obstructions such as buildings etc. property boundaries, roads, services etc. This may require multiple plans to provide a legible level of detail.
- Long sections of each sewer manhole to manhole, showing invert levels, surface levels, depth of excavation, gradients and any critical elevations such as intersecting services, connections at minimum depth etc.
- Detail arrangements of manhole construction, jumpup/junction construction, trench detail, property connection or enveloping pipes. These may be in the form of a standard drawing.
- Detail of grade class or specification of materials used.

Review

All designs shall be subject to review by Council. Designs shall be submitted with the application for operational works and no construction is permitted until such designs are approved. In order to expedite the design review procedure it is a requirement that prior to design submission the designer shall:-

- Obtain a copy of this document: *Minimum requirements for the Design, Construction and Testing of Sewerage Systems in the Dalby Town Council Sewerage Scheme.*
- Liaise with Council officers on the likely issues needed to be addressed in the design and the access point or points for connection into the existing Scheme.

Designs meeting or exceeding the minimum requirements shall be marked or stamped or otherwise annotated and one copy shall be returned to the designer.

Designs not meeting the minimum requirements shall be marked as to the nature of deficiency however it is the responsibility of the designer to make any necessary modifications to the design and reprint the drawings.

Acceptable Materials

ITEM	ACCEPTABLE CONSTRUCTION
Sewer pipe	uPVC SN8 RRJ
Manholes	Concrete Cast insitu or precast 1050 nom ID
Manhole covers	Cast iron 600mm nom diameter, heavy duty
Access shafts	Wormall "Poo Pit" system
Property connections	Jump up and junctions etc – DICL pipes and fittings until unexcavated ground is reached then PVC SN4
Pipe bedding	Bedding sand, crusher dust, 0-5 mm screening
Enveloping pipes	uPVC SN8 RRJ or SW or K9 DICL

Inspection of Materials

The contractor will allow the Council reasonable access to inspect any or all materials being used or proposed for use, prior to and during installation. Any material found to not comply or exceed the minimum acceptable requirements in the above table would either require special

approval or replacement. Materials not complying with the WSA code, Australian Standards or other industry codes will be rejected and shall be replaced by the contractor at no cost to Council.

Qualification of Staff

All construction work shall be directly supervised by a suitably qualified and experienced licensed plumber and or drainer.

Inspection

The contractor shall establish a formal inspection and test methodology to ensure that the construction work is progressively inspected and tested and meeting or exceeding the standards required. This inspection and test method should be submitted to the Council prior to any construction work commencing, and shall be progressively completed as the job proceeds. The inspection and test plan shall be available to Council on request during the project and shall be submitted as part of the "as constructed" detail at the completion of the project.

In addition Council reserves the right to inspect any or all parts of the installation at any reasonable time during the construction process. Routine inspections will also be conducted in accordance with the following table.

ITEM	INSPECTION FREQUENCY
Material suitability	Prior to installation, 1 inspection per batch
Excavation	Once per each section between manholes
Pipe laying	Once per each section between manholes
Manholes and access shafts	Each prior to backfilling, each after completion
Property connections	Each prior to backfilling
Road crossing	Each during backfilling, compaction test may be required when backfill completed
Enveloping pipe	Each prior to backfill
Backfill	Twice per each section between manholes

The contractor shall give the Council a minimum of 24 hours notice of the need for an inspection of the items in the above table. Where the contractor fails to give adequate notice or proceeds without an inspection the Council may require that work be halted or excavations etc be undertaken to permit such inspections to be performed, all of which shall be at the contractor's expense.

Construction Tolerances

Construction shall be in the positions shown in the design and in accordance with standard drawings to the construction tolerances specified in Part 4 Section 12 of WSA-03-2003. Intentional departures from the design that exceed such tolerances shall be specifically approved by Council prior to such construction being undertaken. Where such approval is not obtained or if such departure is unintentional and significantly impacts on the functionality of the installation the Council may require rework to achieve the necessary tolerances at no cost to Council.

Property Connections

Property connections shall be constructed in accordance with the WSA Standard drawings, jump ups etc constructed entirely from PVC are unacceptable.

Manholes and Access Shafts

Manholes shall be constructed in accordance with the WSA Standard drawing, access shafts shall be constructed using the Wormal "Poo Pit" system.

Testing

Testing procedures shall be in accordance with the procedures outlined in the Sewerage Code of Australia WSA-03 2002.

Connection to Existing System

After liaising with the designer and contractor Council will provide a connection point of suitable size and depth for connection of the new system to the existing system. Generally this will take the form of a pipe stub to which the contractor may connect. However the contractor shall ensure that no flow through the connection is permitted until the new construction has been inspected, tested cleaned etc to ensure that no extraneous material or water be allowed to enter the existing system. Flow from the new system to the old system shall only be permitted after all final inspections and tests have been completed satisfactorily. Authorisation by Council to permit flow to leave the new work shall be deemed as formal acceptance of the installation by Council.

As Constructed Detail

The contractor is responsible for the gathering and formulation of as constructed data in accordance with Council requirements.

Council Requirements for As Constructed Details

As constructed plans are required in the same format as the original design drawings and are to show all as constructed details including actual dimensions, depths, levels, etc. Council requires one electronic and one hard copy as per EDROC standards.

Warranty

The contractor shall warrant the entire installation to be free from defects in workmanship and materials for a period of 12 months after acceptance.

Handover

Handover of the installation to Council occurs after:

- Satisfactory expiry of the warranty period;
- All as constructed drawings and data submitted in a format acceptable to Council; and
- CCTV inspection.

10.14 SCHEDULE 14 – Street Lighting Design

Street lighting designed and constructed to Category P5 standard in accordance with EDROC Regional Standards Manual..

10.15 SCHEDULE 15 – Headworks Contribution

Headworks Contribution

Water Supply Headworks, Sewerage Supply Headworks and Transport Headworks

1. Purpose

The purpose of this policy is to provide Council with a framework to recover in an equitable manner the costs associated with providing water, sewerage and transport headworks to allotments within the town subject to development that constitutes a Material Change of Use or Reconfiguring a Lot.

2. Applicability

This policy applies to all Development Applications for Material Change of Use or Reconfiguring a Lot within the whole of the town area.

3. Definitions

“**Allotment**” means a separate, distinct parcel of land created on:

- The registration of a plan of survey; or
- The recording of particulars of a deed of grant; and
- Includes a Lot within the meaning of the Community Titles Scheme under the Body Corporate & Community Management Act.

“**Headworks Charges**” means the charges required to provide for the cost of the installation and construction of any headworks for water supply, sewerage supply and transport. The charges are expressed as a unit charge and listed in Council’s Regulatory Fees and Commercial Charges Schedule, which is reviewed each financial year.

“**Material Change of Use**” means change of use of a premise as defined under Section 1.3.5 of the *Integrated Planning Act 1997*.

“**Other Works External**” all works, structures and equipment required to connect the proposed development to existing trunk mains for water supply, sewerage or transport.

“**Planning Scheme**” means the Dalby Town Council Planning Scheme.

“**Reconfiguring a Lot**” means an application as defined in Section 1.3.5 of the *Integrated Planning Act 1997*.

“**Register of Developer Contributions**” means a register maintained by Council recording all the details of headworks contributions made for each allotment specified in the application.

“**Sewerage Headworks**” are infrastructure items that are used for the collection, pumping, treatment and discharge of sewerage and includes sewer pipes, pump stations, treatment plants and effluent discharge systems.

“**Supporting Information Document**” means the current Total Management Plans for Water Supply and Sewerage as adopted by Council from time to time.

“**Transport Headworks**” are infrastructure items that are used for the provision of adequate transport systems including roads, footpaths, bicycle paths, street lighting, signs and traffic control devices and car parking spaces.

“**Water Supply Headworks**” are infrastructure items used for the provision of water services and mainly consist of the following:

- a) Treated water storage reservoirs (tanks) including land acquisition, interconnecting pipe works, access, control and alarm systems, power supply, communication systems, mechanical and chemical equipment, valves and meters;
- b) Construction of pump stations and mains to transport the water to reservoirs or elevated tanks;
- c) Trunk mains and associated control valves, meters and fittings required to convey potable water from intermediate storage to local reticulation networks.

Not all existing Water Supply Headworks are included in the Headworks Charges calculation. Only the Water Supply Headworks specified in the Supporting Information Document are deemed necessary to supply future development.

“**Works Internal**” means works, necessary for the reticulation of water supply, sewerage systems, transport or movement systems, stormwater drainage or parkland allocation to each allotment into which the relevant land is that proposed to be subdivided.

4. Legislation

This policy has been prepared under Section 3 of the *Integrated Planning Act 1997*.

5. Methodology

5.1 Initial Review

Upon receipt of an application, Council shall review the proposed development and where approved, the applicant will be required to make contributions for the following works as determined in Section 5.2, 5.3 and 5.4 respectively:

- a) Headworks contribution;
- b) Other External contributions; and
- c) All works internal.

The applicant may, subject to written agreement with Council, carry out any headworks to Council's satisfaction in lieu of making some or all contributions.

5.2 Headworks Contribution

Contribution required for Water, Sewerage and Transport shall be calculated using Appendix 1.

The unit cost is provided in Council's Regulatory Fees and Commercial Charges Schedule for the financial year in which the payment is made and not when the application is approved. The maximum allowable value of the unit cost is \$1500 per unit.

Where a development has been or is subject to the application of a headworks charge, these headworks charges shall only be applied once to a development unless other development at the site triggers further Material Change of Use or similar Development Application

5.3 Other External Contributions

Notwithstanding the payment of any headworks contribution, where an application relates to land which is not readily able to be serviced by (i.e. due to limited capacity, pressure etc) existing water supply, sewerage or transport networks, all applicants shall in addition to the contribution for the Headworks as calculated in Section 5.2, pay to Council a contribution towards Other Works External.

The contribution towards Other Works External may, at the discretion of Council, take any one of the following forms:

- a) The Council may require the applicant to pay for the construction of other works external of a size and to the extent necessary to service the subject land only; or
- b) Council may decide to provide Water Supply Works External of a larger capacity or to an extent greater than required to service the subject land. In such a case, the amount of the contribution towards Water Supply Work External payable by the applicant shall be equal to Council's estimate of the construction cost of Water Supply Works External of a size and to the extent necessary to service the subject land only.

However, if the developer constructs the Water Supply Works External rather than Council, then Council will contribute to the applicant the difference in construction cost of the works of a size and to the extent necessary to service the subject land and the construction cost of a size as required by Council. The estimates for the construction costs will be as determined by Council.

5.4 All Works Internal

To clarify, all of the construction and costs associated with internal works at a development (i.e. new infrastructure such as mains, roads, pump stations) will be born by the applicant excepting that Council may require the provision of some works internal of a larger capacity than that required to service the relevant land, having regard to possible future development in the area.

In such a case, Council may contribute to the applicant the difference in construction cost of the works of a size and to the extent necessary to service the subject land and the construction cost of a size as required by Council. The estimates for the construction costs will be as determined by Council.

6. Payment

Unless the Applicant and Council agree otherwise, the payment of any headworks contribution determined by this policy shall be lodged with Council in accordance with the following:

Where it is proposed to Reconfigure the relevant land, - prior to the signing and sealing of the survey plan by Council;

Where it is proposed not to subdivide the relevant land, - within 14 days after the date of granting approval under the Building Act 1975; or

Where no building work is associated with the relevant land, - prior to commencement of use.

The contributions payable are based on Council's Regulatory Fees and Commercial Charges Schedule for the financial year in which the payment is made and not when the application is approved.

7. Policy Review

- a) Subject to b), the policy shall be reviewed periodically by Council to take account of:
- Changes in the value of headworks;
 - Revision of headworks capacity and allocation;
 - Revision of augmentation programme;
 - Population growth and changes in residential occupancy rates;
 - Town Planning Scheme amendments, including the introduction of an IPA Planning Scheme;
 - Changes to relevant legislation;
 - Any other matter Council considers relevant.
- b) Council may review the policy at any time where it considers it prudent to do so having regard to the matters set out in a).

Appendix 1

Purpose for which a charge rate may apply	Water Supply	Sewerage	Transport
Reconfiguring a Residential, Commercial, Retail or Industrial Lot	1 charge unit per additional Lot	1 charge unit per additional Lot	0.5 charge unit per additional Lot
Material Change of Use or building work for multiple units	0.75 charge units per dwelling	0.75 charge units per dwelling	0.5 charge units per dwelling
Material Change of Use or building work for Industrial uses	10 charge units per hectare of site area	10 charge units per hectare of site area	1 charge unit per 100m ² of GFA

10.16 SCHEDULE 16 – Zones of Influence**1. Application**

This schedule applies to the erection of **all** buildings and structures proposed to be erected over or within the zones of influence of any Council water supply, sewer or stormwater services.

a. For Buildings and Structures other than Carports and class 10 Buildings (Domestic Outbuildings)

Building approval will **not** be given for the erection of any building or structure, other than carport or Class 10 building unless either:-

- (i) the service is relocated in accordance with Section 2 below; or
- (ii) where it can be demonstrated to Council that it is neither feasible nor reasonable to relocate the service Council may grant a relaxation and will require the service to be protected in accordance with Section 3 and or relined in accordance with Section 4.

b. For Carports and Class 10 Buildings (Domestic Outbuildings)

Subject to the approval of the Director of Engineering Services and provided the requirements as to the foundation and method of building work, described in Section 3 below are adhered to, carports and Class 10 buildings may be built over or within the zones of influence of Council services.

2. Service Relocation Requirement

Where building approval is given subject to the relocation of an existing service, it will be a condition of the approval that the service be relocated at the applicant's expense, prior to the commencement of any building work on the site.

3. Service Protection Requirement

Before a permit is issued, satisfactory evidence that the design has taken due regard of the following matters and the appropriate bond paid:

- a. Foundation traversing Zones A, B and C of drawing Number TP2.11-2/3/06 attached, whether parallel to or crossing the services, shall be fully supported outside these Zones and generally as described in (i) to (iii) below.
 - I. For foundations parallel to the service in Zone B and C, this may be achieved either by deepening the footings so that the base of the footing is below Line B, or by another method approved by the Development Officer;
 - II. For foundations parallel to the service in Zone A, this may be achieved by piles and beams down to 300 mm below service invert level, or by another method approved by the Development Officer;
 - III. For foundations crossing the service, a cross over angle of not less than 45° is required as per AS3500.22 Section 3.8.2 (a).
- b. The underside of any footing or beam shall be at least 300mm clear of the top of the service. A suitable, compressible material (e.g. cardboard void former 100mm thick) approved by the Development Officer, is to be placed between the structure and the service within Zones A

and B to provide protection against differential settlement. The compressible material is to rest on a minimum 75mm thick layer of compacted bedding sand.

- c. All floors of carports and Class 10 building shall be of gravel or similar materials approved by the Development Officer. Reinstatement after completion of any work shall be the responsibility of the landowner.
- d. Where piles and/or beams are required, the owner shall submit detailed plans of proposed foundations prepared by a Registered Professional Engineer, Queensland.
- e. Where a service has been exposed, back filling shall not be carried out without approval of the Development Officer.
- f. The owner is to contact the Community Services Department and arrange for a site inspection when footings have been excavated, but **prior** to the pouring of any concrete over the service.
- g. Piles of any description shall not be located within 1 metre of a sewer, water main or stormwater drain without first obtaining **written** permission from Council's Community Services Department.
- h. The service is to be protected from earthmoving equipment at all times and any damage shall be repaired by the local government at the expense of the person who caused the damage under the provisions of the Water Act 2000 Section 387.
- i. A minimum clearance of 2.0 metres is to be maintained from the edge of a manhole and a minimum of 2.1 metres vertically to the closest point of any foundation or structure.
- j. No fill is to be placed over a manhole at any time. The owner is to contact the Community Services Section should any manhole require to be raised to finish surface level. The raising of the manhole shall be undertaken at the applicant's expense to a minimum of 100mm above finished surface levels.
- k. A bond of \$1,000.00 per pier within 1.5 metres of the sewer is to be paid as security against damage to Council's sewer. This bond will be refunded if Council is satisfied there is no damage to the service within three months of the issue of the Certificate of Classification.
- l. If the existing sewer connection is located beneath the proposed structure, the owner is required to prepay the Council the costs involved in sealing the existing connection and installing a new connection clear of the proposed structure.
- m. No responsibility will be taken by the Council for any damage to the structure due to foundations being over the service. Council's services and the excavation and back filling for the services are not designed to support any superimposed load. This shall be a condition of building approval. All costs associated with repair of such damage will be borne by the owner.

4. Service Relining Requirements

Where the requirements of Section 2 above cannot be met, and subject to the approval of the Council, then the applicant will be required to reline the sewer in its entirety from the existing upstream and downstream manhole at the applicant's cost subject to the schedule below:-

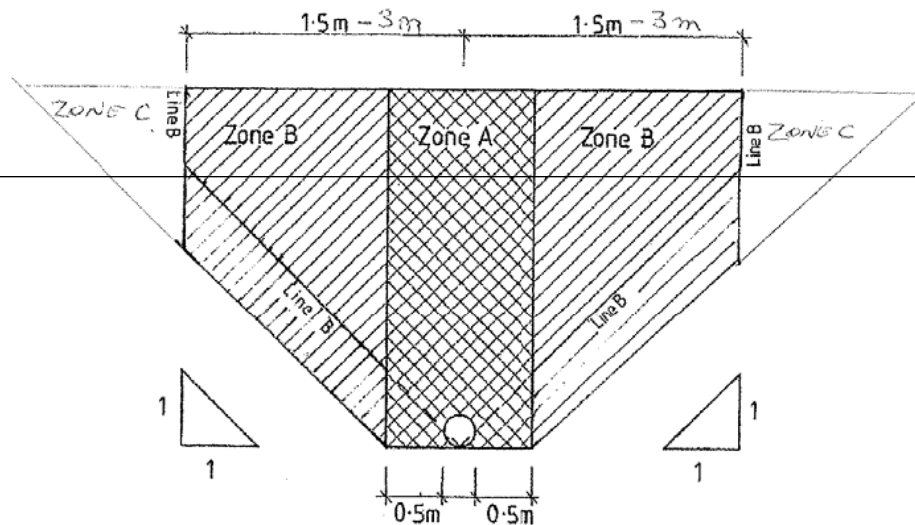
- a. The cost of the required relining will be borne by the applicant as follows:
 - l. sewer less than 41 years - 100% applicants cost;

- II. sewer between 41 and 46 years - 75% applicants cost
 - III. sewer between 46 and 51 years - 50% applicants cost
 - IV. greater than 51 years - 25% applicants cost
- b. A manhole may be required as directed by the Director Engineering Services within the applicant's property immediately downstream and/or upstream but adequately clear of the structure. Where approved by the Director Engineering Services a manhole may be constructed in the floor of a structure and such manhole shall have a bolt-down cast iron cover.



BUILDING WORKS AFFECTING COUNCIL SERVICES

ZONES OF INFLUENCE



Drawings No. TP2.11- 2/3/06

10.17 SCHEDULE 17 – Parkland Contributions**Parkland Contributions**

In the context of a subdivision, the developer must make a contribution to Council for the provision of parkland.

This parkland must be in the following format:

1. Provision of 5% parkland, as calculated on the entire development area. The parkland must have:
 - Slope informal park 1:4; sporting park 1:200.
 - Access informal local park 500m; informal district park 3km; local sporting park 500m; district sporting park 3km.
 - Area informal local park 0.5 – 1.0 Ha; informal district park 3 - 5 Ha; local sporting park 1.2 – 2.0 Ha; district sporting park 5 Ha.
 - Diversity waterside parks, sports grounds and courts, picnic parks, trail networks.
2. At Council's discretion, parkland may not be provided, but rather a financial contribution made in accordance with Council's fees and charges. Where only part of the 5% parkland is provided as described in '1.' above, then a financial contribution shall be made on a pro-rata basis.

11.0 Extrinsic Material

HOW THE PLANNING SCHEME SEEKS TO ACHIEVE OUTCOMES

The Planning Scheme is intended to advance the purposes of the Integrated Planning Act 1997 which seeks to achieve ecological sustainability which is defined in the Integrated Planning Act 1997 as:-

'Ecological sustainability - a balance which integrates:

- *The protection of ecological processes and natural systems at a local, regional, State and wider levels;*
- *Economic development; and*
- *Maintenance of cultural, economic, physical and social well being of people and communities.'*

As a means of reaching an optimal balance, this Planning Scheme coordinates and integrates the core matters of land use and development, infrastructure and valuable features.

The achievement of ecological sustainability will require a combined and integrated approach with such things as:

- The Dalby Town Council Corporate Plan;
- State and Commonwealth agencies' policies and programs;
- Regional strategies (eg strategies produced by the Eastern Downs Regional Organisation of Councils); and
- Community based programs (eg. strategies prepared by the Condamine River Catchment Committee, Landcare etc.).

PRINCIPLES

Seven (7) principles for guiding development in the Town of Dalby are outlined below:

Principles for Development

General

Development incorporates good urban design principles and practices, particularly for traffic systems, streetscape design, heritage conservation, subdivision of land and environmental engineering.

The individual and/or cumulative impact of the development does not compromise valuable features and areas and the image of Dalby.

The development prevents or mitigates any potential risk to life or property due to natural hazards such as bushfire or flooding and/or human activities such as crime or pollution.

Economic

The development does not significantly adversely affect the economic viability of the town centre or Industrial Development.

The economic dominance and viability of the town centre as the district's principle retail and business centre is maintained.

The development does not significantly adversely affect the efficient timely and coordinated development of other land in the vicinity.

Livability

The development does not affect the timely provision of a variety of housing types to meet the community's accommodation needs in terms of affordability, life stage and lifestyle.

The development respects and enhances existing streetscape and neighborhood character, particularly in the older Residential areas.

The development does not unreasonably affect the amenity of Residential areas due to lighting, noise, waste emissions, risk to community safety, loss of privacy and sunlight unless appropriate buffers are provided in new development.

Infrastructure

Development is provided with water, effluent disposal, electricity, gas and telecommunication services and facilities for the retention, treatment and discharge of stormwater and liquid wastes adequate to cater for the expected demands of the development and protection of the natural environment, general health and well being of the community.

The function, accessibility, efficiency and safety of the transport network is protected and enhanced and the existing road hierarchy is enhanced by limiting inappropriate development in proximity to State-controlled roads as well as in minor residential streets.

Provision for vehicle access, parking, maneuvering and loading areas is adequate to meet the demand likely to be generated by the development.

The development integrates with pedestrian cycle and public transport.

Natural environment and leisure

The development prevents or adequately mitigates any potentially adverse impacts on the natural environment including surface and ground water quality, air quality, habitat corridors, remnant vegetation and ecological values.

The development protects or adequately mitigates any potentially adverse impacts on the scenic qualities of Dalby including the Myall Creek corridor, views to the Bunya Mountains and the attractive Rural vistas over farmland.

The development does not compromise the provision, use or quality of existing/proposed open space network and the sustainability of recreation and sport in a way that is not a burden for Council and other government agencies in the future.

Compatibility

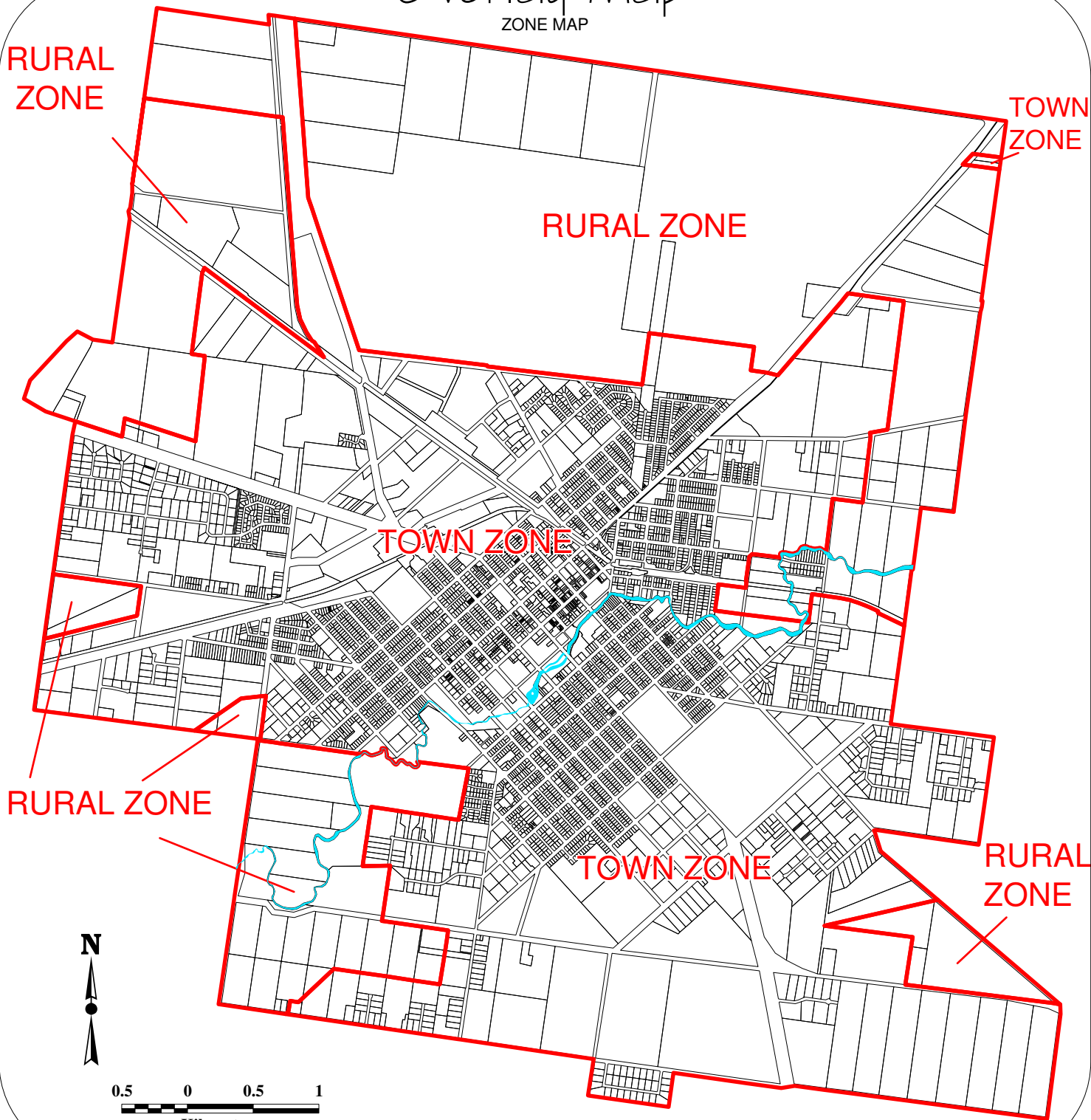
Agriculture in the district, industries and tourism are vital to the town's economy and must be accommodated in areas where land use conflicts are minimal. Urban expansion must be designed to protect the viability of agricultural activities and the amenity of existing Residential areas as well as protecting good quality agricultural land.

Cultural Heritage

The development does not adversely affect the significance of cultural heritage items.

Overlay Map

ZONE MAP



ZONE MAP

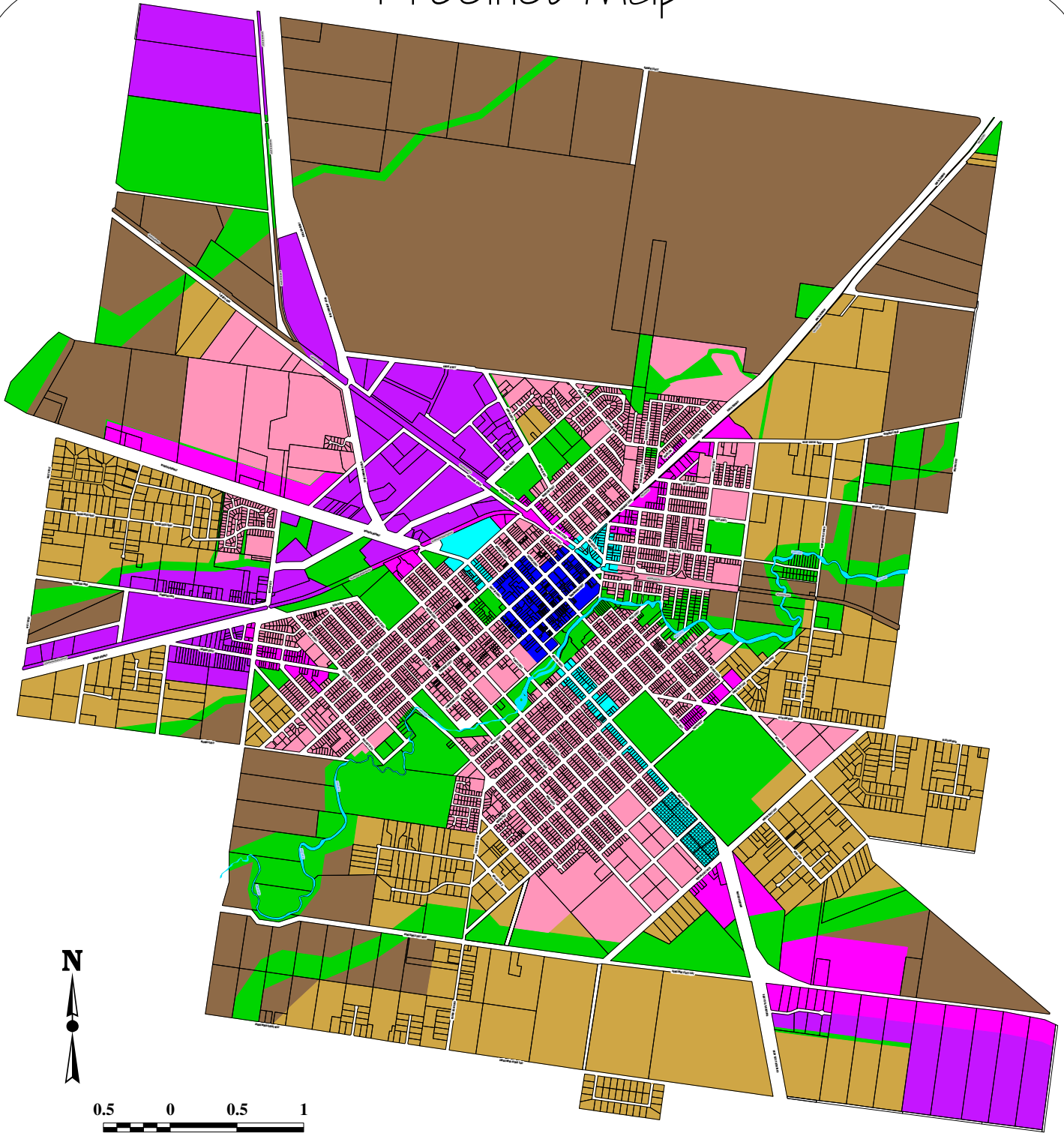


Ref#:20070821 Date:21/08/2007
Effective 1 September 2007

Overlay Map

DALBY TOWN PLANNING SCHEME 2007

Precinct Map



0.5 0 0.5 1
Kilometres



Ref#:20070821 Date:21/08/2007
Effective 1 September 2007

- Commerce and Trade
- Commerce and Trade Precinct Overlay
- Industry
- Light Industry
- Open Space
- Residential
- Rural
- Rural Residential
- Town Centre

Precinct Map

DALBY TOWN PLANNING SCHEME 2007

Overlay Map

MULTIPLE OCCUPANCY AREA



0.5 0 0.5 1
Kilometres

MULTIPLE OCCUPANCY AREA



Ref#:20070821 Date:21/08/2007
Effective 1 September 2007

Overlay Map

DALBY TOWN PLANNING SCHEME 2007

Overlay Map

STATE CONTROLLED ROADS



Ref#:20070821 Date:21/08/2007
Effective 1 September 2007

STATE CONTROLLED ROADS

Overlay Map



DALBY TOWN PLANNING SCHEME 2007

Overlay Map

HIGH PRESSURE GAS PIPELINES



Ref#:20070821 Date:21/08/2007
Effective 1 September 2007

-  High Pressure Gas Pipeline
-  High Pressure Gas Pipeline 50 meter Exclusion Zone

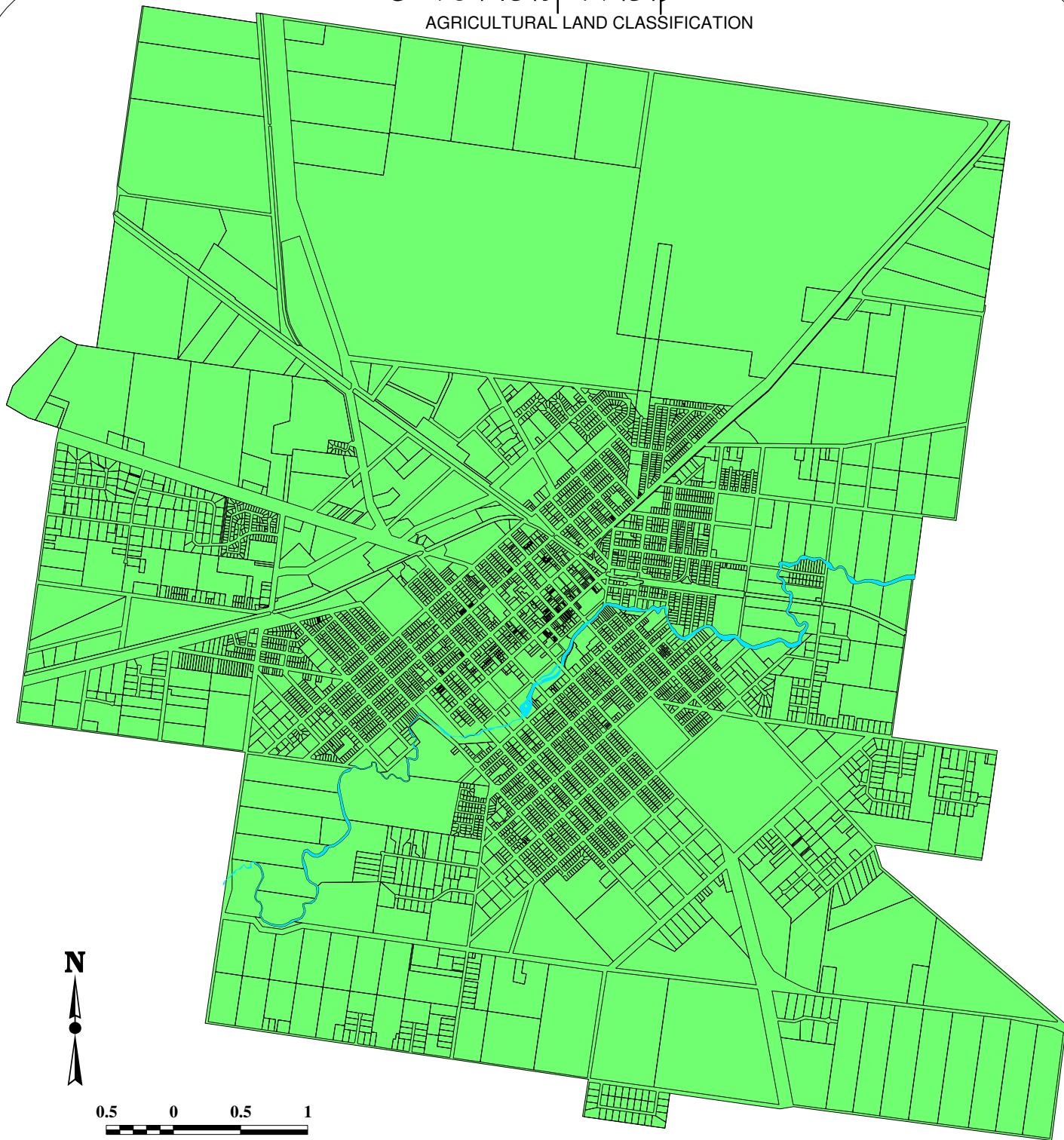
HIGH PRESSURE GAS PIPELINES

Overlay Map

DALBY TOWN PLANNING SCHEME 2007

Overlay Map


AGRICULTURAL LAND CLASSIFICATION



AGRICULTURAL LAND CLASSIFICATION



Ref#:20070821 Date:21/08/2007
Effective 1 September 2007

 Good Quality Agricultural Land Class A

Overlay Map

DALBY TOWN PLANNING SCHEME 2007



dalby town planning scheme 2007



DALBY TOWN PLANNING SCHEME 2007

Integrated Planning Act 1997

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DALBY TOWN PLANNING SCHEME 2007

Integrated Planning Act 1997

Preamble

This Planning Scheme has been prepared under the Integrated Planning Act 1997. The Act's stated purpose is to seek to achieve ecological sustainability, and it requires that Council is to perform its planning functions to advance this purpose.

Adoption

The Local Government for Dalby Town Council adopted this Planning Scheme on 20 October 2010.

Commencement

This Planning Scheme took effect on 6 December 2010 amending the original Scheme which took effect on 1 September 2007. The Planning Scheme amendment (6 December 2010) included the insertion of a Priority Infrastructure Plan and related administrative charges.

Planning Scheme functions as part of IDAS

The Planning Scheme functions as part of the Integrated Development Assessment System (IDAS) and must be read together with the Integrated Planning Act.

State Planning Policies

The Minister for Local Government and Planning has identified the following State Planning Policies as having been appropriately reflected in the Planning Scheme:-

1. State Planning Policy 1/92 - Development and the Conservation of Agricultural Land; and

DALBY TOWN PLANNING SCHEME 2007

Integrated Planning Act 1997

1.0 Introduction

1.1 GENERAL AIM

It is the aim of the Planning Scheme to manage land use and development, infrastructure and valuable features to achieve a sustainable balance between the use and protection of the local environment, physical setting, social and economic resources in a way which enables Dalby to meet its needs for present and future generations.

1.2 PURPOSE OF THE PLANNING SCHEME

In accordance with the Integrated Planning Act 1997 (IPA), Dalby Town Council has prepared this Planning Scheme as a framework for managing development in a way that advances the purpose of the Integrated Planning Act by:

- Seeking to achieve ecological sustainability;
- Recognising the individual character and needs of different sites across the Town of Dalby;
- Identifying outcomes sought to be achieved in the Local Government area as the context for assessing Development Applications;
- Identifying exempt, self-assessable and assessable development;
- Identifying specific provisions to guide and regulate development within the Local Government area;
- Facilitating the integration of state, regional and local policies and interests.

1.3 STRUCTURE OF THE PLANNING SCHEME

Key elements of this Scheme, through which the Act's purpose is reflected and the core matters are achieved, include:

- **Desired Environmental Outcomes (DEOs)** are set out in this part of this Planning Scheme express the overarching intentions for the whole of the Town of Dalby, and the key measures by which this Planning Scheme seeks to achieve them. The Desired Environmental Outcomes are the broad objectives that intend to promote ecological sustainability and to coordinate and integrate the core matters of land use and development, infrastructure and valuable features.

- **Zoning and Precinct Maps**

The whole of the town of Dalby is divided into two **zones**:

- (1) The Town Zone and
- (2) The Rural Zone.

And within these zones are further divisions called "**Precincts**" which spatially identify distinct land use allocation groupings to assist in

achieving the desired environmental outcomes and provide the basis for regulating development. The Precinct Maps express the intended pattern of land uses within the town and describe the intent for, and character of each locality to clearly achieve a desired land use distribution. A *multiple occupancy area* exists within the town and this map changes the level of assessment as described in the Precinct Maps.

These Precincts are Commerce and Trade, Industry, Light Industry, Open Space, Residential, Rural, Rural Residential and Town Centre.

- **Tables of Assessment** identify the level of assessment that will be required for different forms of development which may be self-assessable or assessable under the Planning Scheme and therefore subject to development approval.
- **Codes** state the preferred character, pattern of development and assessment criteria and issues applying to development. The specific assessment criteria within these codes operate by use of non specific *Performance Criteria*, which may then be provided with *Acceptable Solutions* that identify one way to meet the Performance Criteria. These codes may identify for example specific requirements for car parking, landscaping, road standards, drainage and boundary setbacks. Schedules are used extensively in this Town Plan to assist the operation of the codes.
- **Policies** that identify the basis for preparation and assessment of applications, additional requirements, procedural matters, and information needs for assessable development, beyond the scope of applicable codes.
- **Extrinsic Material** exists outside of this Scheme but may assist with the communication of Council's long-term land use goals for the Town of Dalby.

2.0 Desired Environmental Outcomes

2.1 INTRODUCTION

The Integrated Planning Act requires that a Planning Scheme identify Desired Environmental Outcomes for economic, social and ecological development.

Under the Integrated Planning Act, Desired Environmental Outcomes are a key element of a Planning Scheme. Desired Environmental Outcomes are based on ecological sustainability principles established by the Integrated Planning Act and are the basis for the measures of the Planning Scheme. Ecological sustainability for the Town of Dalby will be advanced if each Desired Environmental Outcome is realised to the extent practicable having regard to each other Desired Environmental Outcome.

Desired Environmental Outcomes are used to consider the following:

- The performance and review of a Planning Scheme;
- The determination of applications for development which conflict with the other provisions of this Planning Scheme;

- The determination of land acquisition requirements for the construction of infrastructure; and for other purposes as allowed by the Integrated Planning Act.

2.2 DESIRED ENVIRONMENTAL OUTCOMES

Social **To continually improve those elements of social and physical infrastructure valued by the community whilst protecting and identifying significant cultural heritage and identity that contribute to the wellbeing of all the community.**

Future development in the Town of Dalby will be consistent with its safe and relaxed lifestyle, attractive setting exhibiting a distinctive character and sense of place.

There will be effective conservation of historic architecture and places of cultural heritage significance. New development will respect existing character and ensure streetscapes are cohesive with a compatible mix of land uses, activities and building forms with effective buffering where required.

There will be convenient access to a diversity of housing, shopping and other business services, community and recreational facilities and jobs, all located and designed to sustain the significant ecological and economic resources of the town and amenity for all people including youth, aged people and people with disabilities.

Dalby will further develop its social infrastructure and support systems. Community, recreational, cultural services and facilities shall be provided in a timely way and maintained so that public places for people to gather, meet and socially interact, both casually and formally, are attractive, comfortable, safe and convenient. It will also ensure that the diverse and changing needs of the whole community (including residents, visitors, youth, the aged and people with disabilities) are met.

The Town will maximise access for all inhabitants with transport corridors and facilities including the aerodrome, which provide for the safe and efficient movement of people and goods through the district. A network of local roads and mix of land uses will exist, which provides for maximum accessibility for pedestrians, cyclists and public transport.

Commercial Development in the town centre shall enhance the history and existing form characterized by nil setbacks from the street, rear car parking and pedestrian protection over footpaths. Development along the major arterial roads shall exhibit a high standard with appropriate landscaping, car parking and appearance that is consistent and unified as a gateway to Dalby.

To maximise community health and safety and implement strategies to mitigate impacts of natural hazards in accordance with the Natural Disaster Mitigation Plan for Dalby Town.

Environmental To maintain levels of biodiversity, enhance the physical environment and protect ecological processes and natural systems for present and future generations.

The biodiversity and health of ecological systems will be maintained or improved in the Town of Dalby by protecting areas with significant nature conservation values and providing for revegetation where appropriate.

Controls on water supply, stormwater and effluent will avoid risk to the environment and maintain high standards of water and air quality, and acceptable noise levels.

Development will integrate the natural environment into the urban and rural fabric and ensure minimisation of adverse environmental impacts.

The character and activities in new developments will enhance the existing built environment that is typical of a country town. Residential Development shall reflect the changing structure of the population characteristics and maintain the low-density nature.

Economic To promote a strong and growing economy, which ensures that economic activities that are diverse, efficient and resilient and to provide necessary infrastructure and the efficient use of resources.

The Town of Dalby will continue its proud heritage as a prosperous and productive economy that reinforces the district's strengths in agriculture and related industries, Commercial/government services, educational and health facilities and transport infrastructure with its location advantages servicing western Queensland and South East Queensland.

Future economic activity will build on existing industries and the district's agricultural resources whilst diversifying this base in a manner consistent with the area's character and the sustainable use of resources. There will be an enhanced tourism industry, which is based on, but does not compromise the district's natural assets, its cultural heritage and its Rural town character.

Dalby will have a strengthened role as the major community and economic centre for the Western Darling Downs with integrated road, rail and air transport and information systems, educational infrastructure that is fully integrated with the community to meet the needs of the rural, manufacturing and service industries with community and Commercial groups to research and contribute to the continual development of innovation and community creativity.

Higher order retail, professional and Commercial services and government facilities will be provided within the central town area and a range of employment opportunities will be available in identified Industrial land within and near the city. The Town will become both economically stronger and a more attractive place to live, work and conduct business. Use of the Town's economic

resources, especially good quality agricultural land, will not have been compromised by other forms of land use or development.

3.0 Interpretation

3.1 INTRODUCTION TO DEFINITIONS

All terms in the Dalby Town Council Planning Scheme are to be read as consistent with the definitions contained in the Integrated Planning Act 1997. Where a term is defined in this Scheme as well as in the Act, the Act definition shall override the definition in this Scheme.

3.2 CONTEXT

Unless the context otherwise indicates or requires, the terms defined in this Part shall, for the purposes of this Planning Scheme, have the meanings respectively assigned to them.

Unless expressly provided otherwise, the respective terms in Section 3.3 shall not be taken to include other use definitions separately defined in that section.

Where any term used in this Planning Scheme is not defined in this part but is defined in an Act, Local Law or Regulation relevant to the development or use of premises provided by this Planning Scheme, the term shall, for the purposes of this Planning Scheme, have the meaning assigned to it by that Act, Local Law or Regulation, unless the context otherwise indicates or requires.

3.3 DEFINITIONS

The following definitions are used throughout this Planning Scheme.

“Accommodation Building” means any premises used or intended for use as a boarding house, guest house, hospital, host farm, hotel (unlicensed or private), motel, residential club, serviced rooms or the like where residential accommodation is provided in a room or rooms that are not self contained.

“Act” means the Integrated Planning Act 1997.

“Advertising Billboard” means a structure or object which displays information visible from a road or other public place and advertises a product or service not associated with the land premises on which it is located.

“Agriculture” means a premises or site used for the keeping and breeding of livestock and/or the cultivating of plants and crops and the like. The term includes:-

- Any warehouse and/or light industry on the same site associated with the repair and construction of plant and equipment and/or the processing and storage of materials that are produced or used on the subject site;
- Any business office, and/or shop on the same site associated with the sale of produce resulting from such husbandry or horticulture that is produced on the subject site.

The term does not include housing of domestic pets, any intensive livestock operation, intensive animal husbandry or landscape supplies.

“AMCORD” means the Australian Model Code for Residential Development: A National Resource Document for Residential Development (1995) as prepared by the Model Code Task Force.

“Ancillary” means necessarily associated with and directly associated to but incidental and subordinate to the dominant use of the premises.

“Appointed Day” means the day upon which the Order in Council notifying that the Governor in Council has approved this Planning Scheme is published in the Gazette, or where the context otherwise indicates or requires, the day upon which any amendment thereto is published in the Gazette.

“Arterial Road” means any gazetted Main Road, road controlled by the Department of Transport, any road as defined by Council or road defined as a sub-arterial or higher order road under the provisions of the Queensland Street Manual.

“Battleaxe Allotment” means an allotment that is shaped generally like a battleaxe, so that the bulk of the allotment is located away from the road frontage and road access is provided by an access corridor.

“Bed and Breakfast” means the use of premises for short-term accommodation, including meals, for tourists, within a detached house where the bed and breakfast accommodation includes up to 4 bedrooms and where operated by the permanent residents of the detached house.

“Business Office” means any building or site or part thereof used or intended for use for business activity, including administration, carrying on of agencies, banks, any service industry, professional office, other services, light industry, industry, shop or warehouse associated with the on-site activities.

“Caravan/Transportable Building Park” means any premises used for the placing thereon of wheeled structures, registered or capable of being registered under the provisions of the Transport Operations (Road Use Management) Act as amended, designed or adapted for human habitation and capable of being moved from one place to another by towing or under its own power, and/or accommodating more than one transportable building. The term includes:-

- The setting up and use of tents for temporary Residential use;
- A Manager’s Office and Residence; and
- Associated recreation, communal and ablution facilities.

The term does not include accommodation building or multiple dwelling herein separately defined.

“Caretakers Residence” means part of a business or community use premises that is ancillary to the use and intended to be used as a dwelling by a person employed by the business to provide security services to the business.

“Car Depot” means The use of premises to park and/or store vehicles, other than heavy vehicles, in connection with a business. The term includes ancillary activities such as facilities for the administration and routine servicing of vehicles used for that business.

“Car Park” means any premises used or intended for use for the parking of motor vehicles where such parking is not ancillary to some other development on the same site.

“Cemetery” means premises used for the purpose of interment of the dead. The term includes a graveyard, burial ground and crematorium for both animals and humans.

“Commencement” means the day the Scheme took affect.

“Commercial Premises” means any premises that is used for the sale of good or services (including the provision of professional services or advice) and includes Business Office, car park, Educational Establishment, Indoor Recreation, Medical Centre, Plant Nursery, Public Bar, Shop, Shop (Drive through), Transit Centre as herein separately defined, agencies, banks, professional office, other services.

“Community Use” means any premises or site used for outdoor entertainment, park, passive recreation.

“Council” means the Council of the Town of Dalby, or its statutory successor.

Detached House means the use of a single dwelling unit in a single or number of separate buildings principally for residential occupation.

The term includes:-

- (a) land and outbuildings within the curtilage used for ancillary purposes;
- (b) a family day care centre; and
- (c) domestic horticulture.

"Development" has the meaning given in the Integrated Planning Act 1997.

"Development Code" means the Development Codes included in the Town Planning Scheme;

"Domestic Pets" means any animal, insect or bird which is kept in or about a dwelling unit for the interest and enjoyment of residents therein.

"Drainage Work" has the meaning given in the Queensland Plumbing & Drainage Act 2002.

"Dwelling Unit" - means a self-contained Residential Development in the form of a building containing a kitchen, laundry facilities, and at least one (1) living room used or intended to be used for the purpose of human habitation by:-

- A single person;
- A family;
- No more than six (6) persons who do not comprise a family.

"Educational Establishment" means a premises used for the purpose of a child minding centre, child care centre, kindergarten, school, college, university, technical institute, academy, or other educational centre.

"Existing Use" means Development which lawfully existed at the commencement as defined under the Act.

"Extractive Industry" means any premises used or intended for use for the extracting, quarrying or any other mode of winning sand, gravel, soil, rock, stone, or other materials or substances from the earth, whether or not submerged under water and whether or not conducted for a fee or reward, other than by manually powered machinery. The term includes, when carried out on the premises from which any such materials or substances are extracted or on premises adjacent thereto, the crushing, screening and similar treatment of such materials or substances and it also includes access over land to rivers or other watercourses where dredging may be taking place. The term also includes the ancillary use of such premises for:-

- The storage of articles used in connection with or resulting from any such activity;
- The provision of amenities for persons engaged in any such activity;
- Any business office, shop or warehouse associated with the activities on site.

The term does not include a mine within the meaning of the Mineral Resources Act 1989 as amended or Regulations made pursuant thereto and it does not include excavating solely to erect a structure or solely to change the level of the ground to facilitate the construction of any structure approved by Council which structure is to be erected on land being excavated.

“Funeral Parlour” means any premises used or intended for use by an undertaker in the carrying out of that profession. The term includes any shop, business office and warehouse associated with the on-site activities.

“General Industry” means any industry which is not specifically defined elsewhere in this Scheme; the term includes the processing of recyclable materials including oils, lubricants, metal and metal products.

“GQAL” means good quality agricultural land as defined under the provisions of State Planning Policy No. 1/92.

“Gross Floor Area” means the sum of the floor areas under a roofed or permanent canopy area or similar structure (inclusive of walls and balconies) of all storeys of every building or structure located on a site, including the area of any plant and equipment, pedestrian areas, public seating areas and any storage facilities whether or not permanently erected on the site.

“Hazardous Industry” means any premises used or intended for use for any one (1) or more of the following:-

- An industry which is likely to be offensive because of the process involved, the method of manufacture or the nature of the materials or goods which are used, produced or stored or which causes fumes, vapours or gases, or discharges dust, foul liquid, blood or other impurities;
- An industry which is likely to constitute a danger to persons or premises because of the nature of the materials used or produced or arising from a process included in a method of manufacture;
- Unless otherwise herein separately defined, any activity listed as an Environmentally Relevant Activity in the Environmental Protection Regulations and licensed by State Government.

“Health Care Facility” means any facility primarily used to treat patients on a regular basis for any acute or chronic illness, disease or ailment. This definition also includes surgeries, nursing homes, hospitals or premises occupied by a clinician.

“Heavy Vehicle” - means any of the following:-

- Any motor vehicle or trailer designed or adapted for the carriage of goods with a carrying capacity in excess of two tonnes;
- Any motor vehicle equipped with a lifting or loading device capable of being used for the towing of a motor vehicle, and so used or intended to be so used;
- Any articulated vehicle;
- Any prime mover, being a motor vehicle especially designed for hauling a trailer with a carrying capacity greater than two tonnes;
- Any motor vehicle or trailer designed or adapted to earthmoving or road making, including vehicles designed or adapted for excavating materials, the term includes rollers, compressors and other equipment designed or adapted to be drawn behind a vehicle;

- Any motor vehicle or trailer containing a refrigeration unit (not being a caravan, relocatable home or the like) where such unit is used or intended to be used whilst such vehicle or trailer is situated on the subject premises;
- Any motor vehicle or trailer designed or adapted for agricultural purposes, including harvesting or the clearing of land, the term includes ploughs and other equipment designed or adapted to be drawn behind a vehicle;
- Any vessel whose length exceeds nine metres;
- Any crane;
- Any omnibus;
- Any tracked vehicle or other tracked machine;
- Any other vehicle, trailer, equipment or vessel, which in the opinion of the Council is consistent with those listed above.

Whether or not such vehicle, trailer, vessel or equipment is in operating condition and complete.

“Heavy Vehicle Parking” means any premises not elsewhere herein defined, used or intended for use for the storage, garaging or parking of heavy vehicles, earthmoving and similar equipment. The term includes running repairs, servicing and cleaning of such vehicles of a minor nature and a type that do not normally immobilise a vehicle for a period longer than two (2) hours, but does not include the parking of school buses.

“Home Based Business” means premises used predominantly as a dwelling house and part of which, ancillary to the dwelling house, is also used for low impact business activities. Home Based Business does not include any business activities that are defined in this Scheme as ‘industry’, or any use as a shop selling goods not prepared on the site.

“Indoor Recreation” means any premises used or intended for use for any one (1) or more of the following purposes where the activity is primarily conducted indoors on a regular basis:-

- The watching of, practising of, receiving or giving instruction in or taking part in a formal or informal sport, or game;
- A meeting place for social, dramatic, political or similar purpose;
- A public hall, theatre, cinema, music hall, concert hall, dance hall or nightclub;
- A roller skating rink, pin ball parlour, amusement arcade or swimming pool accessible to the public;
- Premises containing poker or gaming machines or entertainment machines required to be licensed by the State Government.

The term includes licensed and unlicensed facilities.

“Industry” means any premises or use that is used for:-

- A manufacturing process (even where no finished product is produced);
- The dismantling or recovery of any materials;
- Includes any use defined separately as extractive industry, general industry or hazardous industry, service industry or light industry.

"Industry Showroom" means a part of an industry or light industry site or building that is used to display any goods that are used or manufactured on the site that is not typically used as a shop or for retail sales.

"Intensive Livestock Operation" means an activity featuring the keeping of animals for business or commercial purposes predominantly in pens or structures and fed with prepared food in lieu of grazing. The term includes veterinary hospital but does not include agriculture, domestic pets as herein separately defined.

"Landscaping" means the Operational Works relating to treatment of land for the purpose of enhancing or protecting the amenity of a site and the locality in which it is situated by:-

- Screening by fences, walls or other means;
- Planting of trees, hedges, shrubs or grass;
- Formation of banks, terraces, paved surfaces or other earthworks;
- Laying out of gardens or courts;
- Other amenity features.

"Landscaping Supplies" means any premises used or intended for use for the preparation and sale of sand, compost, soil, screenings, gravel, logs, sleepers, fertilisers, boulders or other materials used in landscaping in amounts more than normally required for soil conditioning on the same site. The term does not include Extractive Industry, Plant Nursery or Roadside Stall herein separately defined.

"Light Industry" means any premises or uses that is not defined as Industry, and involves minor assembling, repairing, storage or warehousing, packaging, cleaning; but does not:-

- Cause any interference with the amenity of the area by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, light (whether steady or flashing), waste products, grit, oil or otherwise, or cause hazards likely to cause undue disturbance or annoyance to persons of affect premises not connected with the industry;
- 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;
- By reason of the carriage of goods or materials used or produced thereby, create traffic upon public roads in the locality in which the industry is carried on which causes congestion or danger to users of such roads or requires roads of a higher standard of construction than those required for the normal development of the locality in which the industry is carried on;

- Involves the distribution of finished articles by vehicles greater than a single unit truck or heavy vehicle;
- Occupy a site area greater than one thousand square metres (1000m²);
- Occupy any part of a building with a gross floor area exceeding five hundred square metres (500m²);
- Include panel beating and spray painting unless carried out as an ancillary use totally within a building and structure not visible from any adjoining shop, business office, Residential building or road reserve.

"Local Law" means a "Local Law" of the Council made under the authority of the Local Government Act 1993.

"Manual for Uniform Traffic Control Devices" means the "Manual for Uniform Traffic Control Devices (Queensland) (Current Edition)".

"Material Change of Use" has the meaning given in the Integrated Planning Act 1997.

"Medical Centre" means a premises used for the medical or para-medical care or treatment of patients, persons not resident on the site (other than limited emergency accommodation) or animals. The term includes a first aid station, a maternal and child welfare clinic, a nursing service, an ambulance station, veterinary clinic, premises used for acupuncture, chiropody, naturopathy, chiropractics, dentistry, medical practitioner, optometry, pathology, physiotherapy or radiology.

"Minor Building Work" means erection in relation to an existing building of any ancillary Class 10 structure whereby the gross floor area of the modified existing building does not exceed the gross floor area of the existing building by less than 25 m² or 10 percent of the gross floor area of the existing building whichever is the lesser.

"Multiple Dwelling" means any premises used or intended to comprise two (2) or more dwelling units (whether or not attached) on any one (1) allotment or in a Building Unit Format or Group Title Format and any outbuildings within the curtilage used for ancillary domestic purposes, whether or not the dwelling houses are held in the same ownership. The term does not include dwelling houses or accommodation building.

"Natural Ground Level" means the ground or surface level of the site as formed by nature.

"Outdoor Recreation" means any premises used or intended for use for any one (1) or more of the following purposes where the activity is primarily conducted outdoors on a regular basis:-

- The watching of, practising of, receiving and giving instruction in or taking part in a formal or informal sport or game, or physical activity;
- A meeting place for social, literary, dramatic, political or similar purpose where amplified sounds is played beyond the boundaries of the site;
- An open-air drive-in theatre;

- A racecourse, circus, market, fair, show or similar purpose;
- A zoo;
- Swimming pools used for Commercial fixtures or lessons, training or recreation, roller skating rinks;
- A private tennis court used for Commercial fixtures or lessons, training or recreation;
- Any other form of outdoor recreation or sport not specifically defined in this Scheme.

The term includes licensed and unlicensed premises.

“Park” means any land which is normally open to the public without charge and which is used or intended for use for open-air informal recreation and which:-

- Has been ornamentally laid out or prepared;
- Is maintained so as to preserve or enhance its beauty, including its flora, fauna, and geological or physiographical features;
- Has been prepared or is maintained as a grassed area of buffer either with or without trees or shrubbery;
- Has been prepared or is maintained other than according to other points within this definition, but in such a way as to be suitable for informal open-air recreation.

The term includes any one (1) or more of the following facilities provided for the enjoyment or convenience of the public at such premises and any other buildings, structures or development which are ancillary to the park:-

- Picnic places, scenic lookouts, routes for nature study, car parking areas, bikeways and footways;
- Information and display areas for the promotion of the park;
- Shelters and other public conveniences;
- Children’s play areas;
- Structures, surfacing or equipment provided for informal sport or physical exercise;
- Sculptures, fountains, ponds or other decorative devices;
- Band stands;
- Maintenance sheds and depots.

The term does not include indoor recreation, outdoor recreation or passive recreation as defined in this Scheme.

“Passive Recreation” means a premises used on a regular basis as a meeting place for social, literary, cultural, political or similar purposes. The term includes a public library, art gallery, community meeting hall but does not include indoor recreation, outdoor recreation herein separately defined.

“Place of Worship” means any premises used or intended predominantly for use for public religious activities conducted by a religious organisation whether or not the premises are also used for religious instruction. The term includes:-

- A funeral chapel;
- Any ancillary shop, business office or passive recreation associated with the on-site activities of the religious organisation.

The term does not include accommodation buildings, educational establishment or indoor recreation herein separately defined.

“Plan Area” has the meaning given to the Planning Scheme area in the Integrated Planning Act 1997.

“Planning Scheme” is the Planning Scheme for the Town of Dalby.

“Plan of Development” means any plan or plans:-

- Submitted as an indicative development proposal pursuant to the provisions of this Planning Scheme in support of a Development Application;
- Prepared pursuant to the provisions of this Planning Scheme and approved by the Council as a condition of approval of an application for Residential Development.

“Plan of Survey” means an accurate plan prepared by an authorised surveyor which divides or subdivides any land into allotments or otherwise, whether or not such division or Reconfiguration of Lots includes any new road, pathway, lane or reserve.

“Plant Nursery” means any premises used or intended for use for the propagation and sale to members of the public of plants, shrubs and trees in containers generally for Residential landscaping purposes. The term includes the sale of gardening materials where such materials are ancillary to the sale of plants and are packaged for sale in quantities not exceeding 50 kilograms. The term does not include agriculture, landscaping supplies or roadside stall herein separately defined.

“Plumbing Work” has the meaning given in the Plumbing & Drainage Act 2002.

“Premises” has the meaning given in the Integrated Planning Act 1997.

“Proposal Plan” means a plan prepared for the purpose of an application for approval of Reconfiguration.

“Public Bar” means a premises used for the regular sale and consumption of alcohol and wines under licence required from the State Government. The term includes premises used for a Shop or Shop (Drive through).

The term does not include accommodation building, outdoor recreation, indoor recreation herein separately defined.

“Public Utility” means any premises or structure used for the provision of public conveniences, public transport, water supply, sewerage, gas, electricity and power generation, drainage, refuse disposal, communications and similar essential services. The term does not include agriculture, business office, cemetery, park or transit centre as herein separately defined.

“Old Streets Manual” means the “Queensland Streets - Design Guidelines for Subdivisional Streetworks” Institute of Municipal Engineering Australia Queensland Division May 1993.

“Old Urban Drainage Manual (QUDM)” means the “Queensland Urban Drainage Manual Editions 1/2 November 1994”.

“Reconfiguration of Lots” has the meaning given in the Integrated Planning Act 1997.

“Relevant Land” means the allotment or parcel of land being the subject of the application. The term **subject land** has the same meaning.

“Residential Development” means Accommodation Building, Caravan/Transportable Building Park, Display Home, Dwelling House, Dual Occupancy Development, Family Day Care, Home Occupation, Multiple Dwelling, Retirement Village and Roadside Stall as herein separately defined.

“Residential Outbuildings” means buildings that are primarily designed as a Class 10 building (as defined in the Building Code of Australia).

“Retail Frontage” means that part of any building or structure fronting the street or internal carriageway with windows or opaque openings for displays at least seventy-five per cent (75%) of the wall area available for view by pedestrians.

“Retail Showroom” means a use of premises primarily indoors, having a gross floor area exceeding 300m², for the display and sale (including hire) of goods (other than food and general clothing items) that are primarily of a bulky nature, such as agricultural equipment, boats, hardware, electrical appliances, bulk stationery supplies, computer goods, caravans, furniture, floor coverings, sporting equipment and apparel, motor vehicles, motor accessories and the like. The term includes any associated sale of spare parts for goods and the carrying out of repairs, servicing and detailing of goods on the same site.

“Retirement Village” means a Residential Development of more than two dwelling units that is used primarily for the accommodation of persons who are more than 60 years old, and provided with one or more of the following: a dedicated reception area, indoor communal recreation facilities or medical facilities.

“Roadside Stall” means premises not exceeding twenty- five square metres (25m²) in area used for the purpose of selling or displaying or offering for sale of goods which are the seasonal horticultural or agricultural produce predominantly grown or produced on the same site.

“Rural Development” means Agriculture, Cemetery, Outdoor Recreation and Roadside Stall as herein separately defined.

"Scheme Maps" means the maps respectively forming part of this Planning Scheme approved by the Governor in Council and signed for identification by the Chief Executive Officer of the Executive Council, copies whereof are open for inspection at the office of the Council and at the office of the Chief Executive: The term includes zoning maps, Precinct maps and overlay maps and any amendments thereto.

"Sensitive Land Use" means any Residential dwelling that is established on land in a recognised Residential zone or Precincts, or any retirement village, school, preschool, kindergarten, day care centre or health care facility.

"Service Vehicles" means any vehicle that is used in connection with the activity or development, but does not include customer or staff vehicles not used for the development. Includes delivery vehicles, tradespersons vehicles and forklifts.

"Service Station" means a premises used for the supply of petroleum products (including petrol, diesel and liquid petroleum gas) from bowsers. The term does not include any premises that are solely used for the storage of bulk quantities of petroleum products.

"Service Industry" means the use of premises for the repair, servicing, modifying or assembling of articles including vehicles, machinery, products, structures or objects. The term includes any of the following activities: Cabinet making or shopfitting, cutting and finishing glass, French polishing, self storage, sign writing; making or assembling of furniture or other non-machinery related items from components manufactured elsewhere; and repairing, servicing or modifying boats, fibreglass repairs, gas appliances, mowers and the like, motor vehicles, outboard motors, power and other tools, trailers and saw sharpening.

The term does not include *plant nursery, industry or light industry, landscaping supplies car depot, car park, home based business, service station or vehicle sales* as herein defined.

"Shop" means a premises or part thereof used:-

- For the display, hiring and sale of goods by retail to the general public, including any restaurants or food establishments;
- As a reception area, counter area or shop front with direct access to the general public; and
- where the gross floor area of any building used does not exceed 1000m² in area.

The term does not include retail showroom.

For the purposes of determining car parking requirements restaurants, cafes, eating rooms are included separately in Schedule 4.

"Shop (Drive Through)" means a premises with a drive-in takeaway facility where the display and sale of goods and services by retail is carried out directly to persons seated in and entering and leaving by vehicle. The term includes takeaway food, automatic carwash and drive-in bottle shops. The term does not include retail showroom.

For the purposes of determining car parking requirements restaurants, cafes, eating rooms are included separately in Schedule 4.

“Shopping Centre” means a premises used as a business office, shop or group of shops in the form of an integrated development where the gross floor area of the premises resulting from the new development exceeds one thousand square metres (1000m²) in area. The term does not include retail showroom.

“Site” means any land on which development is carried out or is proposed to be carried out whether such land comprises the whole or part of one allotment or more than one allotment if each such allotment is contiguous with the other or another of such allotments: The term **parcel of land** has a similar meaning.

“Site Coverage” means that portion of a site covered by a building or fixed structure.

“Structure” has the meaning given in the Building Act 1975.

“Telecommunications Facility” means any facility, building, tower or device used by a telephone network for the distribution or receipt of mobile telephone or radio signals.

“Transit Centre” means a premises used for the assembly and distribution of passengers prior to or subsequent to their transportation by air, road, rail or water. The term includes ancillary uses required for the comfort and amusement of passengers.

“Transportable Building” means a structure not predominantly constructed on the site of development and that is constructed in a manner that allows for ease of relocation to another site by virtue of the design and materials used.

“Use” has the meaning given in the Integrated Planning Act 1997.

“Warehouse” means premises or land used for the storage of materials, goods or merchandise in large quantities pending their distribution and/or sale to persons who purchase for the purpose of resale. The term includes:-

- The storage of the recyclable materials including paper and paper products, plastics, rags and glass;
- Road or rail freight depot;
- Food storage facility;
- Any Business Office, Light Industry, and Shop associated with the on-site activity and with a floor area not exceeding twenty-five per cent (25%) of the gross floor area.

“Watercourse” has the meaning given in the Water Act 2000.

“Work” has the meaning given in the Integrated Planning Act 1997.

“Zones of Influence” means the area as defined in Schedule 15.

“Total Use Area” means the area comprising the total gross floor area of all buildings on the site and any other part of the site which is to be used as a part of the operation of the premises.

4.0 Structure of Plan

OPERATION OF THE PLAN

4.1 COVERAGE BY THE PLANNING SCHEME

This Planning Scheme covers the whole of the Local Government area including freehold and leasehold land, roads, parks and watercourses, except where modified by Schedule 8 of the IPA or any other legislation.

If a road or watercourse in the Local Government area is not shown as being covered by a Precinct on the Precinct map, the following applies:-

- If the road or watercourse is adjoined on both sides by land in the same Precinct, the road or watercourse has the same Precinct designation as the adjoining land;
- If the road or watercourse is adjoined on one side by land in a Precinct and adjoined on the other side by land in another Precinct, the road or watercourse has the same Precinct designation as the adjoining land and the centreline of the road or watercourse is the boundary between the two (2) Precincts;
- If the road or watercourse is adjoined on one side only by land in a Precinct, entire road or watercourse has the same Precinct designation as the adjoining Precinct.

To remove any doubt, it is declared that this section also applies to a closed road if the road is closed after the commencement of the Planning Scheme.

For the purposes of the Planning Scheme, any public road opened or dedicated whether before or after the commencement of the Planning Scheme or land defined by an Act of Parliament as being crown land that is adjoined on both sides by land in the Town Centre Precinct shall be deemed to be land included in the Town Centre Precinct.

A "Temporary event" is not development under the purposes of regulation under this Planning Scheme.

4.2 DEVELOPMENT APPROVAL

4.2.1 Existing Uses

Any existing development that was lawfully established may continue to operate in accordance with the provisions of the Integrated Planning Act and the provisions of the Planning Scheme.

Council shall maintain a register of Existing Uses that is open to inspection by request. Entries and deletion of lawful Existing uses shall be by resolution of the Local Government.

4.2.2 New Development

All development within the Scheme area is to be carried out in accordance with the provisions of the Planning Scheme and the conditions of any approval granted under the provisions of the Planning Scheme. To do otherwise is an offence against the provisions of the Planning Scheme.

Where development is self assessable, and where the development cannot satisfy an acceptable solution or performance criteria where no acceptable solution is specified in a code, the development shall trigger the next level of assessment. ie. where Development is self assessable, and cannot meet an acceptable solution of an applicable code, the development becomes code assessable;

4.2.3 Types of Development

The Integrated Planning Act provides for various levels of development within the Scheme area as follows:

- Exempt development, where development is specifically excluded from assessment against any codes or policies;
- Self assessable development, where development is assessed by the proponent against simple measures contained in Schemes;
- Code assessable development, where Development Application is required and assessed against the relevant codes;
- Impact assessable development, where Development Application is required and is assessed against **all** codes, the Planning Scheme as a whole as well as submissions provided by members of the public.

4.3 EXEMPT DEVELOPMENT

In addition to the items defined as exempt development in the Integrated Planning Act, for the purposes of this Planning Scheme, development for the following purposes is also exempt development:

- On-site filling under twenty cubic metres (20m³);
- Excavation to a depth of less than one (1) metre where any activities are conducted on site and where the excavation includes the digging of holes or filling for gardening, minor landscaping or top dressing up to one hundred millimetres (100mm) in depth;
- Earthworks carried out in conjunction with building work;
- A utility installation being Low Impact Telecommunications (as defined under the Commonwealth Telecommunications Act), power installations below 110KV (apart from ground mounted transformers built on road reserves), and development at or below ground level (other than a waste disposal facility).

4.4 LIMITATIONS

Subject to the provisions of this Planning Scheme, no person shall:-

- Erect or use premises in any Precinct for any purpose specified as, or determined to be, Self Assessable Development in the respective Table of Development where the purpose does not comply, or is not ascertainable pursuant to, particulars specified in the relevant Code;
- Without a development permit, erect or use premises in any Precinct for any purpose specified as in the Assessment Table in Part 5, or determined to be, Code Assessable Development;
- Without a development permit, erect or use premises in any Precinct for any purpose specified as in the Assessment Table In Part 5, or determined to be, Impact Assessable Development within the respective Tables of Development;
- Erect or use premises for any purpose that does not comply with the conditions set forth in the development permit or approval of any application in respect of the relevant land;
- Reconfigure, erect or use premises for any purpose or in a manner which is not in accordance with any application or Plan of Development approved by Council in respect of the relevant land.

5.0 Assessment Tables

5.1 TOWN ZONE

ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR ALL PRECINCTS - MAKING A MATERIAL CHANGE OF USE

TABLE 1

Column 1 Defined use or use class ¹	Column 2 Assessment Category	Column 3 Relevant assessment criteria
DEVELOPMENT IN THE TOWN ZONE		
<p>1. Where Development is Self Assessable, and cannot meet an acceptable solution of an applicable code, the development becomes Code Assessable;</p>		
<p>2. Where the height of development exceeds the height listed for the precinct in which the development is proposed to be located, the development is Impact Assessable.</p>		
<p>Residential Precinct Rural Residential Precinct Town Centre Precinct Commerce and Trade Precinct Industry Precinct Light Industry Precinct</p>	<p>8.5m 8.5m 11m 10m 10m 10m</p>	
<p>3. Where the site cover of development exceeds the site cover listed for the precinct in which the development is proposed to be located, the development is Impact Assessable.</p>		
<p>Residential Precinct Rural Residential Precinct Commerce and Trade Precinct Industry Precinct Light Industry Precinct</p>	<p>50% 20% 70% 70% 70%</p>	

¹ See Schedule 10 of the Integrated Planning Act- Dictionary

Column 1 Defined use or use class ¹	Column 2 Assessment Category	Column 3 Relevant assessment criteria
<p>4. Where development density for a Multiple Dwelling is greater than 1 dwelling unit/200m² of site area, the development is Impact Assessable.</p> <p>5. Where development other than Detached House and Multiple Occupancy, is adjoining a Sensitive Land Use, or is an Industry and is located within 100 metres of a Sensitive Land Use, and is proposed to involve loading and unloading outside of the following hours, the development is Impact Assessable:</p> <p>7am – 6pm Monday to Friday; 8am – 5pm Saturday; and No unloading or loading on Sunday or Public Holidays.</p> <p>6. Where development is an Industry and is within 100 metres of a Sensitive Land Use, and is proposed to involve operating times outside of the following hours, the development is Impact Assessable:</p> <p>7am – 7pm Monday to Friday; 8am – 5pm Weekends/Public Holidays</p>		
EXEMPT USES FOR THE TOWN ZONE		
Exempt uses are listed in Part 4.3 of this Scheme.		
SELF ASSESSABLE AND ASSESSABLE DEVELOPMENT FOR THE TOWN ZONE		
Accommodation Building	Code Assessable in the Commerce and Trade and Town Centre Precincts.	Town Code
Bed & Breakfast (where in a detached house)	Code Assessable in Residential Precinct and Rural Residential Precinct.	Town Code
Caretakers Residence	Code Assessable in the Industry and Light Industry Precinct.	Town Code
Care Depot	Code Assessable in the Industry and Light Industry Precinct.	Town Code
Car Park	Code Assessable in the Light Industry Precinct, Commerce and Trade Precinct and Town Centre Precinct.	Town Code
Commercial Premises (where not otherwise defined)	Code Assessable in the Commerce and Trade (except Commerce and Trade Precinct Overlay) and Town Centre Precincts.	Town Code
Commercial Premises (where in an existing building)	Self Assessable in the Commerce and Trade (except Commerce and Trade Precinct Overlay) and Town Centre Precincts	Town Code
Detached House	Self Assessable in the Residential Precinct and Rural Residential Precinct.	Town Code

Column 1 Defined use or use class ¹	Column 2 Assessment Category	Column 3 Relevant assessment criteria
Educational Establishment	Code Assessable in the Commerce and Trade (except Commerce and Trade Precinct Overlay) and Town Centre Precincts	Town Code
General Industry (where in an existing building)	Self Assessable in Industry Precinct	Town Code
General Industry (where not otherwise defined)	Code Assessable in Industry Precinct	Town Code
Health Care Facility	Code Assessable in the Commerce and Trade (except Commerce and Trade Precinct Overlay) and Town Centre Precincts	Town Code
Light Industry (where in an existing building)	Self Assessable in the Light Industry Precinct and Industry Precinct	Town Code
Heavy Vehicle Parking	Code Assessable in the Industry Precinct	Town Code
Indoor Recreation	Code Assessable in the Commerce and Trade (except in the Commerce and Trade Precinct Overlay) and Town Centre Precincts	Town Code
Industry Showroom	Code Assessable in Light Industry and Industry Precinct	Town Code
Landscaping Supplies	Code Assessable in the Industry Precinct.	Town Code
Light Industry (where not otherwise defined)	Code Assessable in the Light Industry Precinct and Industry Precinct.	Town Code
Multiple Dwelling	Code Assessable in the Residential Precinct (Multiple Occupancy area only)	Town Code
Outdoor Recreation	Code Assessable in the Open Space Precinct	Town Code
Park	Self Assessable in all Precincts	Town Code
Passive Recreation	Code Assessable in the Commerce and Trade (except in the Commerce and Trade Precinct Overlay) and Town Centre Precincts	Town Code
Place of Worship	Code Assessable in the Commerce and Trade Precinct (except Commerce and Trade Precinct Overlay).	Town Code
Public Utility	Self Assessable in all precincts	Town Code
Retail Showroom (where not otherwise defined)	Code Assessable in the Commerce and Trade Precinct Overlay.	Town Code
Retail Showroom (where in an existing building)	Self Assessable in the Commerce and Trade Precinct Overlay.	Town Code

Column 1 Defined use or use class ¹	Column 2 Assessment Category	Column 3 Relevant assessment criteria
Service Industry	Code Assessable in the Light Industry Precinct and Industry Precinct.	Town Code
Shopping Centre	Code Assessable in the Town Centre Precinct.	Town Code
Telecommunication Facility	Code Assessable in all Precincts.	Town Code
ALL OTHER USES		
All other uses whether defined or not	Impact Assessable	

5.2 RURAL ZONE

ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR ALL PRECINCTS - MAKING A MATERIAL CHANGE OF USE

TABLE 2

Column 1 Defined use or use class ²	Column 2 Assessment Category	Column 3 Relevant assessment criteria
EXEMPT USES FOR THE RURAL ZONE		
Exempt uses are listed in Part 4.3 of this Scheme.		
SELF ASSESSABLE AND ASSESSABLE DEVELOPMENT FOR THE RURAL AREA		
Dwelling House (where to be established on Lot not less than 40 Ha)	<p>Self Assessable in the Rural Precinct where located on Lot greater than or equal to 40 Ha in area.</p> <p>Code Assessable in the Rural Precinct where located on a Lot less than 40 Ha in area</p>	Rural Code
Agriculture	Self Assessable	Rural Code
All other uses	Impact Assessable	

² See Schedule 10 of the Integrated Planning Act- Dictionary

5.3 ENTIRE SCHEME AREA

ASSESSMENT CATEGORIES AND APPLICABLE CODES FOR ALL PRECINCTS

– OTHER DEVELOPMENT

TABLE 3

Column 1 Type of Development	Column 2 Assessment Category	Column 3 Applicable Code
Carrying out building work not associated with a Material Change of Use	Self Assessable ³ – if undertaking building works associated with existing buildings on the site	Town Code if in Town Zone Rural Code if in Rural Zone
Placing an advertising billboard or hoarding on premises not associated with a Material Change of Use	Code Assessable	Town Code if in Town Zone Rural Code if in Rural Zone
Reconfiguring a Lot ⁴	Code Assessable if all allotments comply with the minimum area specified in the Reconfiguring a Lot Code. Impact Assessable if any allotment is proposed with an area less than the minimum area specified in the Reconfiguring a Lot Code.	Reconfiguring a Lot Code
Carrying out Operational Work for Reconfiguring a Lot	Code Assessable if the Reconfiguring is assessable development	Operational Works Code Reconfiguring a Lot Code
Carrying out Operational Work for Material Change of Use	Code Assessable if the Material Change of Use is assessable development	Operational Works Code
Carrying out Operational Work for excavating and/or filling not associated with Reconfiguring a Lot or a Material Change of Use	Exempt where the extent of cut does not exceed 20 m ³ or extent of fill does not exceed 20 m ³ ; or Code Assessable where the extent of cut exceeds 20m ³ or extent of fill exceeds 20m ³ Impact Assessable where any cut or fill occurs in Open Space Precincts	If Code Assessable – Operational Works Code
Carrying out Operational Works for the provision of Residential allotment access or battleaxe	Self Assessable	Operational Works Code

³ This does not include building work that under IPA (schedule 8, part 3) is exempt and cannot be made self-assessable or assessable by a Planning Scheme.

⁴ Under IPA, (schedule 8, part 3) Reconfiguring a Lot is exempt and cannot be made self-assessable or assessable by a Planning Scheme if the proposal is for amalgamating 2 or more Lots, for a building format plan that does not subdivide the land, in relation to the Acquisition of Land Act 1967, or on Strategic Port Land.

allotment access corridor		
ALL OTHER USES		
Other	Impact Assessable	

6.0 Town Code

6.1 OVERALL OUTCOMES FOR TOWN CODE

The overall outcomes are the purpose of the Town Code.

The overall outcomes sought for the Town Zone are as follows:

- Residential and heritage character and amenity of the town area is retained;
- Safe and convenient access for pedestrians and cyclists is maintained and enhanced;
- Dalby is a focus for a range of business, industrial, tourist, community and recreational activity in the Local Government area;
- Business and Commercial Development is located primarily in the CBD to provide central and accessible services to the Local Government area;
- Development retains a primary, strong and active frontage to the main streets of the CBD (namely Cunningham, Patrick, Archibald, New, Stuart, and Roche Streets), rather than providing to the service lanes (including Marks, Longs, Downey's, Olsens, Ewings, Finks, Starlings and Groom Lane);
- Residential (including Rural Residential) development occurs where there is no adverse impact on good quality agricultural land, except in circumstances where the land is not designated as Rural;
- Residential Development is buffered from the existing and proposed road and rail corridors to minimise any detrimental impact;
- Residential Development accommodates a range of housing types and allotment sizes, and provides a safe and pleasant living environment, with adequate access to community services and is located in the Residential preferred areas shown on the town maps in the appendices;
- Efficient and equitable access to social infrastructure, such as schools, neighbourhood shopping, indoor and outdoor sport and recreation, health facilities, community services, public transport services, and parks are provided in Residential areas;
- Industrial Development is located in the Light Industry and Industry Precincts of the town;
- Impacts of Industrial uses are required to be within acceptable limits and uses are undertaken in sustainable manner consistent with the amenity and character of the area concerned;
- Small scale business, community and emergency services are provided for the needs of the local community;

- All precincts other than the Town Centre and Commerce and Trade Precincts are protected from shopping centres and other forms of Commercial Development
- Good Quality Agricultural Land (GQAL) within the Rural Zone is protected from alienation or encroachment of incompatible land uses within the Town Zone in accordance with the State Planning Policy 1/92 – Development and Conservation of Agricultural Land, Planning Guidelines – Separating Agricultural and Residential Land Uses;
- Development shall occur in accordance with the PIP contained in Part 12 of this Planning Scheme.

The overall outcomes sought for the **Town Centre Precinct** are as follows:

- The Town Centre Precinct predominantly provides for development comprising retail, professional, commercial, entertainment and community infrastructure purposes and shall be the primary location for these uses;
- The Town Centre Precinct shall be a vibrant safe and user-friendly hub of retailing, business, entertainment and administrative services for Dalby and district as well as the location of any future major Commercial development;
- The Town Centre Precinct is the preferred location for significant commercial development;

The overall outcomes for the **Commerce and Trade Precinct** are as follows:

- Development in the Commerce and Trade Precinct has a harmonious and attractive appearance as the gateway to Dalby requiring careful management to ensure minimal impacts on traffic and distinctive local character is retained and enhanced.
- The Commerce and Trade precinct provides for predominantly commercial premises and services while complimenting the Town Centre Precinct rather than competing with the Town Centre Precinct as the primary location for major commercial development.
- The Commerce and Trade Precinct Overlay provides for development that will compliment the development of the Town Centre Precinct rather than compete with the town centre for shopping centres, shops and office space.
- The Commerce and Trade Precinct Overlay provides for retail showroom development as the dominant form of commercial development;

The overall outcomes for the **Residential Precinct** are as follows:

- The Residential Precinct provides for predominantly low density residential uses intended to retain the spacious, leafy and 'country town' character comprising detached dwelling houses 2 storeys in height connected to the reticulated sewerage and water systems

- Development in the Residential Precinct is managed to protect the low density residential amenity of the surrounding area.
- Residential Development occurs in a properly sequenced manner within the Residential Precinct where it is most effective to supply and maintain physical infrastructure, such as water, sewerage, roads and electricity;

The overall outcomes for the **Open Space Precinct** are as follows:

- The precinct includes land possessing significant environmental values and/or constraints to development including low lying lands, remnant vegetation, proximity to noxious activities and areas of special recreation values requiring careful management.
- Development in the Open Space Precinct is managed to protect the purpose of the designation for flood storage, environmental and/or recreation.

The overall outcomes for the **Industry Precinct** are as follows:

- The Industry Precinct is characterised by existing and future industries and associated services supporting economic activities in the district, as well as sites for diversified enterprises.
- Development in the Industry Precinct is predominantly industrial in nature and ensures that the use of land in the precinct for industrial purposes is protected.

The overall outcomes for the **Light Industry Precinct** are as follows:

- The Light Industry Precinct is characterised by existing and future light industries and associated services supporting economic activities in the district as well as sites for diversified enterprises.
- Development in the Light Industry Precinct is predominantly light industrial or service industry and protects the intent of the land for light industrial or service industry purposes.
- Development in the Light Industry Precinct provides a high quality streetscape, particularly frontages to state controlled roads.

The overall outcomes for the **Rural Residential Precinct** are as follows:

- The precinct provides for predominantly low density residential living on large allotments in a rural residential setting predominantly comprising separate dwelling houses two storeys in height.
- Development in the Rural Residential Precinct is residential in nature and protects the residential amenity of the surrounding area.

6.2 TOWN ZONE CODE – ASSESSMENT CRITERIA

TABLE 4

Performance Criteria	Acceptable Solution
FOR ALL THE TOWN AREA	
1. INFRASTRUCTURE	
<p>PC 1 Telephone and Electricity Premises are provided with a supply of electricity and telecommunication facilities adequate for the activity.</p>	<p>AS 1.1 Premises have;</p> <ul style="list-style-type: none"> - a reticulated supply of electricity; - access to telephone lines at the boundary of the property.
<p>PC 2 Water supply Premises are provided with an adequate volume and supply of water for the activity, including potable and non-potable requirements where appropriate.</p>	<p>AS 2.1 Premises are connected to Council's reticulated water system.</p> <p>AS 2.2 Premises are to have a rain water tank connected to the premises with a minimum capacity in accordance with the QDC⁵.</p>
<p>PC 3 Effluent disposal To ensure that public health and environmental values are preserved, all premises provide for the treatment and disposal of effluent and other waste water.</p>	<p>AS 3.1 The premises are connected to the Council's reticulated sewerage system except in the Rural Residential Precinct.</p> <p>AS 3.2 Premises in the Rural Residential Precinct have on-site effluent disposal systems designed in accordance with the Schedule 1 – Queensland Plumbing and Wastewater Code.</p>
<p>PC 4 Stormwater/Inter-allotment Drainage Stormwater is collected and discharged so as to;</p> <ul style="list-style-type: none"> - protect the stability of buildings or the use adjacent land; - prevent waterlogging or nuisance to nearby land; and - protect and maintain environmental values. 	<p>AS 4.1 Stormwater from roofs, other impervious areas and inter-allotment drainage is collected and discharged to a lawful point of discharge in accordance with Schedule 2 – Queensland Urban Drainage Manual.</p> <p>AS 4.2 In Rural Residential Precincts water tanks with bubbler overflows are provided.</p> <p>AS 4.3 In Residential Precincts disposal of stormwater is to be to the kerb and channel or table drain.</p>
<p>PC 5 Vehicle Access Vehicle access is provided to a standard appropriate for the use.</p>	<p>AS 5.1 Access roads are to be sealed and are to connect into the existing road network.</p> <p>AS 5.2 Access is to be designed and constructed in accordance with Schedule 3 – Australian Standard AS2890.1 Parking Facilities – Off Street Parking and Schedule 9 EDROC Regional Standard Manual.</p> <p>AS 5.3 A sealed road access is provided from an</p>

⁵ QDC is the Queensland Development Code but also refers to any document which may replace the QDC.

Performance Criteria	Acceptable Solution
	existing sealed road to the premises.
<p>PC 6 Development Density The density of residential activities does not impact adversely on the residential amenity of the surrounding area.</p>	<p>AS 6.1 For Dwelling House: No more than one (1) dwelling house per Lot.</p> <p>AS 6.3 For Multiple Dwellings in the Multiple Occupancy Overlay: No more than 1 (one) unit per 200m² of site area.</p>
<p>PC 7 Parking and Manoeuvring Parking and Manoeuvring should ensure; vehicle parking and service vehicle provision is adequate for the use whilst ensuring both safe and functional operation for staff, motorists and pedestrians.</p> <ul style="list-style-type: none"> - Short term car spaces for shoppers and visitors to the site are to be located with: <ul style="list-style-type: none"> • Direct access to and clear visibility from the street or internal carriageway; • Direct access to main entrance of the new building. - Car parking for employees should be located behind other buildings and preferably should not be visible from the street; and - Carparking areas and carriageways shall be able to allow reasonable access to all vehicles likely to be using the site. 	<p>AS 7.1 All uses provide vehicle parking at the rate provided in Schedule 4 – Table of Car Parking Spaces to be Provided.</p> <p>AS 7.2 All car parking, access and service vehicle manoeuvring is in accordance with Schedule 3 – Australian Standard AS 2890.1 Parking Facilities – Off Street Parking.</p>
<p>PC 8 Parking Location For all Commercial Development, the unloading and loading of vehicles off-street from within the allotments or where there is a minor secondary street frontage already used for similar purposes.</p>	AS 8.1 No solution specified.
<p>PC 9 Loading Bay For Industrial Development other than in the Industry or Light Industry Precinct, loading bays and vehicle delivery areas should be screened from view from pedestrian, retail and visitor parking areas.</p>	AS 9.1 No solution specified.
<p>PC 10 State Controlled Roads State Controlled Roads are maintained and enhanced as a link between major centres.</p>	AS 10.1 No direct access to State Controlled Roads is permitted except as specifically permitted and in accordance with the requirements of the Department of Main Roads.
<p>PC 11 Traffic Development shall not result in any significant traffic problems.</p>	AS 11.1 No solution specified.
<p>PC 13 Noise Sensitive Development Noise sensitive developments (Residential, educational and community) must ensure that road traffic noise levels are appropriately</p>	AS 13.1 The development complies with the Department of Main Roads publication; 'Road Traffic Noise Management Code of Practice'.

Performance Criteria	Acceptable Solution
managed to achieve acceptable levels of amenity.	
<p>PC 14 Development in the Vicinity of Aerodrome Development should ensure it;</p> <ul style="list-style-type: none"> - not adversely affect the operation of the aerodrome; - is designed and located to achieve a suitable standard of amenity for the proposed activity; and - does not restrict the future operational demands of the aerodrome. 	<p>AS 14.1 Buildings and structures within 100 metres of the boundary of an aerodrome are to be less than 7.5 metres in height at any point above natural ground level.</p>
<p>PC 15 Development in the Vicinity of Aerodrome The development of premises does not cause an obstruction or other potential hazard to aircraft movement associated with the aerodrome by way of:</p> <ul style="list-style-type: none"> - the physical intrusion of buildings or other structures into the Obstacle Limitation Surface; - attracting birds or bats to the area which could cause or contribute to bird strike hazard; - providing very bright lighting or lighting similar to aerodrome lighting which can distract or confuse pilots; - interfering with navigation or communication facilities; - emissions that may affect pilot visibility or aircraft operations; and - transient intrusions into the aerodromes operational space⁶ 	<p>AS 15.1 No solution specified.</p>
<p>PC 16 Gas and Oil Pipelines Buildings are located at an appropriate distance from underground pipelines to ensure community safety and operation of the use is not compromised.</p>	<p>AS 16.1 No structure is constructed within the buffer established 50 metres either side off the underground gas and oil pipeline corridors as identified on Map 5 High Pressure Pipelines.</p> <p>AS 16.2 Any development that impacts on an oil or gas pipeline easement requires the consent of the pipeline owner. Development in the vicinity of a pipeline should address the risks associated with petroleum and gas pipelines as set out in Australian Standard 2885, Pipelines – Gas & Liquid Petroleum.</p>
<p>PC 17 Refuse Tips, Transfer Station and</p>	<p>AS 17.1 Residential premises are not constructed</p>

Performance Criteria	Acceptable Solution
<p>Sewerage Treatment Plants Premises are located at an appropriate distance from refuse tips and effluent treatment plants to ensure community safety and operation of the uses are not compromised.</p>	<p>within;</p> <ul style="list-style-type: none"> - 500 metres of any boundary of a refuse tip or sewerage treatment plant. - 200 metres of any waste transfer station.
<p>PC 18 Rail Corridors Development is at an appropriate distance from the rail corridor so as not to prejudice safety, speed or intended role of the existing and proposed rail corridors.</p>	<p>AS 18.1 No solution specified.</p>
<p>PC 19 Noise Attenuation Development adjoining the rail corridor is protected from the impact of noise⁷.</p>	<p>AS 19.1 No solution specified.</p>
<p>PC 20 Separation from Agriculture Minimum separation between “Sensitive land uses” and “rural activities” comply with the “Buffer Area Design Criteria” as contained in Table 2 of Section 3.47 of SPP1/92 – Planning Guideline – “Separating Agricultural and Residential Land Uses”.</p>	<p>AS 20.1 No solution specified.</p>
<p>2. ENVIRONMENT</p>	
<p>PC 21 Watercourses Development ensures the maintenance of riparian areas and water quality including protection from filling and off-site transfer of sediment.</p>	<p>AS 21.1 A minimum 20 metre wide buffer area is to be provided extending from the high bank of any watercourse.</p> <p>AS 21.2 Buffer areas shall not be filled and include a cover of vegetation including grasses.</p>
<p>PC 22 Flooding Premises are designed and located so as:</p> <ul style="list-style-type: none"> - not to be adversely impacted upon by flooding; - to protect life and property; and - not to have an undesirable impact on the extent and magnitude of flooding⁸. <p>Development shall comply with State Planning Policy 1/03 Mitigating the Adverse Impacts of Flood, Bushfire and Landslide</p>	<p>AS 22.1 No solution specified.</p>

⁶ One way an applicant can demonstrate compliance is to prepare a report in accordance with Planning Guidelines: Planning for Aerodromes and other Aeronautical Facilities and Australian Standards AS2021, 1993. Map 7 - Aerodrome Obstacle Limitation Surface for the Dalby Shire should also be referred to.

⁷ One way an applicant can demonstrate compliance is to prepare a study that identifies how the development is in accordance with Railway and EPA Regulations 1998.

⁸ To assist the applicant to demonstrate compliance, the maximum recorded flood may be adopted as an indication of flood level.

Performance Criteria	Acceptable Solution
<p>PC 23 Air Emissions Air emissions from premises do not cause environmental harm or nuisance to adjoining properties or sensitive land uses⁹.</p>	<p>AS 23.1 No solution specified.</p>
<p>PC 24 Noise Emissions Noise emissions from premises do not cause environmental harm or nuisance to adjoining properties or sensitive land uses¹⁰.</p>	<p>AS 24.1 No solution specified.</p>
<p>PC 25 Water Quality The standard of effluent and/or stormwater runoff from premises ensures the quality of surface water is suitable for:</p> <ul style="list-style-type: none"> - the biological integrity of aquatic ecosystems; - recreational use; - supply as drinking water after minimal treatment; - agricultural use; - Industrial use; and - minimises nuisance or harm to adjoining land owners¹¹. 	<p>AS 25.1 Water quality shall meet the relevant NHMRC requirements.</p>
<p>PC 26 Excavation and Filling Excavation and filling of land ensures;</p> <ul style="list-style-type: none"> - that both the amenity and safety of users of the site and adjacent land holdings; and - soil erosion is kept to a minimum with remedial works. 	<p>AS 26.1 Batters have a maximum slope of 25%, are terraced at every rise of 1.5 metres and each terrace has a minimum depth of 750mm;</p> <p>AS 26.2 Excavation and filling within 1.5 metres of any site boundary is battered or retained by a wall that does not exceed 1 metre in height;</p> <p>AS 26.3 Excavation and filling is undertaken in accordance with Schedule 5 – Excavation and Filling Standard.</p>
<p>PC 27 Construction Activities Both erosion control and silt collection measures are undertaken so as to ensure protection of environmental values during construction.</p>	<p>AS 27.1 During construction, soil erosion and sediment is managed in accordance with Schedule 5 – Excavation and Filling Standard.</p>
<p>PC 28 Construction over Council sewers, water mains or stormwater services Building works shall not adversely impact upon</p>	<p>AS 28.1 Building works shall not be undertaken over or within zones of influence of a sewer, water supply main or stormwater service.¹².</p>

⁹ One way an applicant can demonstrate compliance is to prepare a study that identifies how the development is in accordance with Environmental Protection (Air) Policy 1997.

¹⁰ One way an applicant may demonstrate compliance is to prepare a study that identifies how the development is in accordance with Environmental Protection (Noise) Policy 1997.

¹¹ One way an applicant may demonstrate compliance is to prepare a study that identifies how the development is in accordance with Environmental Protection (Water) Policy 1997.

¹² See Schedule 15 which deals with building work over or within the zones of influence of Council services.

Performance Criteria	Acceptable Solution
sewers or any other Council service.	
<p>PC 29 Transportable Buildings Transportable buildings to be used for dwellings shall not impact on the amenity of the town or the streetscape of the local area.</p>	<p>AS 29.1 Transportable buildings that are to be used as dwellings must:</p> <ul style="list-style-type: none"> - comply with <i>AMCORD</i> Element 4.2 (Building appearance and Neighbourhood Character); - have a covered entrance to the front door, and the front door must be visible from and facing the main street frontage.
<p>PC 30 Character Buildings Development adjacent to buildings identified as heritage or character buildings within Schedule 6 – Heritage Buildings and incorporates design features, materials and details that blend with the existing character of the adjoining buildings and/or place.</p>	<p>AS 30.1 No solution specified.</p>
<p>PC 31 Cultural Heritage Known places of indigenous and/or cultural heritage value are preserved.</p>	<p>AS 31.1 A minimum separation distance of 20 metres is provided from the MCU and/or Operational Work to known indigenous and/or cultural heritage sites¹³.</p>
FOR ALL THE RESIDENTIAL AND RURAL RESIDENTIAL PRECINCT	
3. CONSISTENT & INCONSISTENT USES	
<p>PC 32 Consistent Uses in the Residential Precinct or the Rural Residential Precinct The following uses are consistent uses and are located within the Residential Precinct or the Rural Residential Precinct: Bed and Breakfast Detached House Multiple Dwelling (where included in the Multiple Occupancy Area Overlay) Park Public Utility</p>	<p>AS 32.1 No solutions specified</p>
<p>PC 33 Inconsistent Uses in the Residential Precinct or the Rural Residential Precinct The following uses are inconsistent uses and are not located within the Residential Precinct or the Rural Residential Precinct: Agriculture Caretakers Residence Car Depot Car Park Cemetery</p>	<p>AS 33.1 No solutions specified</p>

¹³ One way an applicant may demonstrate that indigenous and/or cultural heritage sites exist or do not exist on site is to provide an appropriate certificate of search from heritage registers and the aboriginal cultural heritage unit (DNRM).

Performance Criteria	Acceptable Solution
<p>Commercial Premises Extractive Industry Funeral Parlour General Industry Hazardous Industry Heavy Vehicle Parking Indoor Recreation Industry Industry Showroom Intensive Livestock Operation Landscaping Supplies Light Industry Multiple Dwelling (where in the Residential Precinct and not included in the Multiple Occupancy Area Overlay and not in accordance with Performance Criteria Limitation for Multiple Dwellings) Medical Centre Outdoor Recreation Passive Recreation Plant Nursery Public Bar Retail Showroom Roadside Stall Rural Development Service Station Shop Shop (Drive Through) Shopping Centre Telecommunications Facility Transit Centre Warehouse</p>	
3. DWELLING HOUSE AND MULTIPLE DWELLING	
<p>PC 34 Height The height of Residential buildings is compatible with and complementary to the character of the urban environment.</p>	<p>AS 34.1 The height of a dwelling house or multiple dwelling does not exceed 8.5 metres from natural ground level except buildings proposed in a location identified in PC15 and/or PC16.</p>
<p>PC 35 Site Coverage and Setbacks Site coverage and setbacks ensure;</p> <ul style="list-style-type: none"> - Residential building design and siting maintains the character of the locality in terms of building bulk; and - Residential buildings are located to ensure the local amenity and streetscape are protected and enhanced. 	<p>AS 35.1 Residential buildings do not exceed the site coverage thresholds as follows;</p> <p>For Residential Precinct:</p> <ul style="list-style-type: none"> - in accordance with the QDC; - multiple dwellings in the Multiple Occupancy overlay area - 50%. <p>For Rural Residential Precinct:</p> <ul style="list-style-type: none"> - dwelling house – 20 %. <p>AS 35.2 Residential buildings have a setback:</p> <p>For Residential Precinct:</p> <ul style="list-style-type: none"> - from road frontage or front boundaries (as measured for the bulk of a battle axe type

Performance Criteria	Acceptable Solution
	<p>allotment); not less than 6 metres or in accordance with the QDC;</p> <ul style="list-style-type: none"> - from side boundaries; in accordance with the QDC; - from rear boundaries; in accordance with the QDC. <p>For Rural Residential Precinct:</p> <ul style="list-style-type: none"> - from road frontage or front boundaries (as measured for the bulk of a battle axe type allotment); not less than 6 metres; - from side boundaries; not less than 6 metres; - from rear boundaries; not less than 6 metres.
<p>PC 36 Privacy and External Treatment for Multiple Dwellings The location and design of Multiple Dwellings provides for adequate privacy, sunlight, fencing, ventilation and landscaping.</p>	<p>AS 36.1 Multiple Dwellings comply with AMCORD Element 4.1 and 4.3...</p>
<p>PC 37 Residential Amenity for Multiple Dwellings Multiple Dwellings shall be integrated into existing streetscapes that are characterised by predominantly dwelling houses with the use of similar height, shape and form.</p>	<p>AS 37.1 Multiple Dwellings comply with AMCORD Elements 4.2.</p>
<p>PC 38 Open Space for Multiple Dwellings Open Space and Landscaping on the site should be;</p> <ul style="list-style-type: none"> - visually pleasing and creates an attractive environment; - located to take account of the direction of the breezes and sun; - located to give privacy and buffering from any potential incompatible uses; and - located to avoid interference with electricity lines and infrastructure. - Majority of plants to be of indigenous species. 	<p>AS 38.1 Multiple Dwellings comply with AMCORD Elements 5.7 and 5.8.</p>
<p>PC 39 Limitation of Multiple Dwellings The detached house shall be the dominant form of habitable building in the Residential and Rural Residential Precincts (apart from Multiple Occupancy overlay area)</p>	<p>AS 39.1 For the Residential Precinct (apart from Multiple Occupancy overlay area) only one set of Multiple Dwellings shall be established per Residential block, and notwithstanding this requirement, Multiple Dwellings shall not be established within 100 metres of any existing Multiple Dwelling.</p>

Performance Criteria	Acceptable Solution
<p>PC 40 Buffers Adequate buffers are provided to protect the Residential and Rural Residential Precincts from Industrial activities, whilst also ensuring the integrity and viability of such industries is maintained.</p>	<p>AS 40.1 No solution specified.</p>
4. OUTBUILDINGS	
<p>PC 41 Residential Outbuildings The establishment of a Residential Outbuilding shall be of an appropriate size and proportion and have a suitable setback in order to minimise the impact on the residential amenity and streetscape.</p>	<p>For Residential Precinct: AS 41.1 Residential Outbuildings shall be setback in accordance with the requirements of the Queensland Development Code. AS 41.2 The size of Residential Outbuildings is to be restricted to structures 5 metres in height and 80 square metres in floor area. AS 41.3 The overall site cover for all buildings including residential outbuildings and dwelling units shall not exceed 50%..</p> <p>For Rural Residential Precinct: AS 41.4 Residential Outbuildings are to be located a minimum of 15 metres from the boundary fronting the public road and a minimum of 5 metres from any other boundary; and Residential Outbuildings to be restricted to structures 8.5 metres in height and 100 square metres in floor area. AS 41.5 Excepting the setbacks mentioned in AS 40.4, Residential Outbuildings shall be in accordance with the requirements of the Queensland Development Code.</p> <p>For all other Precincts: AS 41.6 Buildings primarily designed as a Class 10 building (as defined in the Building Code of Australia) or as a Residential Outbuilding shall not be used as a habitable building.</p>
5. FOR NON-RESIDENTIAL ACTIVITIES LOCATED IN THE RESIDENTIAL PRECINCT	
<p>PC 42 Location Non Residential Activities are located so as;</p> <ul style="list-style-type: none"> - not to impact adversely on the residential amenity of the Residential Precinct; - not to prejudice the consolidation of like non Residential activities in other more appropriate areas; and - not to prejudice the landscape values of the town. 	<p>AS 42.1 No solution specified.</p>
<p>PC 43 Scale Non Residential activities are of an appropriate</p>	<p>AS 43.1 No solution specified.</p>

Performance Criteria	Acceptable Solution
scale to protect the residential amenity of the Residential Precinct, and do not prejudice the operation and viability of other uses or activities in the Residential Precinct or other Precinct.	
PC 44 Operation Non Residential activities are operated so as to ensure that the activities do not impact adversely on residential amenity.	AS 44.1 No solution specified.
Performance Criteria	Acceptable Solution
FOR THE TOWN CENTRE PRECINCT	
1. CONSISTENT & INCONSISTENT USES	
PC 45 Consistent Uses in the Town Centre Precinct The following uses are consistent uses and are located within the Town Centre Precinct: Accommodation Building Commercial Premises Car Park Health Care Facility Indoor Recreation Medical Centre Outdoor Recreation Park Passive Recreation Place of Worship Shop Shop (Drive Through) Shopping Centre Telecommunications Facility Transit Centre	AS 45.1 No solutions specified
PC 46 Inconsistent Uses in the Town Centre Precinct The following uses are inconsistent uses and are not located within the Town Centre Precinct: Agriculture Cemetery Caravan/Transportable Building Park Extractive Industry General Industry Hazardous Industry Heavy Vehicle Parking Industry Industry Showroom Intensive Livestock Operation Outdoor Recreation Passive Recreation Roadside Stall Rural Development Service Industry	AS 46.1 No solutions specified
7. COMMERCIAL ACTIVITIES	
PC 47 Character	AS 47.1 No solution specified.

Performance Criteria	Acceptable Solution
<p>The Commercial area is enhanced with uses of a business nature or those that complement the Commercial and retail character of the town centre.</p>	
<p>PC 48 Streetscape Buildings and structures within the Commercial area compliment the architectural character of the streetscape.</p>	<p>AS 48.1 No solution specified.</p>
<p>PC 49 Building Appearance Buildings are designed and finished to a high quality appearance that compliments the appearance of the town.</p>	<p>AS 49.1 External walls of developments immediately adjacent to a road are to be predominantly finished externally with either timber, plasterboard, glass, face brick, split face masonry block or similar materials predominantly used in adjacent existing development in the same street.</p> <p>AS 49.2 Air conditioning or refrigeration units, material/equipment storage areas and areas where work takes place are to be entirely screened from the road with solid 1.8 metre high fencing or contained entirely within buildings.</p>
<p>PC 50 Scale Development is at a scale that protects the amenity of the area by ensuring;</p> <ul style="list-style-type: none"> - the scale and location of the use on the site should contribute to the amenity of the Precinct, and not negatively impact upon existing uses within the area; and - buildings must be of a height and location so that there is no significant loss of amenity to adjacent land and buildings having regard to views and vistas, and building massing and scale as seen from high Streets. 	<p>AS 50.1 Buildings shall be no greater than 11 metres in height when measured from Natural Ground Level.</p>
<p>PC 51 Setbacks and Boundary Clearances Buildings and Structures are located to ensure the local character and streetscape are protected and enhanced by ensuring;</p> <ul style="list-style-type: none"> - the location of buildings in the Commercial areas maintains the amenity of adjoining developments and is compatible with the scale and form of the established 'main street' character and the built form in the surrounding area; and - the building setbacks shall not create spaces where poor surveillance encourages crime nor inhibits the security of pedestrians at all hours. 	<p>AS 51.1 Front Boundary Setbacks: Any part of a building less than two (2) storeys in height above the natural ground level is to have a nil setback from the front boundary from Archibald, Condamine, Cunningham, Marble, New, Patrick, Roche and Stuart Streets.</p> <p>AS 51.2 All buildings shall have an active street frontage incorporating pedestrian entrances and display areas.</p> <p>AS 51.3 Front Boundary Setbacks: Setbacks from Drayton Street do not appear to have been included. In addition there are no setbacks mentioned for side and rear boundaries.</p>
<p>PC 52 Lighting</p>	<p>AS 52.1 Lighting is provided to the exterior of all</p>

Performance Criteria	Acceptable Solution
Lighting is designed in a manner to ensure ongoing amenity and safety in the Commercial area whilst ensuring surrounding areas are protected from undue glare or lighting overspill.	developments but should not exceed 8.0 lux at 1.5 metres beyond the site boundary.
<p>PC 53 Operating Hours Development is operated in such a manner that ensures that the local amenity is protected. Vehicular movements connected with Commercial uses ensure that the amenity of the adjacent Residential area is not adversely affected.</p>	<p>AS 53.1 Uses are operated between the hours of 7.00am and 9.00pm where there are adjoining Sensitive Land Uses.</p>
<p>PC 54 Delivery of Goods The loading and unloading of goods occurs at the appropriate times to protect the amenity of the area.</p>	<p>AS 54.1 Where there are adjoining Sensitive Land Uses, loading and unloading of goods occurs; 7.00am and 6.00pm Monday to Friday; and 8.00am to 5.00pm Saturdays.</p> <p>AS 54.2 No unloading or loading occurs on Sundays and public holidays.</p>
<p>PC 55 Design for Climate Buildings shall incorporate design for climate principles.</p>	<p>AS 55.1 No solution specified.</p>
<p>PC 56 Building and Structure Design The building is designed and orientated to be identifiable from the primary street.</p>	<p>AS 56.1 The Commercial/office space of each building is sited and orientated towards the principal road frontage.</p>
<p>PC 57 Pedestrian Spaces A covered walkway along the entire street frontage is to be provided where retail activities are undertaken in adjacent new buildings.</p> <p>The covered walkway shall be:-</p> <ul style="list-style-type: none"> - to a design, finish and height which is compatible with any building on the site and with adjoining sites; - designed to provide continuous cover to pedestrians; - designed with regard to existing established vegetation and proposed landscaping. 	<p>AS 57.1 A covered walkway must be the same width as the footpath, excepting Drayton and Condamine Streets where a covered walkway is not required.</p> <p>AS 57.2 Where required the covered walkway shall be of a suspended awning or cantilever design, and shall be connected to any adjacent awnings to provide unbroken covering.</p>
<p>8. NON-COMMERCIAL ACTIVITIES</p>	

Performance Criteria	Acceptable Solution
<p>PC 58 Location Non Commercial activities are located so as:</p> <ul style="list-style-type: none"> - not to impact adversely on the function and character of the Precinct; - not to prejudice the consolidation of like non-commercial activities in other more appropriate areas. 	<p>AS 58.1 No solution specified.</p>
<p>FOR THE COMMERCE AND TRADE PRECINCT</p>	
<p>1. CONSISTENT & INCONSISTENT USES</p>	
<p>PC 59 Consistent Uses in the Commerce and Trade Precinct The following uses are consistent uses and are located within the Commerce and Trade Precinct: Accommodation Building Commercial Premises Car Park Health Care Facility Indoor Recreation Medical Centre Outdoor Recreation Park Passive Recreation Place of Worship Retail Showroom Shop Shop (Drive Through) Telecommunications Facility Transit Centre</p>	<p>AS 59.1 No solutions specified</p>
<p>PC 60 Consistent Uses in the Commerce and Trade Precinct Overlay The following uses are consistent uses and are located within the Commerce and Trade Precinct Overlay: Retail Showroom</p>	<p>AS 60.1 No solutions specified</p>
<p>PC 61 Inconsistent Uses in the Commerce and Trade Precinct and Commerce and Trade Precinct Overlay The following uses are inconsistent uses and are not located within the Commerce and Trade Precinct or Commerce and Trade Precinct Overlay: Agriculture Cemetery Caravan/Transportable Building Park Extractive Industry General Industry Hazardous Industry Heavy Vehicle Parking Industry Industry Showroom</p>	<p>AS 61.1 No solutions specified</p>

Performance Criteria	Acceptable Solution
Intensive Livestock Operation Outdoor Recreation Passive Recreation Roadside Stall Rural Development	
9. COMMERCIAL PREMISES	
PC 62 Character The retail nature of area is enhanced with uses of a business nature or those that generally service the retail or accommodation needs of the travelling public or provide for bulk retailing.	AS 62.1 No solution specified.
PC 63 Streetscape Buildings and structures within the Commercial area compliment the architectural character of the streetscape.	AS 63.1 No solution specified.
PC 64 Building Appearance Buildings are designed and finished to a high quality appearance that compliments the appearance of the town.	AS 64.1 External walls of developments immediately adjacent to a road are to be predominantly finished externally with either timber, plasterboard, glass, face brick, split face masonry block or similar materials predominantly used in adjacent existing development in the same street. AS 64.2 Air conditioning or refrigeration units, material/equipment storage areas and areas where work takes place are to be entirely screened from the road with solid 1.8 metre high fencing or contained entirely within buildings.
PC 65 Design for Climate Buildings shall incorporate design for climate principles.	AS 65.1 No solution specified.
PC 66 Amenity The operation of Commercial activities is not unduly affected by the proximity of Residential dwellings.	AS 66.1 Commercial development adjoining existing or proposed land used for Residential purposes is to be fenced to a height of 1.8 metres along common boundaries; AS 66.2 The constructed fence is to consist of a solid acoustically treated structure.
PC 67 Scale Development is at a scale that protects the amenity of the area whilst ensuring; <ul style="list-style-type: none"> - the scale and location of the use on the site should contribute to the amenity of the Precinct, and not negatively impact upon existing uses within the area, and - buildings must be of a height and located on the so that there is no significant loss of amenity to adjacent land and buildings result having regard to overshadowing, privacy and overlooking, views and vistas, and building 	AS 67.1 Site Cover is no more than 70% of the overall site; AS 67.2 The site has a minimum area of 250m ² . AS 67.3 Buildings and structures are less than 10 metres in height and not more than 2 storeys at any point above the natural ground level.

Performance Criteria	Acceptable Solution
massing and scale as seen from neighbouring premises.	
<p>PC 68 Setbacks and Boundary Clearances Buildings and Structures are located to ensure the local character and streetscape are protected and enhanced by ensuring;</p> <ul style="list-style-type: none"> - the location of buildings in the Commercial areas maintains the amenity of adjoining developments is maintained and is compatible with the scale and form of the established 'main street' character and the built form in the surrounding area; and - the building setbacks shall not create spaces where poor surveillance encourages crime nor inhibits the security of pedestrians at all hours. 	<p>AS 68.1 Boundary Setbacks: In Commerce and Trade Precincts, buildings shall have a minimum setback of 3 metres from the front boundary and 0 metres from side boundaries.</p> <p>AS 68.2 Where adjoining a dwelling house, a buffer is to be provided with a setback along the common boundary of 3 metres minimum and this buffer is to be provided so that;</p> <ul style="list-style-type: none"> - the habitable areas and private outdoor areas of residences are screened from view from any building on the site; - Residential areas and open spaces are unable to view external storage areas, Commercial activities or car parking areas. <p>Such screening may be achieved by providing:</p> <ul style="list-style-type: none"> - a landscaped strip of at least 1 metre in width with shrub like plantings; and - a 1.8 metre high solid fence;
<p>PC 69 Lighting Lighting is designed in a manner to ensure ongoing amenity and safety in the Commercial area whilst ensuring surrounding areas are protected from undue glare or lighting overspill.</p>	<p>AS 69.1 No solution specified.</p>
<p>PC 70 Landscaping Landscaping is designed and established in a manner that achieves high quality frontage and contributes positively to the streetscape character while allowing good visual access for entering or exiting vehicles. It is located to avoid interference with electricity infrastructure items and provides for maintenance access to any on site public utility infrastructure.</p>	<p>AS 70.1 A minimum of 10% of the premises is to be landscaped.</p>
<p>PC 71 Operating Hours Development is operated in such a manner that ensures that the local amenity is protected.</p>	<p>AS 71.1 Uses are operated between the hours of 7.00am and 9.00pm where there are adjoining Sensitive Land Uses.</p>
<p>PC 72 Delivery of Goods The loading and unloading of goods occurs at the appropriate times to protect the amenity of the Industrial area and surrounding areas.</p>	<p>AS 72.1 Where there are adjoining Sensitive Land Uses, loading and unloading of goods occurs:</p> <p style="padding-left: 40px;">7.00am and 6.00pm Monday to Friday; 8.00am to 5.00pm Saturdays.</p> <p>AS 72.2 No unloading or loading occurs on Sundays and public holidays.</p>

Performance Criteria	Acceptable Solution
<p>PC 73 Vehicular Movements Vehicular movements connected with Commercial uses ensure that the amenity of the adjacent Residential area is not adversely affected.</p>	<p>PC 73.1 No solution specified.</p>
<p>PC 74 Building and Structure Design The building is designed and orientated to be identifiable from the primary street.</p>	<p>AS 74.1 The commercial/office space of each building is sited and orientated towards the principal road frontage.</p>
10. NON-COMMERCIAL PREMISES	
<p>PC 75 Location Non Commercial Activities are located so as;</p> <ul style="list-style-type: none"> - not to impact adversely on the function and character of the Precinct; and - not to prejudice the consolidation of like non-commercial activities in other more appropriate areas. 	<p>AS 75.1 No solution specified.</p>
Performance Criteria	Acceptable Solution
FOR THE INDUSTRY AND LIGHT INDUSTRY PRECINCT	
11. CONSISTENT AND INCONSISTENT USES IN THE INDUSTRY PRECINCT	
<p>PC 76 Consistent Uses in the Industry Precinct The following uses are consistent uses and are located within the Industry Precinct: Caretakers Residence Car Depot Car Park General Industry Heavy Vehicle Parking Industry Showroom Landscaping Supplies Light Industry Park Public Utility Service Industry Telecommunications Facility Warehouse</p>	<p>AS 76.1 No solutions specified</p>
<p>PC 77 Inconsistent Uses in the Industry Precinct The following uses are inconsistent uses and are not located within the Industry Precinct: Bed and Breakfast Business Office Caravan/Transportable Building Park Cemetery Detached House Educational Establishment Extractive Industry Funeral Parlour General Industry Health Care Facility</p>	<p>AS 77.1 No solutions specified</p>

Performance Criteria	Acceptable Solution
Home Based Business Indoor Recreation Intensive Livestock Operation Light Industry Medical Centre Multiple Dwelling Outdoor Recreation Passive Recreation Place of Worship Public Bar Residential Development Retail Showroom Retirement Village Roadside Stall Shop Shop (Drive Through) Shopping Centre	
11. CONSISTENT AND INCONSISTENT USES IN THE LIGHT INDUSTRY PRECINCT	
<p>PC 78 Consistent Uses in the Light Industry Precinct The following uses are consistent uses and are located within the Light Industry Precinct: Caretakers Residence Car Depot Car Park Industry Showroom Light Industry Park Plant Nursery Public Utility Service Industry Telecommunications Facility Warehouse</p> <p>PC 79 Inconsistent Uses in the Light Industry Precinct The following uses are inconsistent uses and are not located within the Light Industry Precinct: Bed and Breakfast Business Office Caravan/Transportable Building Park Cemetery Detached House Educational Establishment Extractive Industry Funeral Parlour General Industry Health Care Facility Heavy Vehicle Parking Hazardous Industry Home Based Business Indoor Recreation Intensive Livestock Operation Light Industry Medical Centre Multiple Dwelling Outdoor Recreation Passive Recreation</p>	<p>AS 78.1 No solutions specified</p> <p>AS 79.1 No solutions specified</p>

Performance Criteria	Acceptable Solution
Place of Worship Public Bar Residential Development Retail Showroom Retirement Village Roadside Stall Shop Shop (Drive Through) Shopping Centre	
<p>PC 80 Setbacks and Boundary Clearances Development is at a scale that protects the amenity of the area whilst ensuring;</p> <ul style="list-style-type: none"> - the scale and location of the Industrial use on the site should contribute to the amenity of the area, and not negatively impact upon existing uses within the area; and - buildings are of a height and sited so that there is no significant loss of amenity to adjacent land and buildings result having regard to; <ul style="list-style-type: none"> • overshadowing, privacy and overlooking, views and vistas, and building massing and scale as seen from neighbouring premises. 	<p>AS 80.1 Total use area is no more than 70% of the site;</p> <p>AS 80.2 Buildings and structures are less than 10 metres in height and not more than 2 storeys at any point above the natural ground level;</p> <p>AS 80.3 Front boundary clearance for any building or structure is 3 metres or more from any road frontage;</p> <p>AS 80.4 Side boundary clearance for any building or structure is 2 metres or more;</p> <p>AS 80.5 Rear boundary clearances are 4 metres or more from property boundary;</p> <p>AS 80.6 Where adjoining a Sensitive Land Use, a buffer is to be provided with a setback along the common boundary of 7 metres minimum and this buffer is to be provided so that;</p> <ul style="list-style-type: none"> - the habitable areas and private outdoor areas of residences are screened from view from any building on the site; - Residential areas and open spaces are unable to view external storage areas, Industrial activities and car parking areas. <p>Such screening may be achieved by:-</p> <ul style="list-style-type: none"> - a densely landscaped strip of at least 3 metres in width with shrub like plantings; and - a 2 metre high solid fence.
<p>PC 81 Vehicular Movements Vehicular movements connected with Industrial uses ensure that the amenity of the adjacent Residential area is not adversely affected.</p>	<p>AS 81.1 No solution specified</p>
<p>PC 82 Landscaping Landscaping on the site;</p> <ul style="list-style-type: none"> - contributes positively to the built form and the street; - reduces the impact of the size and scale of the 	<p>AS 82.1 Landscaping is provided with a minimum width of 3 metres along any road frontage.</p> <p>AS 82.2 Vegetation is to have a mature height of at least 3 metres within 5 years of planting, unless planted under electricity lines where the mature height must not exceed 3 metres.</p>

Performance Criteria	Acceptable Solution
<p>buildings; and</p> <ul style="list-style-type: none"> - does not interfere with electricity infrastructure items. 	<p>AS 82.3 Ground covers should fully cover the vegetation strip within 1 year of planting.</p>
<p>PC 83 Building and Structure Design The building is designed and orientated to be identifiable from the street.</p>	<p>AS 83.1 The office space of each building is sited and orientated towards the principal road frontage.</p>
<p>PC 84 Building Appearance Buildings are designed and finished to a high quality appearance that compliments the appearance of the town.</p>	<p>AS 84.1 External walls of Industrial Development immediately adjacent to a road are to be predominantly finished externally with either timber, plasterboard, glass, face brick, split face masonry block or similar materials predominantly used in adjacent existing development in the same street.</p> <p>AS 84.2 Air conditioning or refrigeration units, material/equipment storage areas and areas where work takes place are to be entirely screened from the road with solid 1.8 metre high fencing or contained entirely within buildings.</p>
<p>PC 85 Operating Hours Development is operated in such a manner that ensures that the local amenity is protected.</p>	<p>AS 85.1 Where within 100 metres of Sensitive Land Uses, uses are operated between the hours of;</p> <p style="padding-left: 40px;">7.00am and 7.00pm Monday to Friday;</p> <p style="padding-left: 40px;">8.00am to 5.00pm of a weekend or public holidays.</p>
<p>PC 86 Delivery of Goods The loading and unloading of goods occurs at the appropriate times to protect the amenity of the Light Industrial Area and surrounding areas.</p>	<p>AS 86.1 Where within 100 metres of Sensitive Land Uses, loading and unloading of goods occurs;</p> <p style="padding-left: 40px;">7.00am and 6.00pm Monday to Friday;</p> <p style="padding-left: 40px;">8.00am to 5.00pm Saturdays.</p> <p>AS 86.2 No unloading or loading occurs on Sundays and public holidays.</p>
12. NON-INDUSTRIAL ACTIVITIES	
<p>PC 87 Location Non Industrial activities are located so as:</p> <ul style="list-style-type: none"> - not to impact adversely on the function, operation and character of the Light Industry or Industry areas; and - not to prejudice the consolidation of like non-Industrial activities in other more appropriate areas. 	<p>AS 87.1 No solution specified.</p>
Performance Criteria	Acceptable Solution

Performance Criteria	Acceptable Solution
FOR THE OPEN SPACE PRECINCT	
13. CONSISTENT & INCONSISTENT USES	
<p>PC 88 Consistent Uses in the Open Space Precinct The following uses are consistent uses and are located within the Open Space Precinct: Outdoor Recreation Park Public Utility Detached House (Replacement for a dwelling house which existed at the time the planning scheme was adopted)</p>	<p>AS 88.1 No solution specified.</p>
<p>PC 89 Inconsistent Uses in the Open Space Precinct The following uses are inconsistent uses and are not located within the Open Space Precinct: Agriculture Bed and Breakfast Business Office Caravan/Transportable Building Park Car Depot Car Park Cemetery Commercial Premises Community Use Extractive Industry Funeral Parlour General Industry Hazardous Industry Health Care Facility Heavy Vehicle Parking Home Based Business Industry Industry Showroom Intensive Livestock Operation Landscaping Supplies Light Industry Medical Centre Multiple Dwelling Plant Nursery Public Bar Retail Showroom Retirement Village Roadside Stall Rural Development Service Station Shop Shop (Drive Through) Shopping Centre Transit Centre Warehouse</p>	<p>AS 89.1 No solution specified.</p>

Performance Criteria	Acceptable Solution
<p>PC 90 Replacement Detached House Where existing lawful detached houses are already located in the open space precinct these uses are protected in their current form. The intention of this land designation is to protect from further development land identified as having either significant environmental, recreational value or presenting significant constraints to development. The replacement of existing lawful development is acceptable providing the proposed replacement does not involve any unnecessary interference with the subject land, particularly filling or clearing of land other than clearing of weeds and is substantially the same as the original development. Where an allotment included in the Open Space designation already accommodates a dwelling house the development of an outbuilding ancillary to the dwelling house and in accordance with the criteria detailed in the Town Code is generally acceptable providing the structure does not involve any unnecessary interference with the subject land, particularly filling or clearing of land other than clearing of weeds and complies with the QDC for development of a class 10a building in a residential area.</p>	<p>AS 90.1 No solution specified.</p>
<p>13. COMMUNITY USE, OPEN SPACE AND RECREATIONAL ACTIVITIES</p>	
<p>PC 91 Scale Development is of an appropriate scale for the locality so as to ensure that local amenity is protected.</p>	<p>AS 91.1 No solution specified.</p>
<p>PC 92 Setbacks and Boundary Clearances Buildings and structures are positioned on the site in a manner that ensures that the local amenity is protected.</p>	<p>AS 92.1 Buildings and structures have side boundary clearances of not less than 2.5 metres; AS 92.2 Buildings and structures have front & rear boundary clearances of not less than 6 metres from property boundaries.</p>
<p>PC 93 Operating Hours Development is operated in such a manner that ensures that the local amenity is protected.</p>	<p>AS 93.1 Uses are operated between the hours of 7.00am and 10.30pm where adjoining Residential land.</p>
<p>PC 94 Delivery of Goods The loading and unloading of goods at appropriate times in a manner that ensures that the local amenity is protected.</p>	<p>AS 94.1 Where adjoining Residential land, loading and unloading of goods occurs only between the hours of; 7.00am and 6.00pm Monday to Friday; 8.00am to 5.00pm weekends.</p>
<p>PC 95 Landscaping Landscaping is provided on-site to;</p> <ul style="list-style-type: none"> - contribute to a pleasant and functional built form; 	<p>AS 95.1 Landscaping around sporting grounds is to occur to a width of 2 metres using species which provide an effective screen of at least 1.5 metres within 2 years of planting. AS 95.2 Landscaping for other community</p>

Performance Criteria	Acceptable Solution
<ul style="list-style-type: none"> - contribute to the visual qualities of the locality; and - does not interfere with electricity infrastructure items. 	<p>recreation uses is to occur along setbacks to a width of 2 metres along the front boundary and 1 metre along side and rear boundary setbacks.</p> <p>AS 95.3 Shade trees are to be planted on edges of car parks and are to reach a mature height of at least 3 metres within 4 years of planting.</p>
<p>PC 96 Lighting The design of lighting does not impact adversely on the local amenity through poorly directed lighting, lighting overspill or lighting glare.</p>	<p>AS 96.1 No solution specified.</p>
<p>PC 97 Filling or Excavation Filling or excavation shall not take place unless it can be demonstrated that there is no adverse impact upon the flows of any drains, overland flow of water nor will the filling cause any off site flooding.</p>	<p>AS 97.1 No solution specified.</p>
14. NON-COMMUNITY USE, OPEN SPACE AND RECREATIONAL ACTIVITIES	
<p>PC 98 Location Non-Community Use and Open Space and Recreation activities are located so as;</p> <ul style="list-style-type: none"> - not to impact adversely on the function and character of the Open Space and Recreation Zone; and - not to prejudice the consolidation of like non Community Use and Open Space and Recreation activities in other more appropriate areas. 	<p>AS 98.1 No solution specified.</p>
FOR SPECIFIC LAND USES	
15. CARETAKER'S RESIDENCE	
<p>PC 99 Occupation The Caretaker's Residence must be occupied by a person having responsibility for the security, maintenance and/or management of the site.</p>	<p>AS 99.1 No solution specified.</p>
<p>PC 100 Density The provision of a Caretaker's Residence does not compromise the operation of the Precinct.</p>	<p>AS 100.1 Only one Caretaker's Residence, with a maximum size of 50m², is permitted with each use.</p>
<p>PC 101 Amenity The Caretaker's Residence is to be designed to integrate with the use, whilst retaining acceptable amenity for occupants.</p>	<p>AS 101.1 No solution specified.</p>
16. COMMUNITY USE, EDUCATIONAL ESTABLISHMENT, INDOOR AND OUTDOOR RECREATION, HEALTH CARE FACILITY, PASSIVE RECREATION AND PLACE OF WORSHIP	
<p>PC 102 Scale Development is of an appropriate scale for the</p>	<p>AS 102.1 No solution specified.</p>

Performance Criteria	Acceptable Solution
locality and intended use so as to ensure that amenity of the surrounding area is protected.	
<p>PC 103 Setbacks and Boundary Clearances Buildings and structures are positioned on the site in a manner that ensures the local amenity is protected.</p>	<p>AS 103.1 Buildings and structures have side boundary clearances of not less than 2.5 metres.</p> <p>AS 103.2 Buildings and structures have front & rear boundary clearances of not less than 6 metres from property boundaries.</p>
<p>PC 104 Operating Hours Development is operated in such a manner that ensures that the local amenity is protected.</p>	<p>AS 104.1 Uses are operated between the hours of 7.00 am and 8.00 pm where adjoining Residential land.</p>
<p>PC 105 Landscaping Landscaping is provided on-site to;</p> <ul style="list-style-type: none"> - contribute to a pleasant and functional built form; - contribute to the visual qualities of the locality; and - not interfere with electricity infrastructure items. 	<p>AS 105.1 Landscaping around sporting grounds is to occur to a width of 2 metres using species which provide an effective screen of at least 1.5 metres within 2 years of planting.</p> <p>AS 105.2 Landscaping for other community recreation uses is to occur along setbacks to a width of 2 metres along the front boundary and 1 metre along side and rear boundary setbacks;</p> <p>AS 105.3 Shade trees are to be planted on edges of car parks and are to reach a mature height of at least 3 metres within 4 years of planting.</p>
17. HOME BASED BUSINESS	
<p>PC 106 Size The development comprises only a minor portion of an existing Residential premises.</p>	<p>AS 106.1 The business is operated by persons residing in the dwelling;</p> <p>AS 106.2 The development is limited to a total floor area of 50 m² for the part of the Residential premises used in the operation of the business (excluding site parking).</p>
<p>PC 106 Traffic The use does not generate greater traffic loads than reasonably associated with Residential premises.</p>	<p>AS 106.1 No solution specified.</p>
<p>PC 107 Amenity The use is operated in such a way as to not disrupt the residential amenity of the area.</p>	<p>AS 107.1 Delivery of goods and operating hours occurs only between the hours of 8.00am and 6.00pm Monday to Friday.</p> <p>AS 107.2 The business does not;</p> <ul style="list-style-type: none"> - display goods (whether or not for sale) in any window or outdoor area; - conduct any retail sales; - undertake any on site activities outside of any fully enclosed building. <p>AS 107.3 The one advertising sign associated with the business does not exceed 0.5m² and displays the name of the business operator, name</p>

Performance Criteria	Acceptable Solution
	<p>of the business and the phone number. The sign is to be located on the site at a height no greater than 1.5m measured to the bottom of the sign. The sign is not to be illuminated.</p> <p>AS 107.4 The activities on site only involve the use of domestic electrical appliances.</p> <p>AS 107.5 The activities on site does not result in the creation of noise that is more than 5 dBa above either the background noise level or 40 dBa (whichever is higher) from any boundary fence.</p>
18. HOST HOME ACCOMMODATION	
<p>PC 108 Impact Premises used for a Host Home Accommodation are of a size and operated in such a manner as to ensure the amenity of the locality is not adversely affected.</p>	<p>AS 108.1 No more than four 4 paying guests are accommodated at any one time;</p> <p>AS 108.2 Signage associated with the use is restricted to a 0.5m² sign located at a height no greater than 1.5m measured to the bottom of the sign;</p> <p>AS 108.3 At least two (2) off street parking spaces are provided other than those associated with the permanent residents of the dwelling.</p>
<p>PC 109 Short Term Stay Accommodation must be provided for short-term stays only.</p>	<p>AS 109.1 Visitors are accommodated for up to a maximum of fourteen (14) nights.</p>
<p>PC 110 Amenity The Host Home establishment provides reasonable levels of privacy and convenience for both residents and guests.</p>	<p>AS 110.1 The bedrooms for guests are in the same building as the bathroom and toilet facilities provided for exclusive use by guests.</p> <p>AS 99.2 Disabled access shall be provided.</p>
<p>PC 111 Location Development must be located where there is convenient access.</p>	<p>AS 111.1 The site is within 5km of the Dalby Post Office by road, with all weather access.</p>
19. SERVICE STATION	
<p>PC 112 Location Development must be located where there is convenient access.</p>	<p>AS 112.1 The site is located on a corner allotment that has a minimum of two road frontages.</p>
20. TELECOMMUNICATION FACILITY	
<p>PC 113 Visual Impact Development is visually integrated with its landscape or townscape so as to not be visually dominant or unduly visually obtrusive.</p>	<p>AS 113.1 No solution specified.</p>
21. ADVERTISING BILLBOARDS	
<p>PC 114 Visual Impact Development is visually integrated with its landscape or townscape so as to not be visually dominant or unduly visually obtrusive.</p>	<p>AS 114.1 No solution specified.</p>
<p>PC 115 Advertising Billboards</p>	<p>AS 115.1 Advertising Billboards shall be;</p>

Performance Criteria	Acceptable Solution
Advertising Billboards displayed adjacent to roads do not cause a traffic hazard and to not impact upon the visual amenity of the entrances to town.	<ul style="list-style-type: none">- located at a rate of not more than one advertising Billboards every 50 metres along road frontages;- setback a minimum of 2 metres from the property boundary and 10 metres from road intersections;- a maximum of 3 metres in length and 2 metres in height;- located on private property.

7.0 Rural Code

7.1 OVERALL OUTCOMES FOR RURAL AREA CODE

The overall outcomes are the purpose of the Rural Area Code.

The overall outcomes sought for the Rural Area are the following:

- Continue the ongoing Rural use of areas where they are considered good quality agricultural land;
- Ensure that any Residential uses in the Rural area are associated with the Rural activity on site;
- Restrict the expansion of any non Rural uses into the Rural area due to the limited ability to extend infrastructure networks into these areas.
- Good Quality Agricultural Land (GQAL) is protected from fragmentation, alienation or encroachment of incompatible land uses in accordance with State Planning Policy 1/92 – Development and Conservation of Agricultural Land.
- Development is appropriately located within the Rural Zone and existing future Rural Activities are not prejudiced by inappropriate development.
- Maintains the environment, including soil, air and water, compatible with healthy natural systems and ensure public health and safety.

7.2 RURAL ZONE CODE - ASSESSMENT CRITERIA

TABLE 5

Performance Criteria	Acceptable Solution
FOR ALL OF THE RURAL ZONE	
1. INFRASTRUCTURE	
<p>PC 1 Telephone and Electricity Premises are provided with a supply of electricity and telecommunication facilities adequate for the activity.</p>	<p>AS 1.1 Premises have;</p> <ul style="list-style-type: none"> - a reticulated supply of electricity; - access to telephone lines at the boundary of the property.
<p>PC 2 Water supply Premises are provided with an adequate volume and supply of water for the activity.</p>	<p>AS 2.1 A rain water tank connected to the premises with a minimum capacity of 30 000 litres.</p>
<p>PC 3 Effluent disposal To ensure that public health and environmental values are preserved, all premises provide for the treatment and disposal of effluent and other waste water.</p>	<p>AS 3.1 Premises outside of the sewerred area have an on-site effluent disposal systems designed in accordance with the Schedule 1 – Queensland Plumbing & Wastewater Code</p>
<p>PC 4 Vehicle Access Vehicle access is provided to a standard appropriate for the use.</p>	<p>AS 4.1 Access roads are to be provided to connect premises into the existing road network;</p> <ul style="list-style-type: none"> - for Rural allotments over 40 Ha, gravel access roads are to be provided. - for Rural allotments under 40 Ha, bitumen road frontage is to be provided from the property to the existing bitumen road network.
<p>PC 5 Development Density The density of Residential activities does not impact adversely on the rural amenity of the surrounding area.</p>	<p>For Dwelling House:</p> <p>AS 5.1 No more than 1(one) dwelling house per Lot.</p>
<p>PC 6 Roads All weather road access is provided between the premises and the existing road network.</p>	<p>AS 6.1 Roads are designed and constructed in accordance with Schedule 3 – Australian Standard AS 2890.1 Parking Facilities – Off Street Parking and Schedule 9 EDROC Regional Standard Manual.</p>
<p>PC 7 State Controlled Roads State Controlled Roads are maintained and enhanced as a link between major centres.</p>	<p>AS 7.1 No direct access to State Controlled Roads is permitted except as specifically permitted and in accordance with the requirements of the Department of Main Roads.</p>
<p>PC 8 Development in the Vicinity of Aerodrome Development:</p> <ul style="list-style-type: none"> - does not adversely affect the operation of the aerodrome; - is designed and located to achieve a 	<p>AS 8.1 Buildings and structures within 100 metres of the boundary of an aerodrome are less than 7.5 metres in height at any point above natural ground level.</p>

Performance Criteria	Acceptable Solution
<p>suitable standard of amenity for the proposed activity; and</p> <ul style="list-style-type: none"> - does not restrict the future operational demands of the aerodrome. 	
<p>PC 9 Development in the Vicinity of Aerodrome The development of premises does not cause an obstruction or other potential hazard to aircraft movement associated with the aerodrome by way of:</p> <ul style="list-style-type: none"> - the physical intrusion of buildings or other structures into the Obstacle Limitation Surface; - attracting birds or bats to the area which could cause or contribute to bird strike hazard; - providing very bright lighting or lighting similar to aerodrome lighting which can distract or confuse pilots; - interfering with navigation or communication facilities; - emissions that may affect pilot visibility or aircraft operations; and - transient intrusions into the aerodromes operational space¹⁴. 	<p>AS 9.1 No solution specified.</p>
<p>PC 10 Gas and Oil Pipelines Buildings are located at an appropriate distance from underground pipelines to ensure community safety and operation of the use is not compromised.</p>	<p>AS 10.1 No structure is constructed within the buffer established 50 metres either side off the underground gas and oil pipeline corridors as identified on the High Pressure Gas Pipelines Overlay Map.</p> <p>AS 10.2 Any development that impacts on an oil or gas pipeline easement requires the consent of the pipeline owner. Development in the vicinity of a pipeline should address the risks associated with petroleum and gas pipelines as set out in Australian Standard 2885, Pipelines-Gas and Liquid Petroleum.</p>
2. ENVIRONMENT	
<p>PC 11 Good Quality Agricultural Land (GQAL) Good Quality Agricultural land areas as identified in Map 6 'Agricultural Land' are conserved and managed for the longer term</p>	<p>AS 11.1 No solution specified</p>

¹³ One way an applicant can demonstrate compliance is to prepare a report in accordance with Planning Guidelines: Planning for Aerodromes and other Aeronautical Facilities and Australian Standards AS2021, 1993.

Performance Criteria	Acceptable Solution
and protected from development that may lead to its alienation or diminished productivity ¹⁵ .	
<p>PC 12 Watercourses Development ensures the maintenance of riparian areas and water quality including protection from filling and off-site transfer of sediment.</p>	<p>AS 12.1 A minimum 20 metre wide buffer area is provided extending from the high bank of any watercourse. Buffer areas shall not be filled and include a cover of vegetation, including grasses.</p>
<p>PC 13 Flooding Premises are designed and located so as:</p> <ul style="list-style-type: none"> - not to be adversely impacted upon by flooding; - to protect life and property; - not to have an undesirable impact on the extent and magnitude of flooding; - not to impact on existing overland flow patterns in the area; and - not to increase the velocity of floodwaters or afflux¹⁶. <p>Development shall comply with State Planning Policy 1/03 Mitigating the Adverse Impacts of Flood, Bushfire and Landslide</p>	<p>AS 13.1 No solution specified.</p>
<p>PC 14 Air Emissions Air emissions from premises do not cause environmental harm or nuisance to adjoining properties or sensitive land uses¹⁷.</p>	<p>AS 14.1 No solution specified.</p>
<p>PC 15 Noise Emissions Noise emissions from premises do not cause environmental harm or nuisance to adjoining properties or sensitive land uses¹⁸.</p>	<p>AS 15.1 No solution specified.</p>
<p>PC 16 Water Quality The standard of effluent and/or stormwater runoff from premises ensures the quality of surface water is suitable for:</p> <ul style="list-style-type: none"> - the biological integrity of aquatic ecosystems; 	<p>AS 16.1 No solution specified.</p>

¹⁵ One way to demonstrate compliance with PC11 is for the applicant to prepare a study that identifies how the development is in accordance with the requirements of State Planning Policy 1/92 – The Development and Conservation of Agricultural Land and the Planning Guidelines: The Identification of Good Quality Agricultural Land and Separating Agricultural and Residential Land Uses 1997..

¹⁴ To assist the applicant to demonstrate compliance, the maximum recorded flood may be adopted as an indication of flood level.

¹⁷ One way an applicant can demonstrate compliance is to prepare a study that identifies how the development is in accordance with Environmental Protection (Air) Policy 1997.

¹⁸ One way an applicant can demonstrate compliance is to prepare a study that identifies how the development is in accordance with Environmental Protection (Noise) Policy 1997.

Performance Criteria	Acceptable Solution
<ul style="list-style-type: none"> - recreational use; - supply as drinking water after minimal treatment; - agricultural use; - Industrial use; and - minimises nuisance or harm to adjoining land owners¹⁹. 	
<p>PC 17 Excavation and Filling Excavation and filling of land ensures;</p> <ul style="list-style-type: none"> - that both the amenity and safety of users of the site and adjacent land holdings; and - soil erosion is kept to a minimum with remedial works. 	<p>AS 17.1 Batters have a maximum slope of 25%, are terraced at every rise of 1.5 metres and each terrace has a minimum depth of 750mm;</p> <p>AS 17.2 Excavation and filling within 1.5 metres of any site boundary is battered or retained by a wall that does not exceed 1 metre in height;</p> <p>AS 17.3 Excavation and filling is undertaken in accordance with Schedule 5 – Excavation and Filling Standard.</p>
<p>PC 18 Construction Activities Both erosion control and silt collection measures are undertaken so as to ensure protection of environmental values during construction.</p>	<p>AS 18.1 During construction, soil erosion and sediment is managed in accordance with Schedule 5 – Excavation and Filling Standard.</p>
<p>PC 19 Advertising Billboards Advertising billboards displayed adjacent to roads do not cause a traffic hazard and to not impact upon the visual amenity of the entrances to town.</p>	<p>AS 19.1 Advertising billboards shall be;</p> <ul style="list-style-type: none"> - located at a rate of not more than one advertising billboard every 200 metres along road frontages; - setback a minimum of 3 metres from the property boundary; - a maximum of 5 metres in length and three metres in height; - located on private property.
3. FOR NON-RESIDENTIAL OR NON-AGRICULTURAL ACTIVITIES	
<p>PC 20 Location Non Residential Activities and Non-Agricultural Activities are located so as:</p> <ul style="list-style-type: none"> - not to impact adversely on the rural amenity of the surrounding area; - not to prejudice the consolidation of like Non-Residential and Non-Agricultural activities in other more appropriate areas; and 	<p>AS 20.1 No solution specified.</p>

¹⁹ One way an applicant may demonstrate compliance is to prepare a study that identifies how the development is in accordance with Environmental Protection (Water) policy 1997.

Performance Criteria	Acceptable Solution
- not to prejudice the landscape values of the town.	
PC 21 Scale Non Residential and Non Agricultural activities are of an appropriate scale to protect the rural amenity of the Rural Precinct, and do not prejudice the operation and viability of other uses or activities in the Rural Precinct or other Precincts.	AS 21.1 No solution specified.
PC 22 Operation Non Residential and Non Agricultural activities are operated so as to ensure that the activities do not impact adversely on Rural amenity.	AS 22.1 No solution specified.
Performance Criteria	Acceptable Solution
FOR THE OPEN SPACE PRECINCT	
PC 23 Scale Development is of an appropriate scale for the locality so as to ensure that local amenity is protected.	AS 23.1 No solution specified.
PC 24 Setbacks and Boundary Clearances Buildings and structures are positioned on the site in a manner that ensures that the local amenity is protected.	AS 24.1 Buildings and structures have side boundary clearances of not less than 2.5 metres; AS 24.2 Buildings and structures have front & rear boundary clearances of not less than 6 metres from property boundaries.
PC 25 Lighting The design of lighting does not impact adversely on the local amenity through poorly directed lighting, lighting overspill or lighting glare.	AS 25.1 No solution specified.
PC 26 Excavation and Filling Excavation and filling shall not take place unless it can be demonstrated that there is no impact upon the flows of any drains, overland flow of water nor will the filling cause any off site flooding, or the development is identified as exempt development. Note: No net worsening of floodwater levels or storage at any location, not otherwise approved results from the excavation or filling ²⁰ .	AS 26.1 No solution specified.
FOR SPECIFIC LAND USES	

²⁰ One way an applicant may demonstrate compliance is to prepare a hydrology and hydraulics report that demonstrates excavation, filling or structures will no adversely 'affect flood levels' or flows on the site and downstream.

Performance Criteria	Acceptable Solution
4. HOST HOME ACCOMMODATION	
<p>PC 27 Impact Premises used for a Host Home Accommodation are of a size and operated in such a manner as to ensure the amenity of the locality is not adversely affected.</p>	<p>AS 27.1 No more than four paying guests are accommodated at any one time;</p> <p>AS 27.2 Signage associated with the use is restricted to a 0.5m² sign located at a height no greater than 1.5m measured to the bottom of the sign;</p> <p>AS 27.3 At least two off street parking spaces are provided other than those associated with the permanent residents of the dwelling.</p>
<p>PC 28 Short Term Stay Accommodation must be provided for short-term stays only.</p>	<p>AS 28.1 Visitors are accommodated for up to a maximum of fourteen (14) nights.</p>
<p>PC 29 Amenity The Host Home establishment provides reasonable levels of privacy and convenience for both residents and guests.</p>	<p>AS 29.1 The bedrooms for guests are in the same building as the bathroom and toilet facilities provided for exclusive use by guests.</p>
<p>PC 30 Location Development must be located where there is convenient access.</p>	<p>AS 30.1 The site is located within 5km of the Dalby Post Office by road, with all weather access.</p>
5. TELECOMMUNICATION FACILITY	
<p>PC 31 Visual Impact Development is visually integrated with its landscape or townscape so as to not be visually dominant or unduly visually obtrusive.</p>	<p>AS 31.1 No solution specified.</p>

8.0 Reconfiguring of Lots Code

8.1 OVERALL OUTCOMES FOR THE RECONFIGURING OF LOTS

The overall outcomes are the purpose of Reconfiguring of Lots.

The overall outcomes sought for Reconfiguring of Lots are as follows:

- Retention of a traditional country town feel and the character of each Precinct identified in this Scheme by determining the minimum Lot sizes and configuration;
- Ensure that development in Residential Precincts results in interesting and liveable neighbourhoods that are characterised by curved streets as the dominant form, and provided with complimentary community features and necessary infrastructure;
- Development provides an appropriate standard of infrastructure for the efficient provision of services to maintain the safety and amenity of residents, visitors and workers;
- All development maintains and enhances the intended use, character and protects environmental values of the locality in which it is situated;
- Development ensures that economic resources are supported and ecological resources are adequately protected by new developments;
- Development ensures cycle and pedestrian paths link to and enhance existing cycle and pedestrian networks;
- Development provides accessible public recreation land with the diversity of settings including for example, pathways, sports grounds, space for courts and linear corridors.
- Development to stay consistent with State Planning Policy 1/92 – Development and Conservation of Agricultural Land (GQAL), so as to maintain the productive capacity of GQAL and limit the fragmentation of GQAL below the minimum Lot size.
- Development shall occur in accordance with the PIP contained in Part 12 of this Planning Scheme.

8.2 RECONFIGURING OF LOTS - ASSESSMENT CRITERIA

TABLE 6

Performance Criteria	Acceptable Solution																														
FOR ALL OF THE TOWN AREA																															
<p>PC 1 Allotment Size Lots shall be of sufficient size and dimensions to:</p> <ul style="list-style-type: none"> - accommodate buildings, on-site vehicle parking spaces and manoeuvring areas, private open space, landscape treatment, utility areas and external storage; and - maintain the amenity of each Precinct. 	<p>AS 1.1 The minimum allotment area and street frontage dimensions shall be in accordance with Table A.</p> <p>TABLE A</p> <table border="1" data-bbox="794 589 1457 936"> <thead> <tr> <th>Precinct</th> <th>Minimum area</th> <th>Minimum Frontage</th> </tr> </thead> <tbody> <tr> <td>Town Centre</td> <td>400 m²</td> <td>10 m</td> </tr> <tr> <td>Commerce and Trade</td> <td>500m²</td> <td>15 m</td> </tr> <tr> <td>Industry</td> <td>2 000m²</td> <td>20 m</td> </tr> <tr> <td>Light Industry</td> <td>500 m²</td> <td>15 m</td> </tr> <tr> <td>Residential</td> <td>600m²</td> <td>15 m</td> </tr> <tr> <td>Residential (in Medium Density Housing overlay)</td> <td>500m²</td> <td>15 m</td> </tr> <tr> <td>Rural Residential</td> <td>4 000m²</td> <td>40 m</td> </tr> <tr> <td>Rural</td> <td>40 hectares</td> <td>40 m</td> </tr> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Note: Battleaxe Allotments:</p> <ul style="list-style-type: none"> - the minimum allotment size for any battleaxe allotment shall be calculated exclusive of the area of the access corridor (handle) of the allotment; - the minimum frontage shall be measured on the length of the frontage parallel to the street exclusive of the access corridor (handle) of the allotment. 	Precinct	Minimum area	Minimum Frontage	Town Centre	400 m ²	10 m	Commerce and Trade	500m ²	15 m	Industry	2 000m ²	20 m	Light Industry	500 m ²	15 m	Residential	600m ²	15 m	Residential (in Medium Density Housing overlay)	500m ²	15 m	Rural Residential	4 000m ²	40 m	Rural	40 hectares	40 m			
Precinct	Minimum area	Minimum Frontage																													
Town Centre	400 m ²	10 m																													
Commerce and Trade	500m ²	15 m																													
Industry	2 000m ²	20 m																													
Light Industry	500 m ²	15 m																													
Residential	600m ²	15 m																													
Residential (in Medium Density Housing overlay)	500m ²	15 m																													
Rural Residential	4 000m ²	40 m																													
Rural	40 hectares	40 m																													
<p>PC 2 Lot Configuration All allotments shall generally be of a regular shape, and able to accommodate any buildings, provide access for vehicles, and be configured in a way that does not preclude any future development.</p>	<p>AS 2.1 Allotments shall be capable of the placement of a minimum 15 x 10 metre building with necessary boundary setbacks:</p> <ul style="list-style-type: none"> - no more than two road frontages are permitted unless allotment has an area greater than 2000m²; - allotment boundaries shall intersect at an angle of not less than 30 degrees and no greater than 210 degrees; - no more than two access corridors for battleaxe shaped allotments are to be situated adjacent to each other; - access corridors (handles) for battleaxe shaped allotments shall be a minimum of 5.0 metres wide. 																														
<p>PC 3 CBD Street Access Primary access is to be retained to the principle high streets in the Central Business District to maintain the traditional country town feel</p>	<p>AS 3.1 Where a development abuts both a CBD Street (either Cunningham, Patrick, New, Archibald or Stuart Street) and secondary access is available via a minor lane (either Marks, Longs, Downey's, Olsens, Ewings, Finks, Starlings and Groom Lane), access to the CBD</p>																														

Performance Criteria	Acceptable Solution
	Street is to be maintained.
<p>PC 4 Road and Street Design Any new roads and streets should be designed to avoid a grid style configuration, provide reasonable access and egress, adequate turning radius, curves and necessary reserve widths for safety, edge treatment, integrated stormwater drainage, on street parking and interesting street form.</p>	<p>AS 4.1</p> <ul style="list-style-type: none"> - any new roads shall be dedicated on the Plan of Survey, including any truncations; - all new streets shall where feasible feature bends or curved elements; - an intersection between two streets shall be spaced at no less than 45 metres apart from any other intersection; - road reserves and carriageways shall be have widths as described in Schedule 7 – Roads Hierarchy for ROL Code; - any intersections with existing roads shall be treated with a T intersection or a roundabout; - any new street other than in the Rural zone or the town zone (Rural Residential Precincts) shall be provided with layback type kerb and channel; - all street corners shall be provided with truncations that shall be three equal chords as follows: <ul style="list-style-type: none"> - Commerce and Trade or Town Centre Precincts – 4.0 metres; - Industry or Light Industry Precincts – 6.0 metres; - Residential Streets – Residential or Rural Residential Precincts – 4.0 metres; - collector Streets or greater (all Precincts) or where not otherwise specified – 6.0 metres. - any cul de sac located in the Residential or Rural Residential Precinct shall be provided with a radius of not less than 9.0 metres for the road pavement plus a minimum footpath (verge) width of 4.0 metres; - any cul de sac located in an Industrial Precinct shall be provided with a radius of not less than 17.5 metres for the road pavement plus a minimum footpath (verge) width of 4.0 metres; - the layout of roads shall allow all allotments access to the nearest collector street with no more than three (3) turning movements at road intersections; - any new roads shall have cycle and pedestrian access.
<p>PC 5 On Street Parking On street parking shall be provided for all Residential allotments in the Residential</p>	<p>AS 5.1 On street parking places shall be provided at a rate of one space per new Residential allotment and located on road shoulders immediately adjacent to</p>

Performance Criteria	Acceptable Solution
Precinct.	Residential allotments, or in areas where on street parking cannot be provided on road shoulders (i.e. shorter cul-de-sac streets), parking at the centre of the street shall be provided.
<p>PC 6 Infrastructure Development shall take place in areas where infrastructure is readily able to be extended to the site, and all new allotments shall be provided with basic infrastructure that accommodates all needs, including water, sewerage, electricity, telecommunications, road access, street lighting and drainage.</p>	<p>AS 6.1 All new allotments are provided with</p> <ul style="list-style-type: none"> - reticulated water supply; - fire hydrants; - in Town Zone (other than Rural Residential Precinct) – reticulated sewerage system; - underground electricity or where subdivision creates no more than 2 Lots, overhead power where overhead power is already provided to the original Lot; - underground telephone; - gas reticulation; - drainage; - street lighting; - direct frontage to bitumen sealed roads that are provided with kerb and channel treatment. <p>All of which are designed and constructed to comply with the Operational Works Code.</p>
<p>PC 8 Flooding Development shall not occur in places known to be readily inundated by floodwater or areas that are known to be under flood heights.²¹</p>	<p>AS 8.1 No solution specified.</p>
<p>PC 9 Good Quality Agricultural Land (GQAL) The design of a Reconfiguration of a Lot follows the principles of maintaining viability of GQAL as depicted on the Agricultural Land Classification Overlay Map.</p>	<p>AS 9.1 The proposed Reconfiguration of a Lot in the Rural Precinct and/or in the Rural Zone complies with the principles of State Planning Policy 1/92; Development and Conservation of Good Quality Agricultural Land.</p>
<p>PC 12 Community Features Community features shall be provided in developments in order to contribute to the character of the development.</p>	<p>AS 12.1 Medium growing street trees of indigenous species, planted at a rate of one tree per allotment planted adjacent to the allotments in the road reserve but no closer than 2 metres to the edge of the road and no closer than 15 metres to any intersection.</p> <p>AS 12.2 Concrete footpaths are to be provided adjacent to any areas of parkland or new collector streets linking with existing footpaths (where provided), in accordance with Schedule 10 – Austroads Series – Part 13 (Pedestrians) and Part 14 (Bicycles).</p>

²¹ To assist the applicant to demonstrate compliance, the maximum recorded flood may be adopted as an indication of flood level.

Performance Criteria	Acceptable Solution
PC 13 Group Title or Building Unit Subdivision Group title or building unit subdivisions shall interact with and not impact adversely on the community.	AS 13.1 Group title or building unit title developments shall not contain more than eight (8) Lots in any one development.

9.0 Operational Works Code

9.1 OVERALL OUTCOMES FOR OPERATIONAL WORKS

The Operational Works Code applies to non-trunk infrastructure. The overall outcomes are the purpose of the Operational Works Code.

The overall outcomes sought for the Operational Works are the following:

- Provision of high quality, safe and functional infrastructure items that are easily able to meet current and future needs of the community;
- Provision of assets that are designed to take into account the stresses caused by local environmental conditions, especially local soil conditions;
- Provision of assets that will be high quality, low maintenance and will function well across the whole of their design life;
- Provide functional drainage systems that adequately handle and discharge stormwater and that does not compromise the functionality of any existing drains or overland stormwater flow areas.

9.2 OPERATIONAL WORKS CODE - ASSESSMENT CRITERIA

TABLE 7

Performance Criteria	Acceptable Solution
FOR ALL OF THE TOWN AREA	
<p>PC 1 Street Signs All necessary street signs are to be installed on new roads to include directional signs, advisory signs, and speed limits.</p>	<p>AS 1.1 Street signs are to be installed for any new roads in accordance with Schedule 8 – Signage Standards.</p>
<p>PC 2 Road Construction Roads are to be provided to a high standard that takes local soil conditions into account, and provides a low maintenance, long life asset that provides a safe road experience.</p>	<p>AS 2.1 All new roads are to be provided with kerb and channel treatment and necessary stormwater drainage, as well as provided with reflective house numbers to be laid within the kerb. All new roads are to be designed and constructed in accordance with Schedule 9 – EDROC Regional Standards Manual.</p>
<p>PC 3 Path Construction Paths are to be constructed to a high standard that takes into account local soil conditions and provides a low maintenance, long life asset that provides a safe experience for users and adjacent property owners.</p>	<p>AS 3.1 All paths (footpaths, bicycle paths etc) are to be designed and constructed in accordance with Schedule 10 – Austroads Series – Part 13 (Pedestrians) and Part 14 (Bicycles).</p>
<p>PC 4 Stormwater Drainage Stormwater drainage, including any on site or external works necessary to remove any stormwater or overland flow to a lawful discharge point are provided and are adequate for purpose.</p>	<p>AS 4.1 Drainage is to be provided for all developments and designed to effectively remove ARI 1:2 year event water from all new roads and allotments to a lawful discharge point, and be designed and constructed in accordance with Schedule 2 – Queensland Urban Drainage Manual.</p>
<p>PC 5 Water Water mains or water supply systems are to be provided to a high standard that provides a low maintenance, long life asset that provides reliable and safe water supply.</p>	<p>AS 5.1 All new water infrastructure, including water mains, pressure pumps, fire hydrants, valves, and ring mains provide a minimum fire fighting requirement of 10 litres/second with 200 kPa residual pressure are designed and constructed in accordance with Schedule 12 – Minimum Requirements for Design, Construction and Testing of the Water Reticulation Systems, with the exception that no dead end mains shall be provided.</p>
<p>PC 6 Sewerage System Sewerage System is to be provided to a high standard that provides a low maintenance, long life asset that provides effective movement of sewerage and minimises environmental risks.</p>	<p>AS 6.1 All new sewerage infrastructure, including sewerage mains, pumping stations and main holes are designed and constructed in accordance with Schedule 13 – Minimum Requirements for Design, Construction and Testing of Sewerage Systems.</p>
<p>PC 7 Allotment Access Allotment access (on the road only) is to be provided in a manner that does not interrupt any drainage channels or systems, does not present a safety or maintenance problem and compliments other road infrastructure.</p>	<p>AS 7.1 All new allotment accesses (driveways, kerb crossings etc) are to be constructed in accordance with Schedule 11 – Standard Gravelled Invert Crossing.</p> <p>AS 7.2 Approval from the Department of Main Roads (Southern District) is required for any works (including property access) for:</p>

Performance Criteria	Acceptable Solution
	<ul style="list-style-type: none"> - Work within boundaries of a State-controlled road (Transport Infrastructure Act 1994). - Direct access to a State-controlled road (Transport Infrastructure Act 1994).
<p>PC 8 Battleaxe Allotment Access Battleaxe shaped allotments are to be provided with an access corridor (battleaxe handle) that is impervious and dust free to minimise noise and dust for adjacent property owners.</p>	<p>AS 8.1 Battleaxe allotment access corridors (handles) are to be constructed and provided with a full length sealed impervious surface that directs any stormwater discharge to the street collection system.</p> <p>AS 8.2 Approval from the Department of Main Roads (Southern District) is required for any works (including property access) for:</p> <ul style="list-style-type: none"> - Work within boundaries of a State-controlled road (Transport Infrastructure Act 1994). - Direct access to a State-controlled road (Transport Infrastructure Act 1994).
<p>PC 9 Street Lighting Street lighting is to provide reasonable safety and amenity for the community.</p>	<p>AS 9.1 Street lighting is to be designed and constructed in accordance with Schedule 14 – Street Lighting.</p>
<p>PC 10 Electricity Electricity distribution networks are to provide a safe, reliable utility for the community.</p>	<p>AS 10.1 In the Town Centre, Commerce and Trade and Residential Precincts, electrical distribution networks are to be provided underground.</p>
<p>PC 11 Filling of Drainage Areas Any filling or construction activities in Open Space Precincts or drainage easements shall not interfere with, impede or reduce the capacity of the flow of stormwater nor shall intensify any off site effects of the overland flow of stormwater. Refer to Schedule 5 Excavation and Filling Standard for filling in other areas</p>	<p>AS 11.1 No solution specified.</p>
<p>PC 12 Trenching and other Construction Activities Any trenches or other unspecified construction activities that may be considered Operational Works shall be constructed in a way that is safe and avoids any future maintenance problems.</p>	<p>AS 12.1 No solution specified.</p>
<p>PC 13 Landscaping Where landscaping is to be provided, it shall:</p> <ul style="list-style-type: none"> - be provided at a rate similar to existing landscaped areas within a Precinct; - be planted with species that are recognised as low maintenance and needing little 	<p>AS 13.1 No solution specified.</p>

Performance Criteria	Acceptable Solution
water; - provided with suitable soils or soil conditioners to assist with growth; - provided with suitable mulch and watering systems.	

9.3 OPERATIONAL WORKS CODE – AS CONSTRUCTED PLANS

The following as constructed plans are required by Council prior to the development being placed on maintenance:

- One (1) complete set of "as-constructed" drawings with alterations to design highlighted are to be submitted to Council;
- In general all work that falls outside of the specified construction tolerances is to be detailed. These are to be stamped with a certificate stating that these drawings are a true and accurate record of works "as constructed" and then signed by an RPEQ;
- Consultants are to obtain the DCDB from Dalby Town Council;
- sign a data agreement;
- Drawings must include approved street names, constructed pavement details, design CBR, and ESA's;
- The information is to be presented in a legible and logical format;
- A record of 'as constructed' information (including amendments) in DWG format is to be submitted to Council with the signed hard copy; and
- DWG files must be in GDA co-ordinates and include property boundary information.

10.0 Schedules

REFERENCE SCHEDULES

10.1 SCHEDULE 1 – On Site Sewerage Code

On Site Sewerage Code

10.2 SCHEDULE 2 – Queensland Urban Drainage Manual

Queensland Urban Drainage Manual

10.3 SCHEDULE 3 – AS 2890.1 Parking Facilities – Off Street Parking

Australian Standard AS 2890.1 Parking Facilities – Off Street Parking

10.4 SCHEDULE 4 – Car Parking Spaces

Table of Car parking spaces to be provided

Column 1 Development	Column 2 Minimum Car Parking Provision	Column 3 Minimum Service Vehicle Provision
Commercial Development		
▪ Commercial & Professional Premises	1 Space per 30 m ² of gross floor area	1 Van 1 Ambulance (where medical)
▪ Shop, shopping centre development	In the case of an isolated shop or where shops form part of a group of shops, the combined gross floor area of which is less than 400 m ² , one space shall be provided for each 40 m ² of gross floor area where the combined gross floor area exceeds 400 m ² one space per 30 m ² of gross floor area.	GFA 0-400 – 1 SRV GFA 401 m ² – 3000 m ² – 1 Van 1 SRV GFA 3001 m ² – 6000 m ² – 3 Van 1 SRV 1 MRV GFA greater than 6000 m ² as determined by Council
▪ Eating room, café, restaurant	1 space per 15 m ² of gross floor area plus queuing for 10 vehicles associated with any drive-in takeaway facility.	1 SRV 1 Van
▪ Dining room, bar, shop or kiosk part of a hotel or motel	1 space per 30 m ² of gross floor area including beer garden floor area or as required by Council plus queuing for 10 vehicles associated with any drive-in bottle shop.	1 Van 1 AV
▪ Commercial services not in a shopping centre	1 space per 30 m ² of gross floor area	1 Van
▪ Service Station	3 spaces per service bay with a minimum of 3 spaces whether or not service bays are provided.	1 Van 1 AV
Community Use		
▪ Place of assembly	1 space per 15 m ² of gross floor area	
▪ Place of public worship	1 space per 10 seats	
▪ Outdoor Recreation/Park	1 space per 1000 m ² of development area where development has a minimum of 200 metres adjacent street frontage adjacent or otherwise 1 space per 300 m ² of development area	
▪ Education establishment		
a) Preschool, primary & secondary	1.5 spaces per staff member	
b) Tertiary and further education	1.5 spaces per staff member plus 1 space per 10 students	As determined by Council
- Medical Centre / Health care premises	1 space per 30 m ² of gross floor area	
Industry/Light Industry Development		
	1 parking space for each 3 employees or 1 parking space per 100 m ² of gross floor area or part thereof, whichever is the greater.	1 Van 1 AV
Residential Development		
▪ Dwelling House	2 spaces per dwelling unit 1 to be covered	nil
▪ Multiple Dwelling	1.5 space per dwelling unit plus where the number of units exceeds two units 0.5 visitor space per units.	Less than 10 units 1 Van More than 10 units 1 LRV 1 Van
▪ Boarding house, guest house, hostel, motel	1 space per serviced room or dwelling unit whichever is applicable plus 1 space per 3 employees.	0-200 service rooms – 1 MRV 1 Van
▪ Mobile home park, caravan park, camp ground	1.5 spaces per camp site, caravan site or mobile home site.	1 AV 1 MRV
Home Based Business For all uses	1 space per 30 m ² of gross floor area Sufficient Bicycle and Motorcycle parking shall be provided	Nil
Use not otherwise defined in this table	Car parking rate as determined by Council	As determined by Council

GFA – Gross Floor Area

**SRV – Small Rigid Vehicle
AV – Articulated Vehicle
LRV – Large Rigid Vehicle
MRV – Medium Rigid Vehicle**

10.5 SCHEDULE 5 – Excavation and Filling Standard

10.5.1

The overall outcome sought for Filling and Excavation Standard is that excavation and filling does not adversely or unreasonably impact on the environment or on adjacent properties having regard to:

- Land instability
- Contamination of land
- Flooding or drainage
- Environmental values including water quality, water flows, and significant vegetation
- Utility services
- Visual amenity or privacy
- Traffic impacts
- Air or noise emissions

10.5.2

The requirements of the following standards are also to be met:

Soil Erosion and Sediment Control – Engineering Guidelines for Queensland Construction Sites (Institute of Engineers Australia)

10.6 SCHEDULE 6 – Heritage Buildings

Heritage Buildings – as per any Heritage Register maintained by the Queensland Government, and:

- nil other facilities

10.7 SCHEDULE 7 – Roads Hierarchy for ROL Code

Roads Hierarchy for ROL Code

Street/Road Type	Minimum Width of Reserve	Minimum Carriageway Width
Residential Precinct – Access Place cul-de-sac servicing up to 20 allotments	16 metres	6.0 metres invert to invert
Residential Precinct – Access Street servicing up to 50 allotments	16 metres	6.0 metres invert to invert
Residential Precinct – Collector Street servicing 50 to 150 allotments	20 metres	7.5 metres invert to invert
Residential Precinct - Trunk Collector servicing 150 to 300	20 metres	12.0 metres invert to invert
Rural/Residential Precinct – Access Place cul-de-sac servicing up to 20 allotments	20 metres	6.0 metres plus 1.0 metre sealed shoulder each side
Rural/Residential Precinct – Access Street servicing up to 50 allotments	20 metres	6.0 metres plus 1.0 metre sealed shoulder each side
Rural/Residential Precinct – Collector Street servicing 50 to 150 allotments	22 metres	8.0 metres plus 1.0 metre sealed shoulder each side
Rural/Residential Precinct - Trunk Collector servicing 150 to 300	24 metres	10.0 metres plus 1.0 metre sealed shoulder each side
Industrial Precinct – Access Place or Access Street servicing up to 8 Ha	20 metres	12 metres invert to invert
Industrial Precinct – Collector Street servicing 8 Ha to 30 Ha	22 metres	14 metres invert to invert
Industrial Precinct – Trunk Collector Street servicing 30 Ha – 120 Ha	24 metres	14 metre invert to invert
Other Precincts	As determined by Council	As determined by Council

Note:

- For roads designated as bus routes minimum pavement width is to be 9.0 metres;
- The above takes precedence over dimensions shown in EDROC Regional Standard Manual

10.8 SCHEDULE 8 – Signage Standards

Signage Standards – Manual for Uniform Traffic Control Devices

10.9 SCHEDULE 9 – EDROC Regional Standard Manual

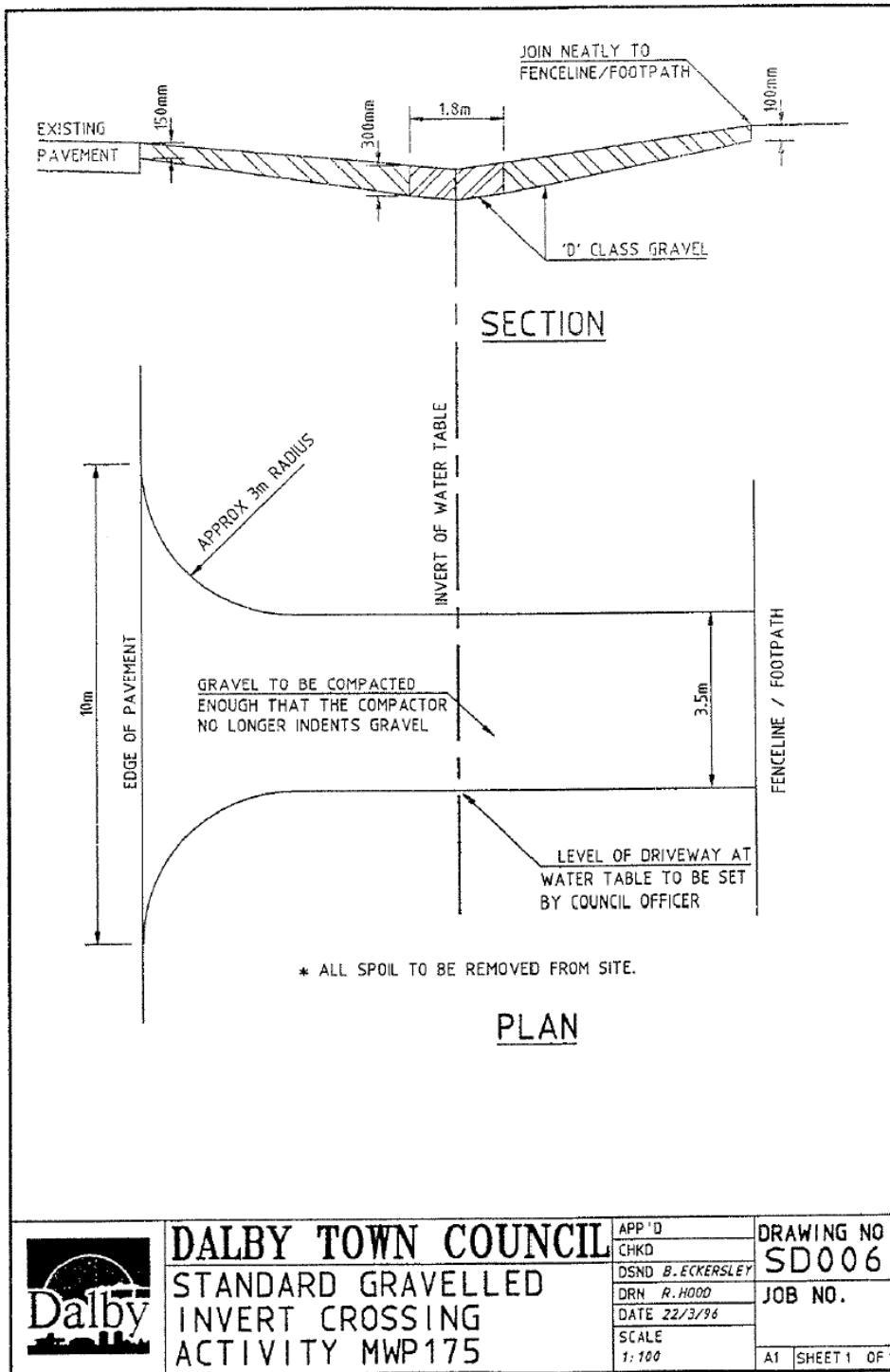
EDROC Regional Standards Manual (additional guidelines to the Queensland Streets Manual)

Where Dalby Town Council has different requirements they shall take precedence over these Manuals.

10.10 SCHEDULE 10 – Austroads Series – Part 13 (Pedestrians) & Part 14 (Bicycles)

Austroads Series – Part 13 (Pedestrians) and Part 14 (Bicycles)

10.11 SCHEDULE 11 - Standard Gravelled Invert Crossing



10.12 SCHEDULE 12 – Minimum Requirements for Design, Construction and Testing of the Water Reticulation Systems



MINIMUM REQUIREMENTS FOR DESIGN, CONSTRUCTION AND TESTING OF THE WATER RETICULATION SYSTEMS IN THE DALBY TOWN COUNCIL WATER SUPPLY SCHEME

SCOPE

These specifications detail the requirements for the design and construction of water reticulation systems up to a nominal diameter of 200mm and associated works such as fire hydrants valves and property connections. These specifications are also intended to be used as a reference source for water mains larger than 200mm. These specifications are intended to compliment other codes, standards, policy and legislation and to highlight any special requirements that may be required to suit local conditions.

DEFINITIONS AND INTERPRETATIONS

Unless specifically stated otherwise, construction of the water reticulation includes all functions described in the specification and the provision of any minor materials or services that are not described but are reasonably necessary to produce a fully functioning reticulation system.

Approved means acceptable to, authorised by, or approved by the Dalby Town Council.

The Council or Council shall mean the Dalby Town Council, its staff, employees and contractors, consultants or agents appointed by Council to act on its behalf.

The *Contractor* shall mean the person, individual, partnership or corporation undertaking the construction of water networks on behalf of an individual, partnership or corporation or on behalf of the Council, where such a water network shall ultimately be connected to the water network of the Town of Dalby or for which the Council shall have operational responsibility or ownership.

Water main shall mean a pipe which is usually buried designed to connect the distribution mains, trunk mains or reservoirs to the property service pipes.

WSA Code shall mean the Water Reticulation Code of Australia WSA 02-2002.

Unless specifically stated to the contrary, all other definitions are in accordance with the definitions listed in the glossary of terms contained in the Water Reticulation Code of Australia WSA 02-2002.

DESIGN

Standards

All water reticulation and associated works should generally be designed to comply with:-

Water reticulation Code of Australia - WSA 03-2002;
Planning Guidelines for Water Supply and Sewerage (Dept. of Natural Resources & Mines);
Australian Standards – AS-3500;
Water Act 2000;
Local Government Act 1993;
Workplace Health & Safety Act;
PVC pipe and fittings manufacturers design and installations manuals.

Equipment and Material Approvals:

Equipment, materials etc that are certified to a recognised industry eg AS or by a generally recognised industry eg: AS or by a generally recognised description eg: bedding sand, do not require further approval by Council before being specified.

General Requirements for Design

The following general requirements to achieve design approval should be noted:-

- Water mains shall be generally located in the road reserve. Where the crossing of private property is absolutely unavailable a legally binding easement agreement shall be taken over the land 1.5 metres either side of the main;
- Dead ends shall be avoided where possible. Any dead ends shall terminate with a hydrant to facilitate flushing;
- Cul de sacs will normally be serviced with a looped service arrangement of a smaller diameter than the main;
- Hydrants shall be located no further than 90 metres apart but shall generally be 80 metres;
- Sufficient valving shall be provided to allow system isolation with minimum customer disruption;
- 100mm is the minimum size used in Residential areas except in the looped section of a cul de sac;
- 150mm is the minimum size permitted in an Industrial area.

Property connections shall be constructed as per the standard drawing. Property connection shall not be smaller than 20 mm nominal internal diameter. Property connections shall generally be arranged to provide a connection point at the front property boundary adjacent to either the left or right side boundaries provided that:

- Development controls are in place that specify to the purchaser before purchase where the water connection shall be located or;
- The water connection point is clearly visible on site or clearly marked on subdivision plans, surveys etc or;
- The developer/contractor agrees to reimburse the Council for the full actual cost of works necessary to relocate any property connections that are found to be in an unsuitable position.

Property connections should be arranged so that adjoining properties will normally have the services and meters located close together inside the respective properties.

Design information required for review by Council

As a minimum the following design information shall be submitted. At least three hardcopies of all documents shall be submitted.

- General arrangement plan showing the layout of the proposed Scheme and its relationship to any infrastructure, ground contours and any reference levels.
- Detailed plan showing the location of manholes, connections, enveloping pipes, obstructions such as buildings etc. property boundaries, roads, services etc. This may require multiple plans to provide a legible level of detail.
- Where there are critical interfaces with other services longitudinal sections of each main, showing invert levels, surface levels, depth of excavation, gradients where there are any critical elevations such as intersecting services, connections at minimum depth, crossing of gullies etc.
- Detail arrangements of interconnections, valves, hydrants, trench detail, property connection or enveloping pipes. These may be in the form of a standard drawing.
- Detail of grade class or specification of materials used.
- Details and outcomes from any network analysis performed.

Submission Procedures:

The contractor shall pay the scheduled fees for design review and approval.

Review:

All designs shall be subject to review by Council. Designs shall be submitted with the application for operational works and no construction is permitted until such designs are approved. In order to expedite the design review procedure it is a requirement that prior to design submission the designer shall:

- Obtain a copy of this document: *Minimum requirements for the Design, Construction and Testing of Water reticulation systems in the Dalby Town Council Water Supply Scheme.*
- Liase with Council's Officers on the likely issues needed to be addressed in the design and the access point or points for connection into the existing Scheme.

Designs meeting or exceeding the minimum requirements shall be marked or stamped or otherwise annotated and one copy shall be returned to the designer.

Designs not meeting the minimum requirements shall be marked as to the nature of deficiency however it is the responsibility of the designer to make any necessary modifications to the design and reprint the drawings.

Acceptable Materials

The following table list the materials considered to be the minimum acceptable for application intended. Other materials may be acceptable but will require specific approval.

ITEM	ACCEPTABLE CONSTRUCTION
Water main	Blue PVC-0 to AS4441
Valves, elbows, tees etc	DI FBE coated
Valve covers, hydrant boxes	Cast iron with trafficable concrete or recycled PE surround
Property connections	Stainless steel tapping band, PE service
Pipe bedding	Bedding sand, crusher dust, 0-5mm screening
Enveloping pipes	UPVC SN8 RRJ or K9 DICL

Inspection of Materials

The contractor will allow the Council reasonable access to inspect any or all materials being used or proposed for use, prior to and during installation. Any material found to not comply or exceed the minimum acceptable requirements in the above table would either require special approval or replacement. Materials not complying with the WSA code, Australian Standards or other industry codes will be rejected and shall be replaced by the contractor at no cost to Council.

Qualification of Staff

All construction work shall be directly supervised by a suitably qualified and experienced licensed plumber.

Inspection

The contractor shall establish a formal inspection and test methodology to ensure that the construction work is progressively inspected and tested and meeting or exceeding the standards required. This inspection and test method should be submitted to the Council prior to any construction work commencing, and shall be progressively completed as the job proceeds. The inspection and test plan shall be available to Council on request during the project and shall be submitted as part of the as constructed detail at the completion of the project.

In addition Council reserves the right to inspect any or all parts of the installation at any reasonable time during the construction process. Routine inspections will also be conducted in accordance with the following table.

ITEM	INSPECTION FREQUENCY
Material suitability	Prior to installation, 1 inspection per batch
Excavation	Once per each section between valves or hydrants
Pipe laying	Once per each section between valves or hydrants
Hydrants and valves	Each prior to backfilling
Property connections	Each prior to backfilling
Road crossing	Each during backfilling, compaction test may be required when backfill completed
Enveloping pipe	Each prior to backfill
Backfill	Once per each section between valves or hydrants

The contractor shall give the Council a minimum of 24 hours notice of the need for an inspection of the items in the above table. Where the contractor fails to give adequate notice or proceeds without an inspection the Council may require that work be halted or excavations etc be undertaken to permit such inspections to be performed, all of which shall be at the contractor's expense.

Construction Tolerances

Construction shall be in the positions shown in the design and in accordance with Standard drawings to the construction tolerances specified in Part 4 Section 12 of WSA-02-2002. Intentional departures from the design that exceed such tolerances shall be specifically approved by Council prior to such construction being undertaken. Where such approval is not obtained or if such departure is unintentional and significantly impacts on the functionality of the installation the Council may require that such work be redone to achieve the necessary tolerances at no cost to Council.

Property Connections

Property connections shall be constructed in accordance with the WSA Standard drawings.

Testing

Pressure testing shall be undertaken by the contractor and shall be witnessed by Council prior to connection to the existing reticulation.

Procedures for testing shall be in accordance with the methodologies outlined in the WSA Code or PVC pipe manufacturers handbook.

Connection To Existing System

After liaising with the designer and contractor Council will provide a connection point of suitable size and depth for connection of the new system to the existing system. Generally this will take the form of a pipe stub to which the contractor may connect. However the contractor shall ensure that no flow through the connection is permitted until the new construction has been inspected, tested cleaned and chlorinated etc to ensure that no extraneous material or contaminated water be allowed to enter the existing system. Flow into the new system shall only be permitted after all final inspections and tests have been completed satisfactorily. Authorisation by Council to permit flow enter the new work shall be deemed as formal acceptance of the installation by Council.

Council shall affect the actual chlorination and connection of the new system. This shall be at the contactors expense.

As Constructed Detail

The contractor is responsible for the gathering and formulation of as constructed data in accordance with Council requirements.

Council Requirements for as Constructed Details

As constructed plans are required in the same format as the original design drawings and are to show all as constructed details including actual dimensions, depths, levels, etc.

Council requires one electronic and one hard copy as per EDROC standards.

Warranty

The contractor shall warrant the entire installation to be free from defects in workmanship and materials for a period of 12 months after acceptance.

Handover

Handover of the installation to Council occurs after:

- Satisfactory expiry of the warranty period;
- All as constructed drawings and data submitted in a format acceptable to Council.

10.13 SCHEDULE 13 – Minimum Requirements for Design, Construction and Testing of Sewerage Systems



MINIMUM REQUIREMENTS FOR DESIGN, CONSTRUCTION AND TESTING OF THE SEWERAGE SYSTEM IN THE DALBY TOWN COUNCIL SEWERAGE SCHEME

SCOPE

These specifications detail the requirements for the design and construction of gravity sewer systems up to a nominal diameter of 200mm and associated works such as maintenance shafts, manholes and property connections but does not include sewage pumpstations, rising mains, treatment plants or vacuum sewer systems.

These specifications can also be utilised as a reference source for sewers larger than 200mm. These specifications are intended to compliment other codes, standards, policy and legislation and to highlight any special requirements that may be required to suit local conditions.

DEFINITIONS AND INTERPRETATIONS

Unless specifically stated otherwise, construction of the sewer includes all functions described in the specification and the provision of any minor materials or services that are not described but are reasonably necessary to produce a fully functioning sewer system.

Approved means acceptable to, authorised by, or approved by the Dalby Town Council.

The Council or Council shall mean the Dalby Town Council, its staff, employees and contractors, consultants or agents appointed by Council to act on its behalf.

The *Contractor* shall mean the person, individual, partnership or corporation undertaking the construction of sewer networks on behalf of an individual, partnership or corporation or on behalf of the Council, where such a network shall ultimately be connected to the sewer network of the Town of Dalby or for which the Council shall have operational responsibility or ownership.

Sewer shall mean a pipe, which is usually buried, designed to carry wastewater from more than one source.

WSA Code shall mean the Sewerage Code of Australia WSA 02-2002.

Unless specifically stated to the contrary, all other definitions are in accordance with the definitions listed in the glossary of terms contained in the Sewerage Code of Australia WSA 02-2002.

DESIGN

Standards

All sewers and associated works should generally be designed to comply with:-
The Sewerage Code of Australia – WSA 02-2002;
Planning Guidelines for Water Supply and Sewerage (Dept. of Natural Resources & Mines);
Australian Standards – AS-3500;
Standard Sewerage Law;
Water Act 2000;
Local Government Act 1993;
Workplace Health & Safety Act.

General Requirements

The following general requirements to achieve design approval should be noted:-

- Directional changes shall occur only at a manhole or access shaft;
- The maximum ratio of access shafts to manholes is 2:1 – no more than two access shafts shall be permitted along the length of a sewer without an intervening manhole;
- Access shafts shall generally only be used on 150mm sewers and at depths less than 3.5 metres;
- Sewers shall not be less than 150mm nominal diameter;
- Property connections shall be constructed in DI pipe and fittings as per the standard drawing. Sewers shall terminate in either a manhole or an access shaft;
- Property connections may be 100 mm nominal diameter. Property connections shall generally be arranged to provide a connection point 0.5 metres inside the property owners boundary at a depth necessary to service the property at a calculated grade of 1:60 plus the minimum permitted pipe cover or 1.5 metres, whichever is the greater;
- Sewerage networks should normally be designed to achieve the most number of connections per metre of pipe laid eg: back-to-back properties. Installation of sewers in either the road reserve within private property is acceptable. Block size, road reserve width, construction depth and interference with other services should be considered when determining the most appropriate location for sewers.

Equipment and Materials Approvals

Equipment, materials etc., that are certified to a recognised industry eg: as or by a generally recognized description eg: bedding sand, do not require further approval by Council before being specified.

Design Information Required for Review by Council

As a minimum the following design information shall be submitted. At least three hardcopies of all documents shall be submitted.

- General arrangement plan showing the layout of the proposed Scheme and its relationship to any infrastructure, ground contours and any reference levels.
- Detailed plan showing the location of manholes, connections, enveloping pipes, obstructions such as buildings etc. property boundaries, roads, services etc. This may require multiple plans to provide a legible level of detail.
- Long sections of each sewer manhole to manhole, showing invert levels, surface levels, depth of excavation, gradients and any critical elevations such as intersecting services, connections at minimum depth etc.
- Detail arrangements of manhole construction, jumpup/junction construction, trench detail, property connection or enveloping pipes. These may be in the form of a standard drawing.
- Detail of grade class or specification of materials used.

Review

All designs shall be subject to review by Council. Designs shall be submitted with the application for operational works and no construction is permitted until such designs are approved. In order to expedite the design review procedure it is a requirement that prior to design submission the designer shall:-

- Obtain a copy of this document: *Minimum requirements for the Design, Construction and Testing of Sewerage Systems in the Dalby Town Council Sewerage Scheme.*
- Liaise with Council officers on the likely issues needed to be addressed in the design and the access point or points for connection into the existing Scheme.

Designs meeting or exceeding the minimum requirements shall be marked or stamped or otherwise annotated and one copy shall be returned to the designer.

Designs not meeting the minimum requirements shall be marked as to the nature of deficiency however it is the responsibility of the designer to make any necessary modifications to the design and reprint the drawings.

Acceptable Materials

ITEM	ACCEPTABLE CONSTRUCTION
Sewer pipe	uPVC SN8 RRJ
Manholes	Concrete Cast insitu or precast 1050 nom ID
Manhole covers	Cast iron 600mm nom diameter, heavy duty
Access shafts	Wormall "Poo Pit" system
Property connections	Jump up and junctions etc – DI/CL pipes and fittings until unexcavated ground is reached then PVC SN4
Pipe bedding	Bedding sand, crusher dust, 0-5 mm screening
Enveloping pipes	uPVC SN8 RRJ or SW or K9 DI/CL

Inspection of Materials

The contractor will allow the Council reasonable access to inspect any or all materials being used or proposed for use, prior to and during installation. Any material found to not comply or exceed the minimum acceptable requirements in the above table would either require special approval or replacement. Materials not complying with the WSA code, Australian Standards or other industry codes will be rejected and shall be replaced by the contractor at no cost to Council.

Qualification of Staff

All construction work shall be directly supervised by a suitably qualified and experienced licensed plumber and or drainer.

Inspection

The contractor shall establish a formal inspection and test methodology to ensure that the construction work is progressively inspected and tested and meeting or exceeding the standards required. This inspection and test method should be submitted to the Council prior to any construction work commencing, and shall be progressively completed as the job proceeds. The inspection and test plan shall be available to Council on request during the project and shall be submitted as part of the “as constructed” detail at the completion of the project.

In addition Council reserves the right to inspect any or all parts of the installation at any reasonable time during the construction process. Routine inspections will also be conducted in accordance with the following table.

ITEM	INSPECTION FREQUENCY
Material suitability	Prior to installation, 1 inspection per batch
Excavation	Once per each section between manholes
Pipe laying	Once per each section between manholes
Manholes and access shafts	Each prior to backfilling, each after completion
Property connections	Each prior to backfilling
Road crossing	Each during backfilling, compaction test may be required when backfill completed
Enveloping pipe	Each prior to backfill
Backfill	Twice per each section between manholes

The contractor shall give the Council a minimum of 24 hours notice of the need for an inspection of the items in the above table. Where the contractor fails to give adequate notice or proceeds without an inspection the Council may require that work be halted or excavations etc be undertaken to permit such inspections to be performed, all of which shall be at the contractor’s expense.

Construction Tolerances

Construction shall be in the positions shown in the design and in accordance with standard drawings to the construction tolerances specified in Part 4 Section 12 of WSA-03-2003. Intentional departures from the design that exceed such tolerances shall be specifically approved by Council prior to such construction being undertaken. Where such approval is not obtained or if such departure is unintentional and significantly impacts on the functionality of the installation the Council may require rework to achieve the necessary tolerances at no cost to Council.

Property Connections

Property connections shall be constructed in accordance with the WSA Standard drawings, jump ups etc constructed entirely from PVC are unacceptable.

Manholes and Access Shafts

Manholes shall be constructed in accordance with the WSA Standard drawing, access shafts shall be constructed using the Wormal "Poo Pit" system.

Testing

Testing procedures shall be in accordance with the procedures outlined in the Sewerage Code of Australia WSA-03 2002.

Connection to Existing System

After liasing with the designer and contractor Council will provide a connection point of suitable size and depth for connection of the new system to the existing system. Generally this will take the form of a pipe stub to which the contractor may connect. However the contractor shall ensure that no flow through the connection is permitted until the new construction has been inspected, tested cleaned etc to ensure that no extraneous material or water be allowed to enter the existing system. Flow from the new system to the old system shall only be permitted after all final inspections and tests have been completed satisfactorily. Authorisation by Council to permit flow to leave the new work shall be deemed as formal acceptance of the installation by Council.

As Constructed Detail

The contractor is responsible for the gathering and formulation of as constructed data in accordance with Council requirements.

Council Requirements for As Constructed Details

As constructed plans are required in the same format as the original design drawings and are to show all as constructed details including actual dimensions, depths, levels, etc.

Council requires one electronic and one hard copy as per EDROC standards.

Warranty

The contractor shall warrant the entire installation to be free from defects in workmanship and materials for a period of 12 months after acceptance.

Handover

Handover of the installation to Council occurs after:

- Satisfactory expiry of the warranty period;
- All as constructed drawings and data submitted in a format acceptable to Council; and
- CCTV inspection.

10.14 SCHEDULE 14 – Street Lighting Design

Street lighting designed and constructed to Category P5 standard in accordance with EDROC Regional Standards Manual..

10.15 SCHEDULE 15 – Zones of Influence

1. Application

This schedule applies to the erection of **all** buildings and structures proposed to be erected over or within the zones of influence of any Council water supply, sewer or stormwater services.

a. For Buildings and Structures other than Carports and class 10 Buildings (Domestic Outbuildings)

Building approval will **not** be given for the erection of any building or structure, other than carport or Class 10 building unless either:-

- (i) the service is relocated in accordance with Section 2 below; or
- (ii) where it can be demonstrated to Council that it is neither feasible nor reasonable to relocate the service Council may grant a relaxation and will require the service to be protected in accordance with Section 3 and or relined in accordance with Section 4.

b. For Carports and Class 10 Buildings (Domestic Outbuildings)

Subject to the approval of the Director of Engineering Services and provided the requirements as to the foundation and method of building work, described in Section 3 below are adhered to, carports and Class 10 buildings may be built over or within the zones of influence of Council services.

2. Service Relocation Requirement

Where building approval is given subject to the relocation of an existing service, it will be a condition of the approval that the service be relocated at the applicant's expense, prior to the commencement of any building work on the site.

3. Service Protection Requirement

Before a permit is issued, satisfactory evidence that the design has taken due regard of the following matters and the appropriate bond paid:

a. Foundation traversing Zones A, B and C of drawing Number TP2.11-2/3/06 attached, whether parallel to or crossing the services, shall be fully supported outside these Zones and generally as described in (i) to (iii) below.

- I. For foundations parallel to the service in Zone B and C, this may be achieved either by deepening the footings so that the base of the footing is below Line B, or by another method approved by the Development Officer;
- II. For foundations parallel to the service in Zone A, this may be achieved by piles and beams down to 300 mm below service invert level, or by another method approved by the Development Officer;
- III. For foundations crossing the service, a cross over angle of not less than 45° is required as per AS3500.22 Section 3.8.2 (a).

b. The underside of any footing or beam shall be at least 300mm clear of the top of the service. A suitable, compressible material (e.g. cardboard void former 100mm thick) approved by the Development Officer, is to be placed between the structure and the service within Zones A and B to provide protection against differential settlement. The compressible material is to rest on a minimum 75mm thick layer of compacted bedding sand.

- c. All floors of carports and Class 10 building shall be of gravel or similar materials approved by the Development Officer. Reinstatement after completion of any work shall be the responsibility of the landowner.
- d. Where piles and/or beams are required, the owner shall submit detailed plans of proposed foundations prepared by a Registered Professional Engineer, Queensland.
- e. Where a service has been exposed, back filling shall not be carried out without approval of the Development Officer.
- f. The owner is to contact the Community Services Department and arrange for a site inspection when footings have been excavated, but **prior** to the pouring of any concrete over the service.
- g. Piles of any description shall not be located within 1 metre of a sewer, water main or stormwater drain without first obtaining **written** permission from Council's Community Services Department.
- h. The service is to be protected from earthmoving equipment at all times and any damage shall be repaired by the local government at the expense of the person who caused the damage under the provisions of the Water Act 2000 Section 387.
- i. A minimum clearance of 2.0 metres is to be maintained from the edge of a manhole and a minimum of 2.1 metres vertically to the closest point of any foundation or structure.
- j. No fill is to be placed over a manhole at any time. The owner is to contact the Community Services Section should any manhole require to be raised to finish surface level. The raising of the manhole shall be undertaken at the applicant's expense to a minimum of 100mm above finished surface levels.
- k. A bond of \$1,000.00 per pier within 1.5 metres of the sewer is to be paid as security against damage to Council's sewer. This bond will be refunded if Council is satisfied there is no damage to the service within three months of the issue of the Certificate of Classification.
- l. If the existing sewer connection is located beneath the proposed structure, the owner is required to prepay the Council the costs involved in sealing the existing connection and installing a new connection clear of the proposed structure.
- m. No responsibility will be taken by the Council for any damage to the structure due to foundations being over the service. Council's services and the excavation and back filling for the services are not designed to support any superimposed load. This shall be a condition of building approval. All costs associated with repair of such damage will be borne by the owner.

4. Service Relining Requirements

Where the requirements of Section 2 above cannot be met, and subject to the approval of the Council, then the applicant will be required to reline the sewer in its entirety from the existing upstream and downstream manhole at the applicant's cost subject to the schedule below:-

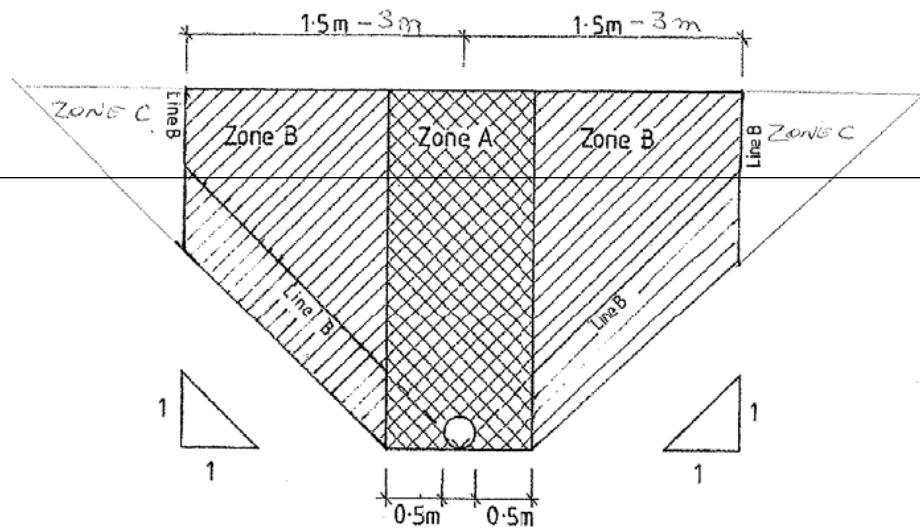
- a. The cost of the required relining will be borne by the applicant as follows:
 - I. sewer less than 41 years - 100% applicants cost;
 - II. sewer between 41 and 46 years - 75% applicants cost
 - III. sewer between 46 and 51 years - 50% applicants cost

IV. greater than 51 years - 25% applicants cost

- b. A manhole may be required as directed by the Director Engineering Services within the applicant's property immediately downstream and/or upstream but adequately clear of the structure. Where approved by the Director Engineering Services a manhole may be constructed in the floor of a structure and such manhole shall have a bolt-down cast iron cover.



**BUILDING WORKS AFFECTING COUNCIL SERVICES
ZONES OF INFLUENCE**



Drawing No. TP 2.11- 2/3/06

11.0 Extrinsic Material

HOW THE PLANNING SCHEME SEEKS TO ACHIEVE OUTCOMES

The Planning Scheme is intended to advance the purposes of the Integrated Planning Act 1997 which seeks to achieve ecological sustainability which is defined in the Integrated Planning Act 1997 as:-

‘Ecological sustainability - a balance which integrates:

- *The protection of ecological processes and natural systems at a local, regional, State and wider levels;*
- *Economic development; and*
- *Maintenance of cultural, economic, physical and social well being of people and communities.’*

As a means of reaching an optimal balance, this Planning Scheme coordinates and integrates the core matters of land use and development, infrastructure and valuable features.

The achievement of ecological sustainability will require a combined and integrated approach with such things as:

- The Dalby Town Council Corporate Plan;
- State and Commonwealth agencies' policies and programs;
- Regional strategies (eg strategies produced by the Eastern Downs Regional Organisation of Councils); and
- Community based programs (eg. strategies prepared by the Condamine River Catchment Committee, Landcare etc.).

PRINCIPLES

Seven (7) principles for guiding development in the Town of Dalby are outlined below:

Principles for Development

General

Development incorporates good urban design principles and practices, particularly for traffic systems, streetscape design, heritage conservation, subdivision of land and environmental engineering.

The individual and/or cumulative impact of the development does not compromise valuable features and areas and the image of Dalby.

The development prevents or mitigates any potential risk to life or property due to natural hazards such as bushfire or flooding and/or human activities such as crime or pollution.

Economic

The development does not significantly adversely affect the economic viability of the town centre or Industrial Development.

The economic dominance and viability of the town centre as the district's principle retail and business centre is maintained.

The development does not significantly adversely affect the efficient timely and coordinated development of other land in the vicinity.

Livability

The development does not affect the timely provision of a variety of housing types to meet the community's accommodation needs in terms of affordability, life stage and lifestyle.

The development respects and enhances existing streetscape and neighborhood character, particularly in the older Residential areas.

The development does not unreasonably affect the amenity of Residential areas due to lighting, noise, waste emissions, risk to community safety, loss of privacy and sunlight unless appropriate buffers are provided in new development.

Infrastructure

Development is provided with water, effluent disposal, electricity, gas and telecommunication services and facilities for the retention, treatment and discharge of stormwater and liquid wastes adequate to cater for the expected demands of the development and protection of the natural environment, general health and well being of the community.

The function, accessibility, efficiency and safety of the transport network is protected and enhanced and the existing road hierarchy is enhanced by limiting inappropriate development in proximity to State-controlled roads as well as in minor residential streets.

Provision for vehicle access, parking, maneuvering and loading areas is adequate to meet the demand likely to be generated by the development.

The development integrates with pedestrian cycle and public transport.

Natural environment and leisure

The development prevents or adequately mitigates any potentially adverse impacts on the natural environment including surface and ground water quality, air quality, habitat corridors, remnant vegetation and ecological values.

The development protects or adequately mitigates any potentially adverse impacts on the scenic qualities of Dalby including the Myall Creek corridor, views to the Bunya Mountains and the attractive Rural vistas over farmland.

The development does not compromise the provision, use or quality of existing/proposed open space network and the sustainability of recreation and sport in a way that is not a burden for Council and other government agencies in the future.

Compatibility

Agriculture in the district, industries and tourism are vital to the town's economy and must be accommodated in areas where land use conflicts are minimal. Urban expansion must be designed to protect the viability of agricultural activities and the amenity of existing Residential areas as well as protecting good quality agricultural land.

Cultural Heritage

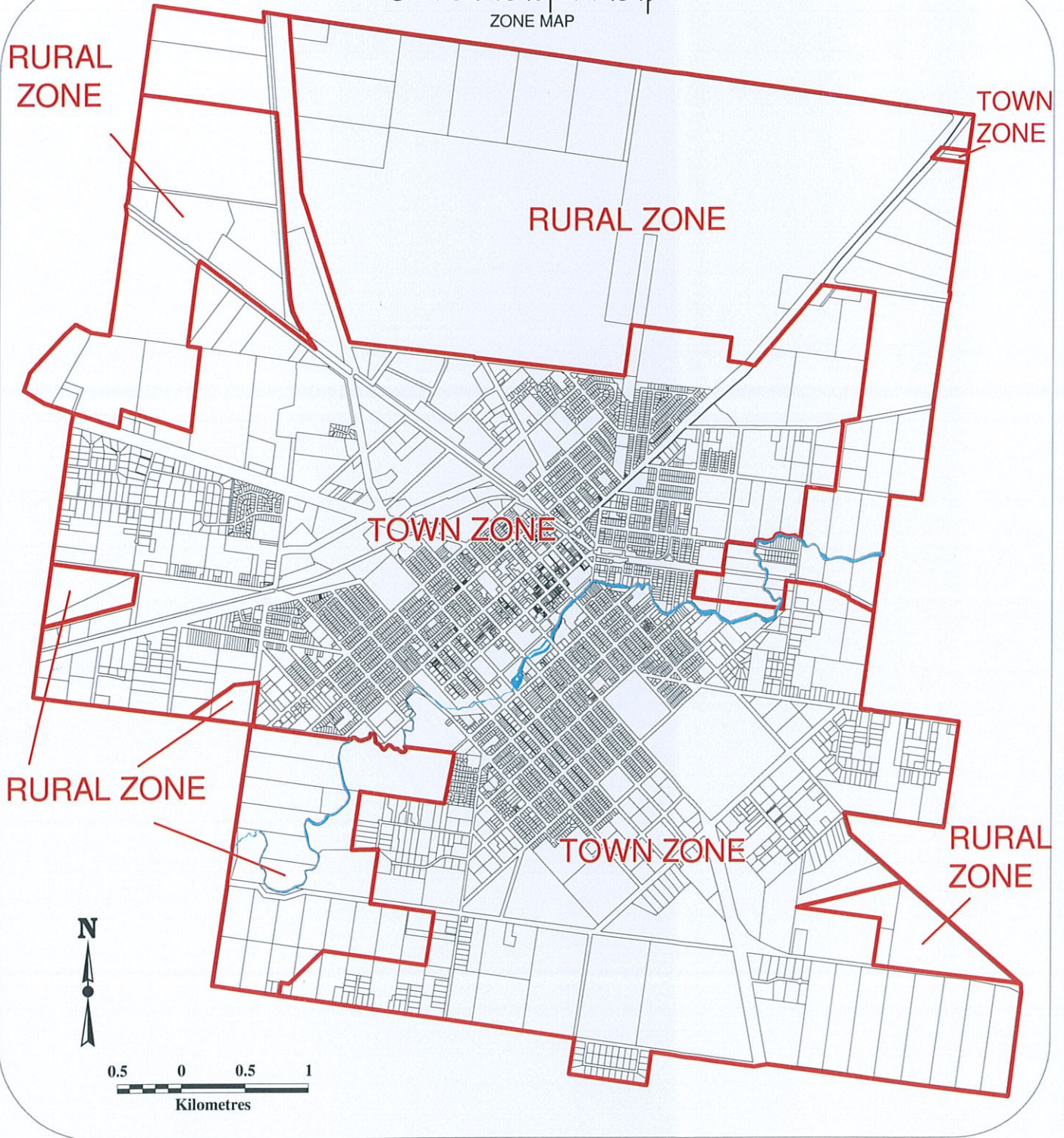
The development does not adversely affect the significance of cultural heritage items.

NOTE FOR PRINTING - Insert Zone Map, Precinct Map, Multiple Occupancy Area Map, State Controlled Roads Map, High Pressure Gas Pipelines Map, Agricultural Land Classification Map here, BETWEEN Page 101 and Page 102.

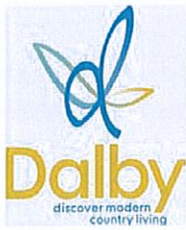
12.0 Priority Infrastructure Plan - Regulated Infrastructure Charges Schedule

Overlay Map

ZONE MAP



ZONE MAP



Ref# 20070821 Date 21/08/2007
Effective 1 September 2007

Overlay Map

DALBY TOWN PLANNING SCHEME 2007

REGULATED INFRASTRUCTURE CHARGES SCHEDULE FOR DALBY TOWN

1 Application

This schedule has been prepared in accordance with the requirements of the Sustainable Planning Act 2009 (SPA) and the Sustainable Planning Regulation 2009 (SPR).

It applies to the area of the *Dalby Town Planning Scheme 2007*.

2 Purpose

The purpose of the regulated infrastructure charges schedule (RICS) is to enable councils to meet the establishment costs of trunk infrastructure associated with those trunk infrastructure networks covered by the PIP. This will be achieved through the levying of regulated infrastructure charges on development.

3 Trunk infrastructure networks covered

Regulated infrastructure charges have been adopted for the following trunk infrastructure networks:

- water supply
- sewerage
- stormwater
- transport
- public parks and community land.

4 Land use and development to which the regulated infrastructure charges apply

Regulated infrastructure charges may be levied on land use and development (either within the PIA or outside the PIA) that could reasonably be expected to create or add to demand on the infrastructure network for which the charge is levied. These include:

- reconfiguring a lot for residential, commercial, retail or industrial classes of development
- a material change of use of premises (for residential, commercial, retail and industrial classes of development) that is assessable under the planning scheme
- carrying out building work (for residential, commercial, retail and industrial classes of development) that is assessable development.

5 Categories of land uses to which regulated infrastructure charges apply

The relationship between land use types within the planning scheme and the classes of land use to which regulated infrastructure charges apply is shown in Table 1.

Table 1: Land uses to which regulated infrastructure charge rates apply

Development types within planning scheme	Classes of development to which regulated infrastructure charge rates apply
<ul style="list-style-type: none"> ▪ Caretakers Residence ▪ Detached House 	Residential
<ul style="list-style-type: none"> ▪ Multiple Dwelling ▪ Retirement Village ▪ Accommodation Building ▪ Caravan / Transportable Building Park (for Caravan Park only – site area) ¹ 	Residential
<ul style="list-style-type: none"> ▪ Plant Nursery ▪ Retail Showroom ▪ Shop ▪ Shop (Drive Through) ▪ Shopping Centre 	Retail
<ul style="list-style-type: none"> ▪ Business Office ▪ Commercial Premises ▪ Educational Establishment ▪ Funeral Parlour ▪ Health Care Facility ▪ Indoor Recreation² ▪ Industry Showroom ▪ Medical Centre ▪ Outdoor Recreation³ ▪ Transit Centre ▪ Service Station ▪ Public Bar ▪ Car Depot ▪ Public Utility ▪ Telecommunications Facility ▪ Intensive Livestock Operation ▪ Place of Worship ▪ Passive Recreation⁴ 	Commercial

¹ The total site area, used for the calculation of infrastructure charges, will equal the sum of each discrete caravan parking bay. A caravan parking bay is defined as the area on which the caravan is parked and includes a distinct usable area around each discrete bay. The definition of parking bays excludes amenities, internal recreation facilities and internal road networks. Council has the discretion to decide the minimum parking bay area.

² The following Development Types are included in the Commercial Development Class as they do not strictly conform to the other classes:

- The activities associated with Indoor Recreation and Outdoor Recreation are generally intended to generate an income or some financial gain to a party involved in the organisation or facilitation of the activity either through entrance or usage fees (e.g. there are usage fees associated with cinema patronage or private tennis court hire. Furthermore Indoor Recreation and Outdoor Recreation activities allow for licensed and unlicensed facilities which also contribute to the inclusion in the Commercial Development Class.
- The definition of Passive Recreation in the *Dalby Town Planning Scheme 2007* indicates that associated use will occur indoors and within a building footprint. Activities associated with this Development Type are considered ancillary to other Development Types.

³ *Ibid.*

⁴ *Ibid.*

Development types within planning scheme	Classes of development to which regulated infrastructure charge rates apply
<ul style="list-style-type: none"> ▪ Extractive Industry ▪ General Industry ▪ Hazardous Industry ▪ Heavy Vehicle Parking ▪ Industry ▪ Landscaping Supplies ▪ Light Industry ▪ Service Industry ▪ Warehouse 	Industrial

6 Time of payment

The infrastructure charges will be payable:

if the charges apply to **reconfiguring a lot**—before endorsement of the plan of subdivision

if the charges apply to **material change of use**—before the new use commences

if the charges apply to **building work**—before the final building inspection

otherwise, on the day stated in the regulated infrastructure charges notice.

Payment of the regulated infrastructure charges will be at the rate applicable at the time of payment.

REGULATED INFRASTRUCTURE CHARGES SCHEDULE FOR DALBY TOWN

1 Purpose

This schedule has been prepared in accordance with the requirements of *the Sustainable Planning Act 2009* and the *Sustainable Planning Regulation 2009*. It applies to the planning scheme area of the Dalby Town Planning Scheme 2007.

The purpose of the regulated infrastructure charges schedule (RICS) is to enable the establishment costs of trunk infrastructure identified in the priority infrastructure plan to be recovered. This will be achieved through the levying of regulated infrastructure charges on development.

2 Regulated infrastructure charges that may be levied

Regulated infrastructure charges may be levied for the following trunk infrastructure networks:

- (a) water supply
- (b) sewerage
- (c) stormwater
- (d) transport
- (e) public parks and land for community facilities.

3 Development subject to infrastructure charges

The types of development that may trigger the levying of regulated infrastructure charges are:

- (a) reconfiguring a lot
- (b) a material change of use of premises
- (c) carrying out building work.

A regulated infrastructure charge (RIC) may only be levied for development that could reasonably be expected to create or add to demand on the infrastructure network for which the charge is levied.

4 Categories of land uses to which regulated infrastructure charges apply

The relationship between the planning scheme use types and the classes of land use to which regulated infrastructure charges apply is shown in Table 1.

Table 1 Planning scheme use types to which regulated infrastructure charge rates apply

Planning scheme use type	Classes of land use to which regulated infrastructure charges rates apply
<ul style="list-style-type: none"> ▪ Caretakers Residence ▪ Detached House 	Residential (single dwelling units)
<ul style="list-style-type: none"> ▪ Multiple Dwelling ▪ Retirement Village ▪ Accommodation Building ▪ Caravan / Transportable Building Park (for Caravan Park only – site area)⁵ 	Residential (multiple dwelling units)
<ul style="list-style-type: none"> ▪ Business Office ▪ Commercial Premises ▪ Educational Establishment ▪ Funeral Parlour ▪ Health Care Facility ▪ Indoor Recreation ▪ Industry Showroom ▪ Medical Centre ▪ Outdoor Recreation ▪ Transit Centre ▪ Service Station ▪ Public Bar ▪ Car Depot ▪ Public Utility ▪ Telecommunications Facility ▪ Intensive Livestock Operation ▪ Place of Worship ▪ Passive Recreation 	Commercial
<ul style="list-style-type: none"> ▪ Plant Nursery ▪ Retail Showroom ▪ Shop ▪ Shop (Drive Through) ▪ Shopping Centre 	Retail
<ul style="list-style-type: none"> ▪ Extractive Industry ▪ General Industry ▪ Hazardous Industry ▪ Heavy Vehicle Parking ▪ Landscaping Supplies ▪ Light Industry ▪ Service Industry ▪ Warehouse ▪ Industry 	Industrial

⁵ The total site area, used for the calculation of infrastructure charges, will equal the sum of each discrete caravan parking bay. A caravan parking bay is defined as the area on which the caravan is parked and includes a distinct usable area around each discrete bay. The definition of parking bays excludes amenities, internal recreation facilities and internal road networks. Council has the discretion to decide the minimum parking bay area.

5 Calculation of regulated infrastructure charges

A regulated infrastructure charge levied for a trunk infrastructure network is to be calculated in accordance with the following formula: $RIC = [(D - DC - DO) \times CU]$

Where:

- RIC is a regulated infrastructure charge (\$) for the relevant trunk infrastructure network
- D is the demand for the relevant trunk infrastructure network specified in number of charge units and calculated in accordance with Section 8.6
- DC is the demand credit for the relevant trunk infrastructure network specified in number of charge units and calculated in accordance with Section 8.7
- DO is the demand offset for the relevant trunk infrastructure network specified in number of charge units and calculated in accordance with Section 8.8
- CU is the value of a charge unit (\$/ charge unit) specified in Table 8.3.

6 Calculation of demand (D)

The demand for a trunk infrastructure network is to be calculated by determining the number of charge units applicable to that development using Table 2.

Table 2 Trunk Infrastructure Network Demand Rates					
Purpose for which a charge rate may apply	Trunk infrastructure networks				
	Water supply	Sewerage	Stormwater management	Transport	Public parks and community land
Reconfiguring a residential, commercial, retail, or industrial lot	1 charge unit per additional lot	1 charge unit per additional lot	1 charge unit per additional lot	1 charge unit per additional lot	1 charge unit per additional lot
Material change of use or building work for single dwelling unit	1 charge unit per dwelling	1 charge unit per dwelling	1 charge unit per dwelling	1 charge unit per dwelling	1 charge unit per dwelling
Material change of use or building work for multiple dwelling units	0.75 charge unit per dwelling	0.75 charge unit per dwelling	1 charge unit times (0.7 of site area divided by 400m ²)	0.8 charge unit per dwelling	0.5 charge unit per dwelling
Material change of use or building work for commercial uses	10 charge units per hectare of site area	10 charge units per hectare of site area	1 charge unit per 400m ² of site area	1 charge unit per 100m ² of GFA	0.3 charge unit per 100m ² of GFA
Material change of use or building work for retail uses	10 charge units per hectare of site area	10 charge units per hectare of site area	1 charge unit per 400m ² of site area	0.4 charge unit per 100m ² of GFA	0.3 charge unit per 100m ² of GFA
Material change of use or building work for industrial uses	10 charge units per hectare of site area	10 charge units per hectare of site area	1 charge unit times (0.9 of site area divided by 400m ²)	1 charge unit per 100m ² of GFA	1 charge unit per hectare of site area

7 Calculation of demand credit (DC)

- (a) The demand credit is to be calculated using the greater of:
 - (i) the actual amount of demand generated by an existing lawful use of the premises, calculated using Table 2; or
 - (ii) the demand for which infrastructure contributions for trunk infrastructure have been previously made.
- (b) Where a contribution referred to in Section 7 (a)(ii) is not expressed in the same demand units as those specified in Table 2, the contribution is to be converted into a demand credit as follows:
 - (i) determine the number of demand units for which the previous payment was made (e.g. number of equivalent tenements, equivalent persons, trip ends)
 - (ii) convert the number of demand units calculated in (i) into the equivalent number of charge units for that network. Conversion will be made on the basis that one charge unit within Table 2 is equivalent to the demand arising from a single dwelling (one equivalent tenement).
- (c) A demand credit arising from Clause 7(a)(i) will only be provided to a maximum amount equal to the demand arising from a proposed development.

8 Calculation of demand offset (DO)

- (a) The demand offset is to be calculated by converting a contribution for the supply of trunk infrastructure into a demand offset as follows:
 - (i) determine the estimated cost of the infrastructure item identified in the priority infrastructure plan. Where the trunk infrastructure is not identified in the priority infrastructure plan, the value of the infrastructure item shall be agreed.
 - (ii) convert the agreed value of the infrastructure item into number of charge units by dividing the value of the item by the value of a charge unit for that network specified in Table 3.
- (b) Where the demand offset (DO) for a network is greater than the demand (D) for the same network, the infrastructure provider will enter into an agreement to refund the proportion of the establishment cost of the trunk infrastructure that reasonably can be apportioned to other premises.

9 Value of a charge unit

The value of a charge unit is the amount specified in Table 3 for each trunk infrastructure network.

Table 3 Value of a charge unit

Network	Value of a charge unit (\$)
Water supply	\$2,000
Sewerage	\$2,000
Stormwater management	\$2,000
Transport	\$2,000
Public parks and land for community facilities	\$2,000

10 Regulated infrastructure charges subsidies

Subsidies may be considered for particular premises, uses or qualifying not-for-profit community groups.

11 Time of payment

A regulated infrastructure charge is payable in any one of the following situations:

- (a) if the charge applies to reconfiguring a lot—before the local government approves the plan of subdivision
- (b) if the charge applies to material change of use—before the change of use happens
- (c) if the charge applies to building work—before the certificate of classification for the building work is issued
- (d) if paragraphs (a), (b) and (c) do not apply, the day stated in the infrastructure charges notice.

12 Alternatives to paying regulated infrastructure charges

- (a) The local government may enter into an infrastructure agreement involving a contribution in a form other than a regulated infrastructure charge.
- (b) In respect of trunk infrastructure that is land, a notice may be given in addition to or instead of a regulated infrastructure charges notice requiring the land be given to the local government in fee simple.

ATTACHMENT

to the

**Dalby Town Planning
Scheme 2007**

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Priority infrastructure plan

1. Preliminary

1.1 Application

This priority infrastructure plan (PIP) has been prepared in accordance with the requirements of the *Integrated Planning Act 1997* (IPA) and the IPA Infrastructure Guideline 1/04.

The PIP applies to the area depicted in the Precinct Map (map reference number 20070821 and date 21 August 2007) of the *Dalby Town Planning Scheme 2007*.

1.2 Purpose

The purpose of the PIP is to:

- i. integrate and coordinate land use planning and infrastructure planning—a core requirement of the IPA
- ii. ensure that the provision of trunk infrastructure is performed in an efficient and orderly manner.

1.3 Definition of trunk infrastructure

Trunk infrastructure is the 'higher order' or 'shared' development infrastructure that benefits multiple developments. Council is primarily responsible for planning and providing trunk infrastructure. However, the State may also provide trunk infrastructure such as state roads. Trunk infrastructure for each network is shown within Part 5, Plans for trunk infrastructure.

Non-trunk infrastructure is development infrastructure that is not trunk infrastructure. It generally provides benefits to individual or a small number of premises. Conditions may be imposed by council for the supply of non-trunk infrastructure under section 5.1.2 of the IPA.

1.4 Trunk infrastructure networks covered by the PIP

The following trunk infrastructure networks are covered by the PIP:

- i. water supply
- ii. sewerage
- iii. stormwater (quality and quantity)
- iv. transport
- v. public parks (recreation and sport) and community land (land and basic works).

1.5 Planning horizon

The priority infrastructure area (PIA) identifies the area where trunk infrastructure services will be provided to accommodate urban growth up to the year 2021.

2. Planning assumptions

2.1 Applying the priority infrastructure plan to development

The priority infrastructure plan states the basis for-

- (a) the calculation of regulated infrastructure charges applicable to a development
- (b) the imposition of a condition on development requiring -
 - (i) the supply of necessary trunk infrastructure
 - (ii) the payment of additional trunk infrastructure costs
- (c) the imposition by a state infrastructure provider of a condition -
 - (i) about protecting or maintaining the safety or efficiency of the provider's infrastructure network; or
 - (ii) for additional infrastructure costs; or
 - (iii) about protecting or maintaining the safety and efficiency of public passenger transport.

2.2 Payment of additional trunk infrastructure costs

A condition may be imposed requiring the payment of additional infrastructure costs where -

- (a) the development -
 - (i) is inconsistent with the assumptions set out in section 2.2.1; or
 - (ii) is located completely or partly outside the priority infrastructure area as set out in section 2.2.2; and
- (b) the development would impose additional trunk infrastructure costs on -
 - (i) the infrastructure provider after taking into account either or both of the following -
 - (1) regulated infrastructure charges for the development
 - (2) trunk infrastructure supplied or to be supplied by the applicant or
 - (ii) the State infrastructure provider.

2.2.1 Test for inconsistency with assumptions for development

Development is inconsistent with the assumptions if –

- (a) the type of development was not anticipated to occur in that location based on the planning scheme land uses; or
- (b) the development results in the total number of dwellings forecasted for the relevant priority infrastructure area (PIA) locality being exceeded in Table 2.1; or
- (c) the development results in the total amount of non-residential Gross Floor Area (GFA) forecasted for the relevant planning infrastructure area (PIA) locality being exceeded in Table 2.2; or

2.2.2 Development of premises outside the PIA

A development proposed to be completely or partly outside the PIA will be subject to an additional trunk infrastructure cost assessment. Additional cost conditions may be imposed if development is approved.

2.3 Population and housing projections

Table 2.1: Population and housing projections

Area	Dwelling type	Existing and projected population				Average household size (persons/dwelling)				Existing and projected dwelling units			
		2006	2011	2016	2021	2006	2011	2016	2021	2006	2011	2016	2021
Inside PIA - Dalby	Single Dwelling	9,616	9,909	10,156	10,376	2.72	2.66	2.59	2.53	3,532	3,731	3,920	4,105
	Multiple Dwelling	588	605	620	634	1.46	1.43	1.39	1.36	402	425	446	467
	Other	180	186	190	194	1.82	1.78	1.73	1.69	99	104	110	115
	Total	10,384	10,700	10,966	11,204	2.58	2.51	2.45	2.39	4,032	4,260	4,475	4,687
Outside PIA	Single Dwelling	0	0	0	0	2.72	2.66	2.59	2.53	0	0	0	0
	Multiple Dwelling	0	0	0	0	1.46	1.43	1.39	1.36	0	0	0	0
	Other	0	0	0	0	1.82	1.78	1.73	1.69	0	0	0	0
	Total	0	0	0	0	2.58	2.51	2.45	2.39	0	0	0	0
Local government area	Single Dwelling	9,616	9,909	10,156	10,376	2.72	2.66	2.59	2.53	3,532	3,731	3,920	4,105
	Multiple Dwelling	588	605	620	634	1.46	1.43	1.39	1.36	402	425	446	467
	Other	180	186	190	194	1.82	1.78	1.73	1.69	99	104	110	115
	Total	10,384	10,700	10,966	11,204	2.58	2.51	2.45	2.39	4,032	4,260	4,475	4,687

2.4 Employment and non-residential floor space projections

Table 2.2: Employment and non-residential floor space projections

Area	Non-residential development category	Existing and projected employment (employees)				Average floor space conversion rate (m ² GFA /employee)	Existing and projected floor space (m ² GFA)			
		2006	2011	2016	2021		2006	2011	2016	2021
Inside PIA – Dalby*	Commercial	1,526	1,572	1,612	1,646	20	30,520	31,450	32,232	32,929
	Retail	693	714	732	748	25	17,333	17,861	18,305	18,701
	Industry	1,013	1,043	1,069	1,093	110	111,388	114,782	117,636	120,182
	Community	379	391	401	409	NA	NA	NA	NA	NA
	Other [#]	0	0	0	0	NA	NA	NA	NA	NA
	Total		3,611	3,721	3,814	3,896	NA	159,240	164,093	168,172
Outside PIA	Commercial	0	0	0	0	20	0	0	0	0
	Retail	0	0	0	0	25	0	0	0	0
	Industry	0	0	0	0	110	0	0	0	0
	Community	0	0	0	0	NA	NA	NA	NA	NA
	Other [#]	828	854	875	894	NA	NA	NA	NA	NA
	Total		828	854	875	894	NA	0	0	0
Local government area	Commercial	1,526	1,572	1,612	1,646	20	30,520	31,450	32,232	32,929
	Retail	693	714	732	748	25	17,333	17,861	18,305	18,701
	Industry	1,013	1,043	1,069	1,093	110	111,388	114,782	117,636	120,182
	Community	379	391	401	409	NA	NA	NA	NA	NA
	Other [#]	828	854	875	894	NA	NA	NA	NA	NA
	Total		4,439	4,575	4,688	4,790	NA	159,240	164,093	168,172

* Inside the PIA employment and floor space (excl. "other") are estimated in line with the percentage of population living in the PIA.

[#] Other includes footloose and rural employment that do not apply to the PIA (e.g. agriculture, mining, construction).

#

3. Priority infrastructure area

3.1 Purpose

The priority infrastructure area (PIA) identifies the area that is either currently developed, approved for urban development or will accommodate future urban development (i.e. residential, retail, commercial and industrial development) within the planning area up until the year 2021.

The primary purpose of the PIA is to encourage urban growth in areas where suitable and adequate development infrastructure exists, or where it can be provided efficiently. As a minimum, plans for trunk infrastructure have been prepared to service growth within the PIA up until the year 2021.

3.2 The priority infrastructure area

3.2.1 Determination of the PIA

The PIA will accommodate up to 15 years growth, from years 2006 – 2021.¹ It was delineated on the basis of:

- water and sewerage infrastructure network plans (both for existing and known future infrastructure); and
- Precinct Map (map reference number 20070821 and date 21 August 2007) from the *Dalby Town Council Planning Scheme 2007*.

The water and sewerage infrastructure network plans were used as:

- this infrastructure is a 'closed system' where entry into the network is from discrete locations that can be spatially mapped; and
- the Planning Scheme requires that all premises in the Town Zone are connected to Council's reticulated water and sewerage system (the exception to this is allotments in the rural residential precinct, which are to have an on-site effluent disposal system).²

The water and sewerage infrastructure plans, indicating the extent of current and future supply, were used to determine the initial geographic extent of the PIA. This was then refined through examination of the Planning Scheme Precincts to ensure that the initial PIA would encompass only development allowed for under the IPA.³

¹ Under Schedule 10, Priority infrastructure Areas are to allow for growth for residential purposes, retail and commercial purposes, industrial purposes, and community and government purposes.

² Other networks represent 'open systems' whereby users can originate from any location, including outside the Council area. Use of these to determine the initial boundary of the PIA would be problematic.

³ Department of Local Government, Planning, Sport and Recreation (2004) *IPA Infrastructure Guideline 1/04 – Priority Infrastructure Plans*

The PIA typically approximates the Town Zone boundary and incorporates the following Planning Scheme Precincts as they allow for the development growth stipulated in the IPA:⁴

- Town Centre —
- Commerce and Trade
- Light Industry, Industry
- Residential and Rural Residential
- Open Space (where included in the Town Zone).

Under section 4.2.3 of the IPA Infrastructure Guideline 1/04 the inclusion of Rural Residential Land is optional.⁵ Council have opted to include Rural Residential land as in most cases these areas are serviced with Council's reticulated water infrastructure.

Note that allotments included in the Rural Precincts have been excluded from the PIA, in accordance with section 4.2.2 of the IPA Infrastructure Guideline 1/04. The proposed PIA is depicted in s3.2.2.

3.2.2 PIA map

The PIA is shown on the *Dalby Town Priority Infrastructure Area* (map reference 20090826 and date 26 /08/2009 (Refer to Appendix A).

3.3 Development of premises outside the PIA

A development is inconsistent with the planning assumptions if it is proposed to be completely or partly outside the PIA. Such a development will be subject to an additional trunk infrastructure cost assessment, and additional cost conditions may be imposed if development is approved.

3.4 Trunk infrastructure networks not provided within the PIA

Sewerage trunk infrastructure will not be provided to Rural Residential allotments included within the PIA.

⁴ Department of Local Government, Planning, Sport and Recreation (2004) *IPA Infrastructure Guideline 1/04 – Priority Infrastructure Plans*

⁵ Department of Local Government, Planning, Sport and Recreation (2004) *IPA Infrastructure Guideline 1/04 – Priority Infrastructure Plans*.

4. Desired standards of service

4.1 Purpose

The desired standards of service (DSS) state the level of service to be delivered to the community. The DSS identifies the performance standards for each trunk infrastructure network expressed in terms of:

- i. planning criteria—qualitative standards relating to network performance
- ii. design criteria—quantitative standards relating to the capacity of the network.

4.2 Water supply network desired standards of service

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Reliability/continuity of supply	All development receives a reliable supply of potable water with minimal interruptions to their service.	<ul style="list-style-type: none"> ▪ Schedule 12 of the Dalby Town Planning Scheme 2007 ▪ Customer service standards ▪ Customer service obligations
Adequacy of supply	All development is provided with a water supply that is adequate for the intended use.	<ul style="list-style-type: none"> ▪ Water Service Association of Australia codes ▪ IPWEA standards ▪ Customer service standards ▪ Water Supply and Sewerage Guidelines (DERM)
Quality of supply	Provide a uniform water quality in accordance with recognised standards that safeguards community health and is free from objectionable taste and odour.	<ul style="list-style-type: none"> ▪ Australian Drinking Water Guidelines (2004) ▪ National Water Quality Management Strategy, NHMRC & NRMCC
Environmental impacts	The environmental impacts of the water supply network are minimised in accordance with community expectations.	<ul style="list-style-type: none"> ▪ Compliance with the requirements of the <i>Environmental Protection Act 1994</i> and associated Environmental Protection Policies and the <i>Water Act 2000</i>
Pressure and leakage management	The water supply network is monitored and managed to maintain the reliability and adequacy of supply and to minimise environmental impacts.	<ul style="list-style-type: none"> ▪ System Leakage Management Plan (as detailed in the <i>Water Act 2000</i>)

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Infrastructure design / planning standards	Design of the water supply network will comply with established codes and standards.	<ul style="list-style-type: none"> ▪ Water Supply Code of Australia—Water Services Association of Australia—WSA 03—2002 ▪ Planning Guidelines for Water Supply and Sewerage—Department of Natural Resources and Water (NRW) 2008 ▪ Local Government Act 1993 ▪ Workplace Health and Safety Act 1995 ▪ Standard Water Supply Law ▪ Water Supply and Sewerage Guidelines (DERM)

4.3 Sewerage network desired standards of service

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Reliability	All development has access to a reliable sewerage collection, conveyance, treatment and disposal system.	<ul style="list-style-type: none"> ▪ Schedule 13 of the Dalby Town Planning Scheme 2007 ▪ Customer service standards ▪ Customer service obligations
Quality of treatment	Ensures the health of the community and the safe and appropriate level of treatment and disposal of treated effluent.	<ul style="list-style-type: none"> ▪ Schedule 13 of the Dalby Town Planning Scheme 2007 ▪ <i>Environmental Protection Act 1994</i> – Development permit (discharge licence) for discharge of treated effluent ▪ Queensland Water Quality Guidelines 2006—Environmental Protection Agency ▪ National Water Quality Guidelines—National Water Quality Management Strategy
Environmental impacts	The environmental impacts of the sewerage network are minimised in accordance with community expectations.	<ul style="list-style-type: none"> ▪ Compliance with the requirements of the <i>Environmental Protection Act 1994</i> and associated Environmental protection policies
Effluent re-use	Reuse effluent wherever possible.	<ul style="list-style-type: none"> ▪ Guidelines for Sewerage Systems: Reclaimed Water—February 2000 ▪ Queensland Water Recycling Guidelines—December 2005

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Infrastructure design / planning standards	Design of the sewerage network will comply with established codes and standards.	<ul style="list-style-type: none"> ▪ Planning Guidelines for Water Supply and Sewerage—NRW ▪ Sewerage Code of Australia— Water Services Association of Australia— WSA 02—2002 ▪ Sewerage Pumping Station Code of Australia—Water Services Association of Australia—WSA 04—2005 ▪ Local Government Act 1993 ▪ Workplace Health and Safety Act 1995 ▪ Standard Sewerage Law ▪ Water Supply and Sewerage Guidelines (DERM)

4.4 Stormwater network desired standards of service

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Quantity	Collect and convey stormwater in natural and engineered channels, a piped, drainage network and system of overland flow paths to a lawful point of discharge, in a safe manner that minimises the inundation of habitable rooms and protects life.	<ul style="list-style-type: none"> ▪ Queensland Urban Drainage Manual—NRW ▪ Australian Rainfall and Runoff Vol. 2 Engineers Australia
Quality	The water quality of urban catchments and waterways is managed to protect and enhance environmental values and pose no health risk to the community.	<ul style="list-style-type: none"> ▪ National Health and Medical Research Council Standards for Surface Water Discharge ▪ Australian Runoff Quality – A Guide to Water Sensitive Urban Design ▪ Queensland Water Quality Guidelines 2006— Environmental Protection Agency (EPA) ▪ National Water Quality Guidelines—National Water Quality Management Strategy
Environmental impacts	Adopt water-sensitive urban design principles and on-site water quality management to achieve EPA water quality objectives.	<ul style="list-style-type: none"> ▪ Section 42 Environmental Protection (Water) Policy 1997 ▪
Infrastructure design / planning standards	Design of the stormwater network will comply with established codes and standards.	<ul style="list-style-type: none"> ▪ Queensland Urban Drainage Manual—NRW ▪ Water Sensitive Urban Design – Technical Design Guidelines for SEQ ▪ Australian Rainfall and Runoff Vol. 2 Engineers Australia ▪ Natural Channel Design Guidelines

4.5 Transport network desired standards of service

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Road network design / planning standards	<p>The road network provides a functional urban and rural hierarchy that supports settlement patterns, commercial and economic activities, and freight movement.</p> <p>The principal municipal network for traffic movements throughout the municipality are classed as:</p> <ul style="list-style-type: none"> ▪ Arterial Streets, which provide the main avenue of traffic movements within the municipality to the wider road network ▪ Trunk Collector Streets, which connect to the arterial network but have no frontage access ▪ Collector Streets, which distribute traffic between and through residential, industrial and commercial areas to the arterial network. ▪ Design of the road system will comply with established codes and standards. 	<ul style="list-style-type: none"> • Schedule 7 of the Dalby Town Planning Scheme 2007 and the Western Downs Regional Council Road Design and Development Manual/standards <ul style="list-style-type: none"> ▪ <i>Road Planning and Design Manual</i> developed by the Department of Transport and Main Roads ▪ Australian Standards ▪ AUSTRROADS Guide to Traffic Engineering Practice Manuals ▪ Queensland Streets Manual
Cycleway and pathway design / planning standards	<p>Cycleways and pathways provide a safe and convenient network that encourages walking and cycling as acceptable alternatives.</p> <p>Service levels are defined in terms of:</p> <ul style="list-style-type: none"> ▪ Providing a safe satisfactory access ▪ Maintaining the structural integrity of the footpath ▪ The type of surface ▪ Width of pathway ▪ Degree of accessibility, gradients and crossfall, effective stormwater runoff ▪ Condition of the path surface ▪ Compliance to requirements of the elderly, frail or disabled community <p>Design of the network will comply with established codes and standards.</p>	<ul style="list-style-type: none"> ▪ Schedule 10 of the Dalby Town Planning Scheme ▪ Queensland Department of Transport and Main Roads <i>Road Planning and Design Manual</i> - Chapter 5 - Traffic Parameters and Human Factors ▪ Australian Standards ▪ AUSTRROADS Guide to Traffic Engineering Practice – Part 13 (Pedestrians) and Part 14 (Bicycles) ▪ <i>Queensland Streets Manual</i> – Section 4 (Pedestrians and Cyclists)

4.6 Public parks and community land network desired standards of service

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Functional network	A network of parks and community land is established to provide for the full range of recreational and sporting activities and pursuits.	<ul style="list-style-type: none"> Parks and community land is provided at a local, district and LGA-wide level Parks and community land addresses the needs of both recreation and sport
Accessibility	Public parks will be located to ensure adequate pedestrian, cycle and vehicle access.	<ul style="list-style-type: none"> Accessibility standards are identified in Table 4.6.2
Land quality / suitability Area / 1000 persons Minimum size Maximum grade Flood immunity	Public parks will be provided to a standard that supports a diverse range of recreational, sporting and health-promoting activities to meet community expectations. This includes ensuring land is of an appropriate size, configuration and slope, and has an acceptable level of flood immunity.	<ul style="list-style-type: none"> The rate of public park provision is identified in Table 4.6.1. The size for public parks is identified in Table 4.6.3. The maximum gradient for public parks is identified in Table 4.6.4. The minimum flood immunity for public parks is identified in Table 4.6.5
Facilities / embellishments	Public parks contain a range of embellishments to complement the type and purpose of the park.	<ul style="list-style-type: none"> Standard embellishments for each type of park are identified in Table 4.6.6
Infrastructure design / performance Standards	Maximise opportunities to co-locate recreational parks in proximity to other community infrastructure, transport hubs and valued environmental and cultural assets.	<ul style="list-style-type: none"> Australian Standards

Table 4.6.1: Rate of land provision

Infrastructure type	Rate of provision (Ha/1000 people)	
	Local	District
Recreation park	3.35 Inclusive of Active Open Space	0.54
Sport park	0.00	1.52
Community land		
- Library	0.0028 – 0.0042	0.0028 – 0.0042
- Community Centre	0.05 – 0.5	0.05 – 0.5

Table 4.6.2: Accessibility standard

Infrastructure type	Accessibility standard (km)	
	Local	District
Recreation park	300-500m from the majority of residents	5 - 10 min drive
Sport park	5 - 10 min drive	5 – 15 min drive
Community land - Library - Community Centre	1 per township (i.e. 1: 10,000 person)	1 per township (i.e. 1: 10,000 person)

Table 4.6.3: Size of parks and community land

Infrastructure type	Minimum size (Ha)	
	Local	District
Recreation park	0.1 - 2ha	2 - 5ha
Sport park	1-2ha	2-5ha
Community land - Library - Community Centre	0.032 0.56	0.032 0.56

Table 4.6.4: Maximum desired grade

Infrastructure type	Maximum gradient	
	Local	District
Recreation park	1: 20 for main use area 1: 6 for remainder	1: 20 for main use area. 1: 50 for kick about area. Variable topography for remainder
Sport park	1: 50 for all playing surfaces	1: 50 for all playing surfaces
Community land - Library - Community Centre	Gradient specific to site and building design	Gradient specific to site and building design

Table 4.6.5: Minimum desired flood immunity for parks

Infrastructure type	Minimum flood immunity (%)					
	Local			District		
Flood immunity	>Q5	>Q50	>Q100	>Q5	>Q50	>Q100
Recreation park	25%	75%		50%	50%	
Sport park	25%	75%		75%	25%	
Community land - Library - Community Centre	Q100 or greater for buildings; flood immunity for other areas on-site dependant on use			Q100 or greater for buildings; flood immunity for other areas on-site dependant on site use		

Table 4.6.6: Standard facilities / embellishments for parks

Embellishments	Recreation Park			Sports Park	
	Local	District	LGW	Local	District
Signage (name/info)	✓	✓	✓	✓	✓
Road access (external)	✓	✓	✓	✓	✓
Car parking (onsite)	✓	✓	✓	✓	✓
Vehicle barriers/bollards	✓	✓	✓	✓	✓
Footpath/bikeway (internal)	✓	✓	✓	✓	✓
Footpath/bikeway (external link)	✓	✓	✓	✓	✓
Bench seating	✓	✓	✓	✓	✓
Picnic table	✓	✓	✓	✓	✓
Shade/shelter	✓	✓	✓	✓	✓
BBQ	✓	✓	✓	✓	✓
Play equipment (multi-age), including soft fall and safety fences	✓	✓	✓	✓	✓
Bicycle racks	✓	✓	✓	✓	✓
Skate park	✓	✓	✓	✓	✓
Lighting/security lighting and field lighting for sports fields	✓	✓	✓	✓	✓
parks for formal and informal recreation and sporting purposes.	✓	✓	✓	✓	✓
Spectator seating/mounds	✓	✓	✓	✓	✓
Toilet amenities	✓	✓	✓	✓	✓
Rubbish bins	✓	✓	✓	✓	✓
Hose taps and bubblers	✓	✓	✓	✓	✓
Irrigation	✓	✓	✓	✓	✓

5. Plans for trunk infrastructure

5.1 Purpose

The plans for trunk infrastructure (PFTI) identify the existing and proposed trunk infrastructure networks intended to service the assumed development occurring up to the year 2021 at the desired standard of service stated in the PIP.

The PFTI show trunk infrastructure within the PIA and may also show areas of significant trunk infrastructure outside the PIA.

5.2 Trunk infrastructure networks, systems and elements

The following table defines the trunk infrastructure networks, systems and elements covered by the PIP.

Table 5.1: Trunk infrastructure networks, systems and elements

Network	System	Elements
Water	General	<ul style="list-style-type: none"> ▪ Trunk water pipes ▪ Bores ▪ Trunk Water Assets (Water towers, water treatment plant, Loudoun weir, reservoir) ▪ Pump station
Sewerage	General	<ul style="list-style-type: none"> ▪ Sewerage Pump Station ▪ Trunk gravity sewer main ▪ Trunk rising main ▪ Trunk sewerage water main ▪ Sewerage Treatment Plant ▪ Pump station
Transport	Local government and state controlled roads	<ul style="list-style-type: none"> ▪ Arterial street ▪ Trunk collector street ▪ Collector street ▪ Point trunk road transport infrastructure (Patrick Street Bridge)
	Off-road pathways	<ul style="list-style-type: none"> ▪ Trunk pedestrian bridge ▪ Off road pedestrian / cycle way
Stormwater management	Quantity	<ul style="list-style-type: none"> ▪ Conventional stormwater drainage Culverts ▪ Natural waterways
Public parks and community land	Public parks	Land, works and facilities/embellishments for local and district parks.
	Other community facilities	Land and basic works only

5.3 Plans for trunk infrastructure

Plans showing the existing and future trunk infrastructure for each infrastructure network are detailed below:

- water supply network plans for trunk infrastructure (refer to Appendix B)
- sewerage network plans for trunk infrastructure (refer to Appendix C)
- stormwater network plans for trunk infrastructure (refer to Appendix D)
- transport network plans for trunk infrastructure (refer to Appendix E)
- public parks and community land network plans for trunk infrastructure (refer to Appendix F).

6. Extrinsic material

The following material provides detailed information relevant to the preparation of this PIP. A copy of all extrinsic material is available for viewing on request at the Dalby Customer Service Centre, located at 107 Drayton Street, Dalby.

Subject / network	Document
General	Queensland Department of Local Government, Planning, Sport and Recreation (October 2004) IPA Infrastructure Guideline 1/04 - Priority Infrastructure Plans Queensland Department of Local Government, Planning, Sport and Recreation (October 2004) IPA Infrastructure Guideline 2/04 – Infrastructure Charging Schedule
Priority Infrastructure Area	Dalby Town Council (2007) <i>Dalby Town Planning Scheme 2007</i>
Desired Standards of Service and Plans for Trunk Infrastructure	Please refer to the documents and maps cited in the section 4 and 8 used in part or full in the formulation of the Desired Standards of Service.

Appendix A

Dalby Town Planning Precincts and Priority Infrastructure Area



Legend

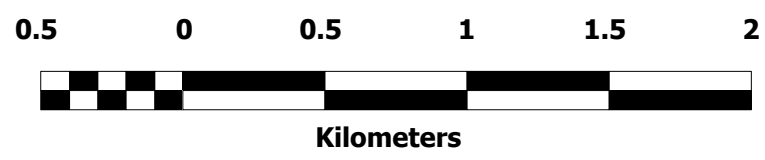
- Priority Infrastructure Area
- Cadastral Boundries
- Road Casements

Dalby Town Priority Infrastructure Area

Western Downs Regional Council
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 Department of Natural Resources and Water [2007]

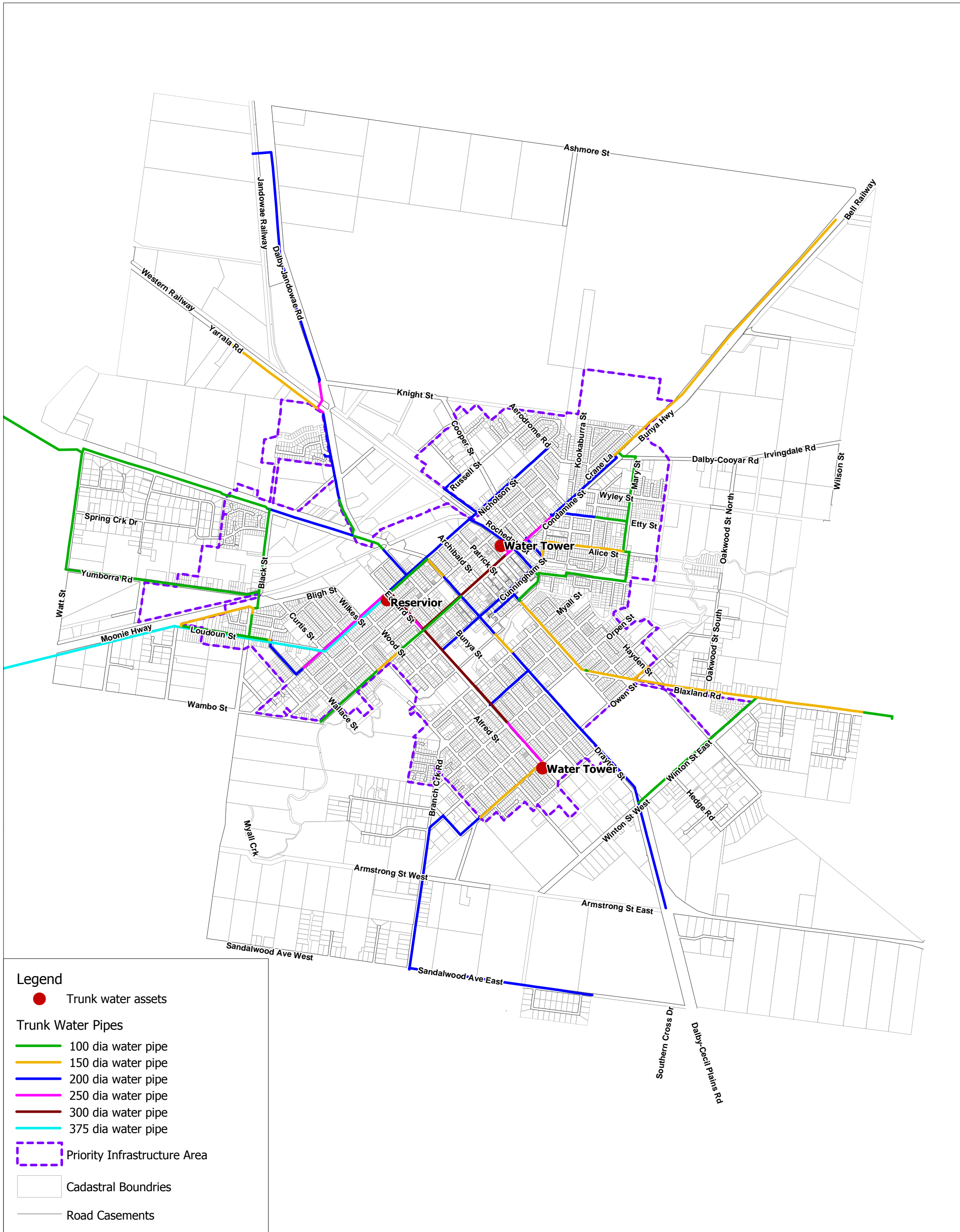
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Ref#:20090826 Date:26/08/2009



Appendix B

Dalby Town Water Supply Network Plans for Trunk Infrastructure

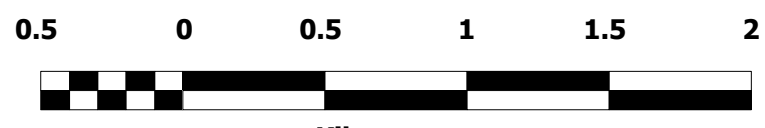


Dalby Town Trunk Water Infrastructure Map

Western Downs Regional Council
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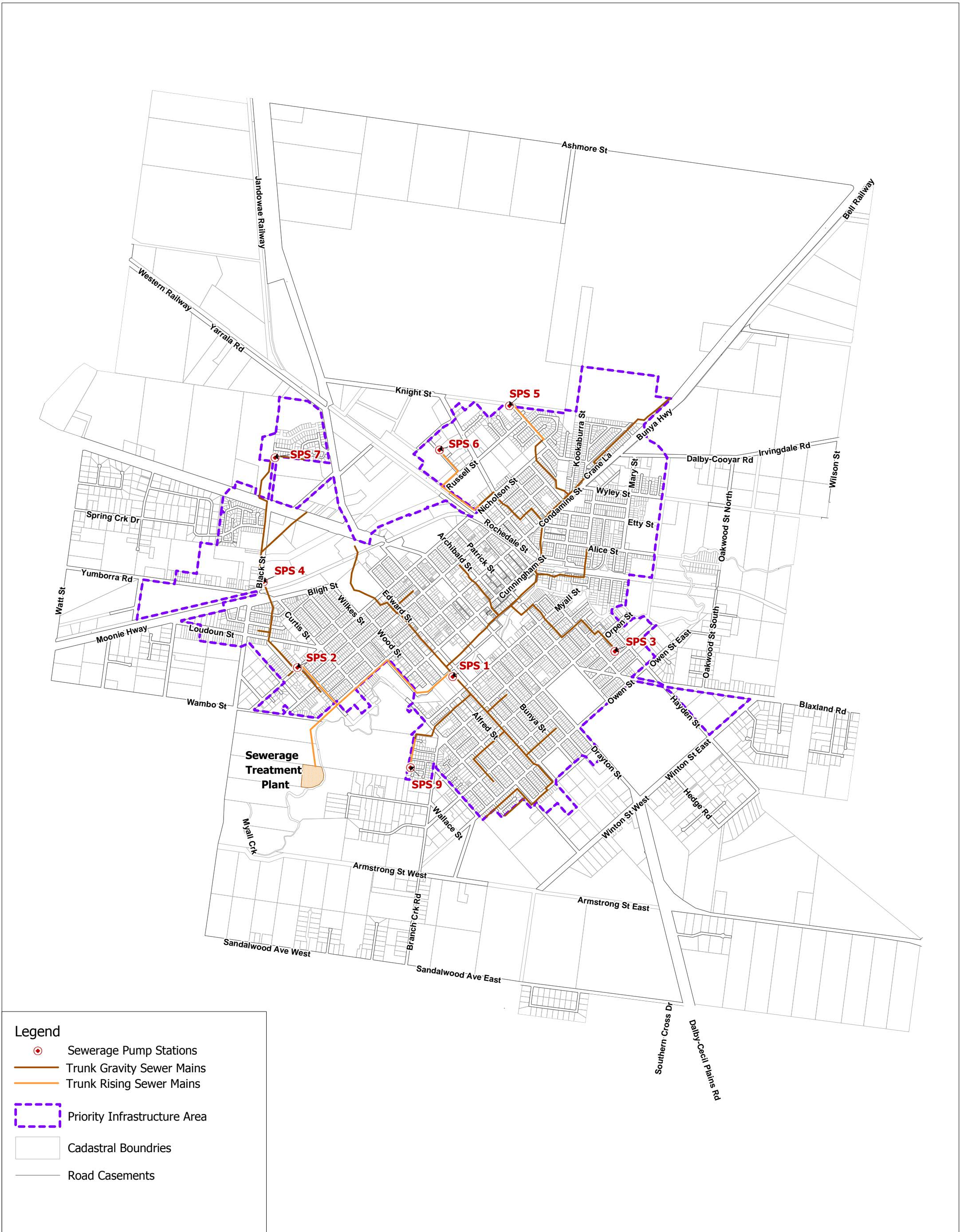
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Appendix C

Dalby Town Sewerage Network Plans for Trunk Infrastructure

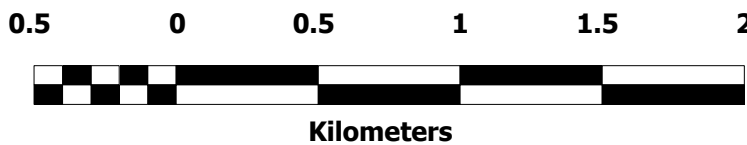


Dalby Town Trunk Sewer Infrastructure Map

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Appendix D

Dalby Town Stormwater Network Plans for Trunk Infrastructure



Legend

- Trunk Stormwater Pipe
- Stormwater Catchment Area
- Priority Infrastructure Area
- Cadastral Boundries
- Road Casements

Dalby Town Trunk Stormwater Infrastructure Map

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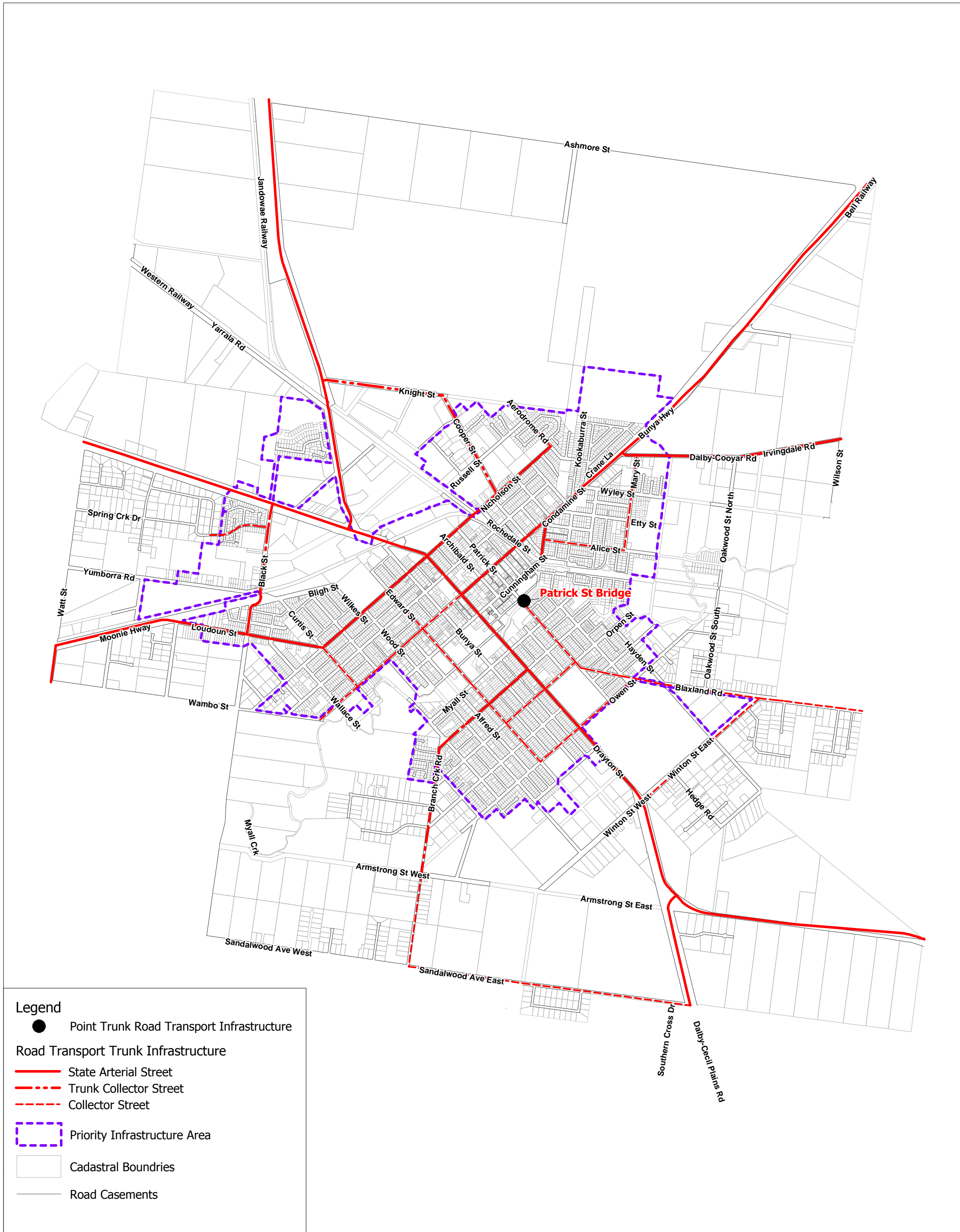


Kilometers



Appendix E

Dalby Town Transport Network Plans for Trunk Infrastructure



Dalby Town Trunk Road Transport Infrastructure Map

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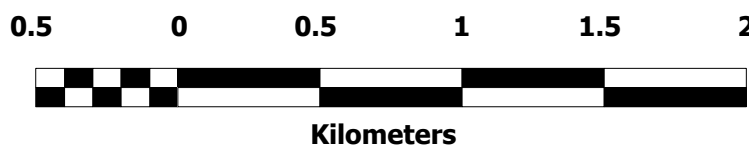
Legend

- Trunk Pedestrian Bridge
- Off Road Pedestrian/Cycle Way
- Priority Infrastructure Area
- Cadastral Boundaries
- Road Casements

Dalby Town Trunk Pedestrian / Cycleway Infrastructure Map

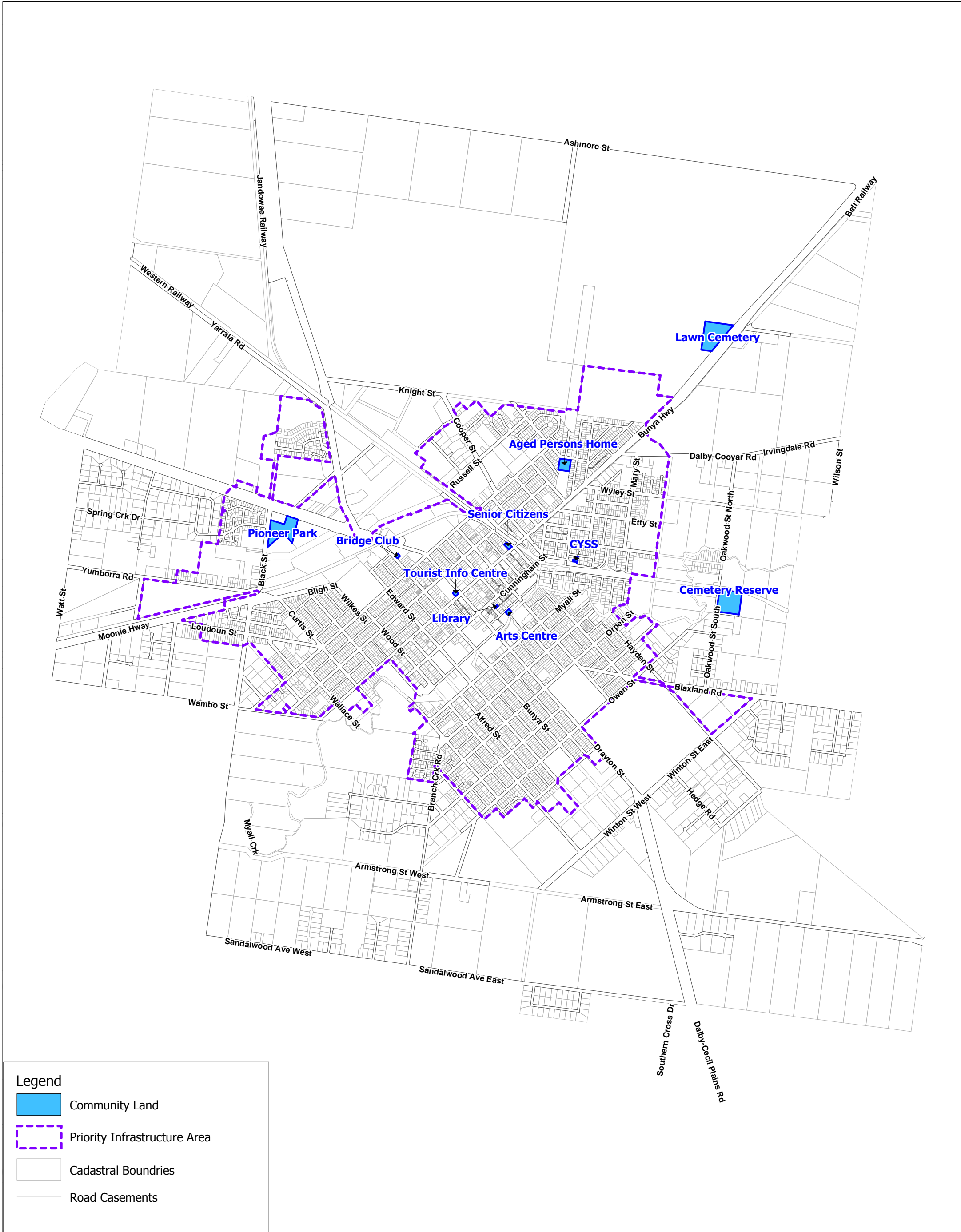
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Appendix F

Dalby Town Public Parks and Community Land Network Plans for Trunk Infrastructure



Dalby Town Community Land

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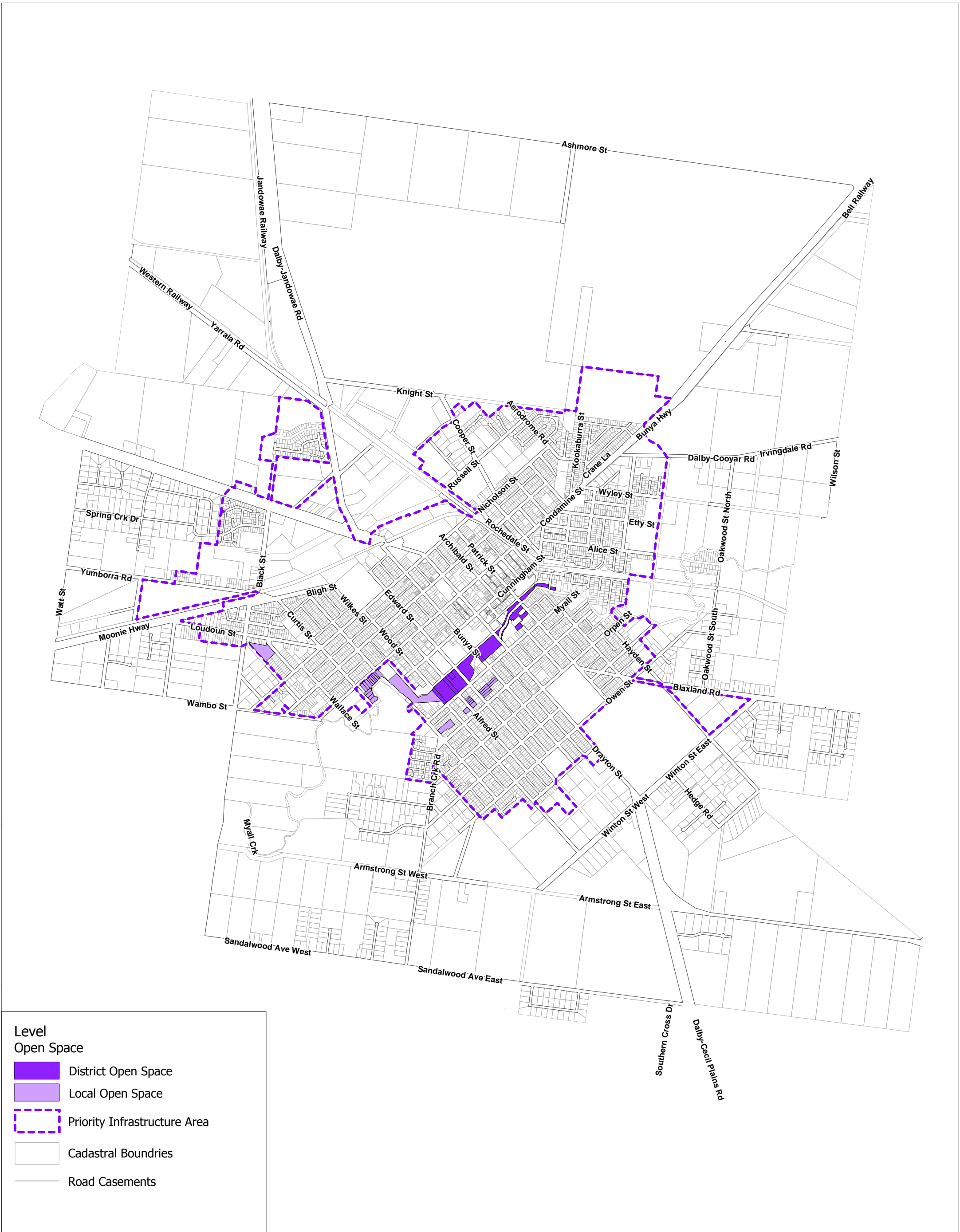
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Kilometers

WESTERN DOWNS REGIONAL COUNCIL





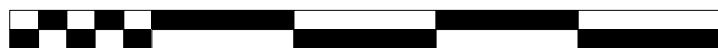
Dalby Town Open Space

Western Downs Regional Council
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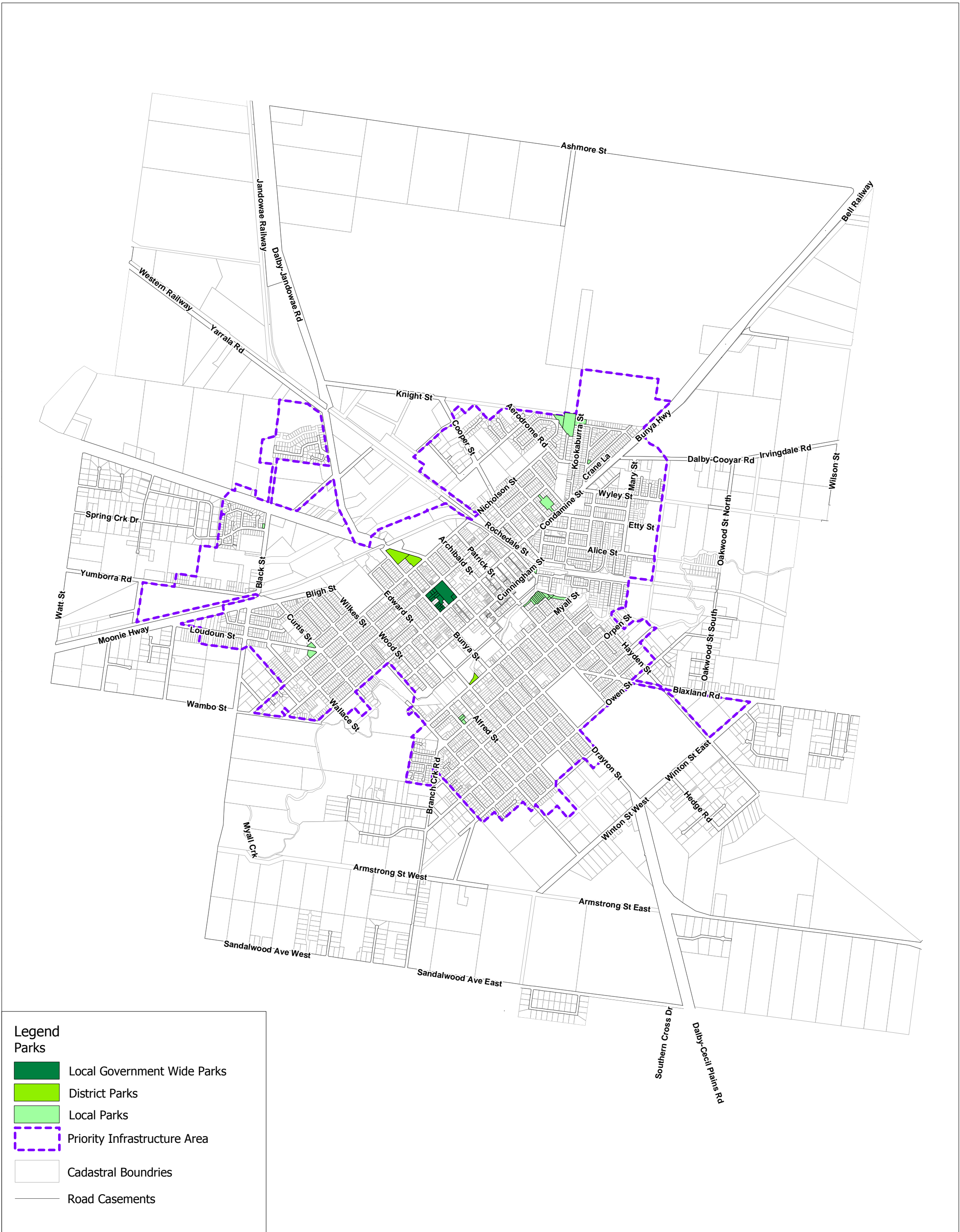
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Kilometers

WESTERN DOWNS REGIONAL COUNCIL





Legend

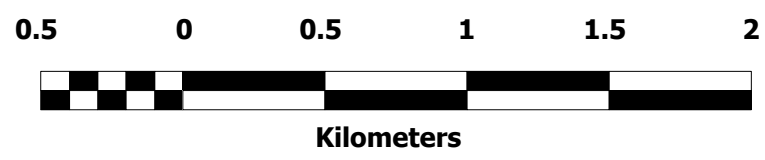
Parks

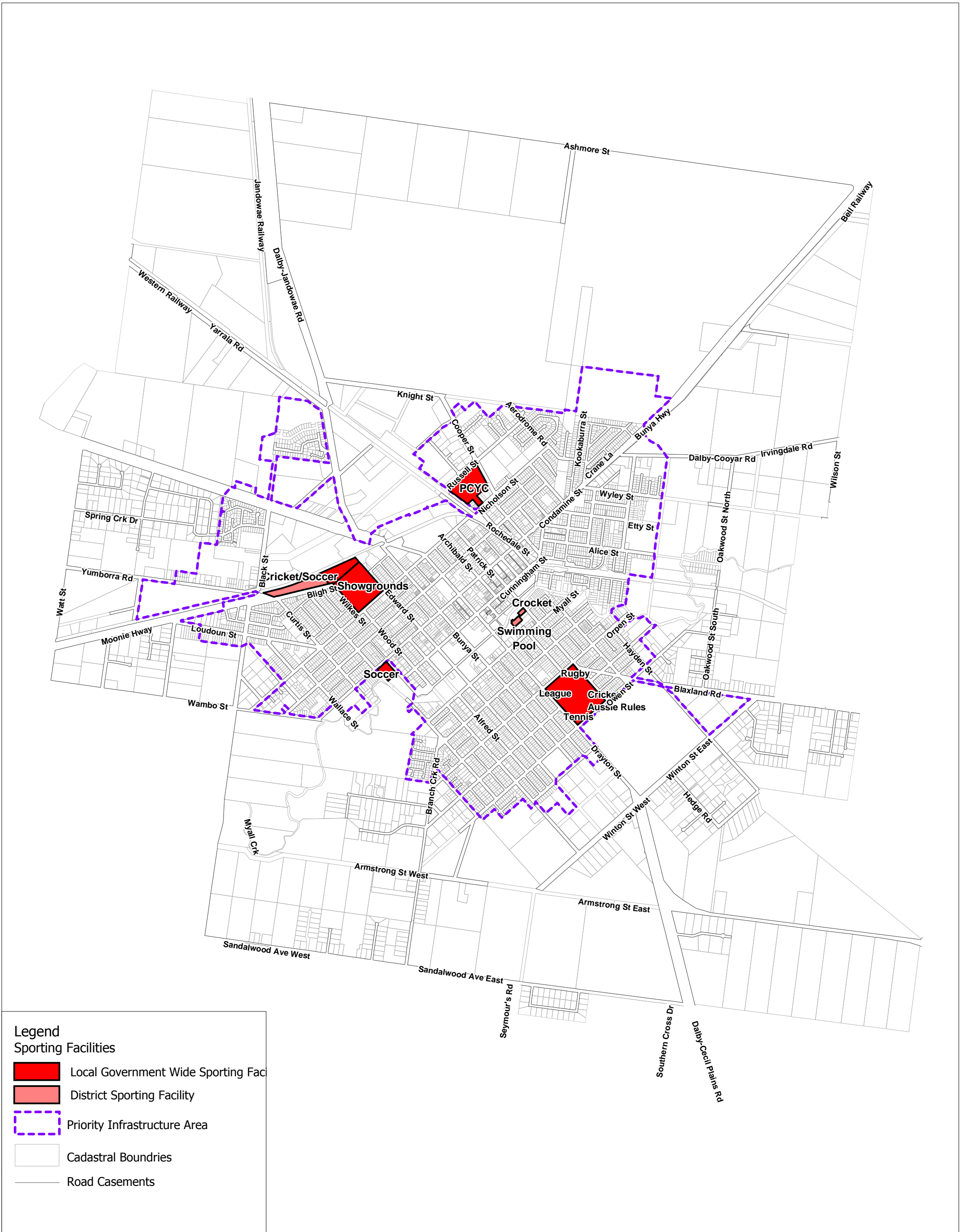
- Local Government Wide Parks
- District Parks
- Local Parks
- Priority Infrastructure Area
- Cadastral Boundaries
- Road Casements

Dalby Town Parks

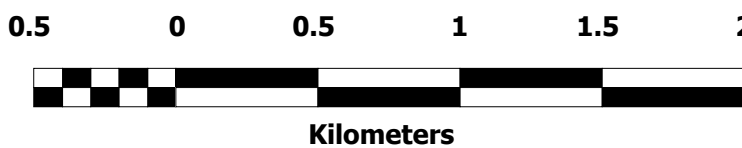
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Dalby Town Sporting Facilities



Overlay Map

AGRICULTURAL LAND CLASSIFICATION




0.5 0 0.5 1
Kilometres

AGRICULTURAL LAND CLASSIFICATION



Ref# 20070821 Date 21/08/2007
Effective 1 September 2007

 Good Quality Agricultural Land Class A

Overlay Map

DALBY TOWN PLANNING SCHEME 2007

Effective 1 September 2007

Overlay Map

HIGH PRESSURE GAS PIPELINES



Ref# 20070921 Date 21/09/2007
Effective 1 September 2007

- High Pressure Gas Pipeline
- ▨ High Pressure Gas Pipeline 50 meter Exclusion Zone

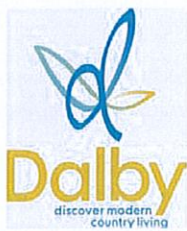
HIGH PRESSURE GAS PIPELINES

Overlay Map

DALBY TOWN PLANNING SCHEME 2007

Overlay Map

STATE CONTROLLED ROADS



Ref# 20070821 Date 21/08/2007
Effective 1 September 2007

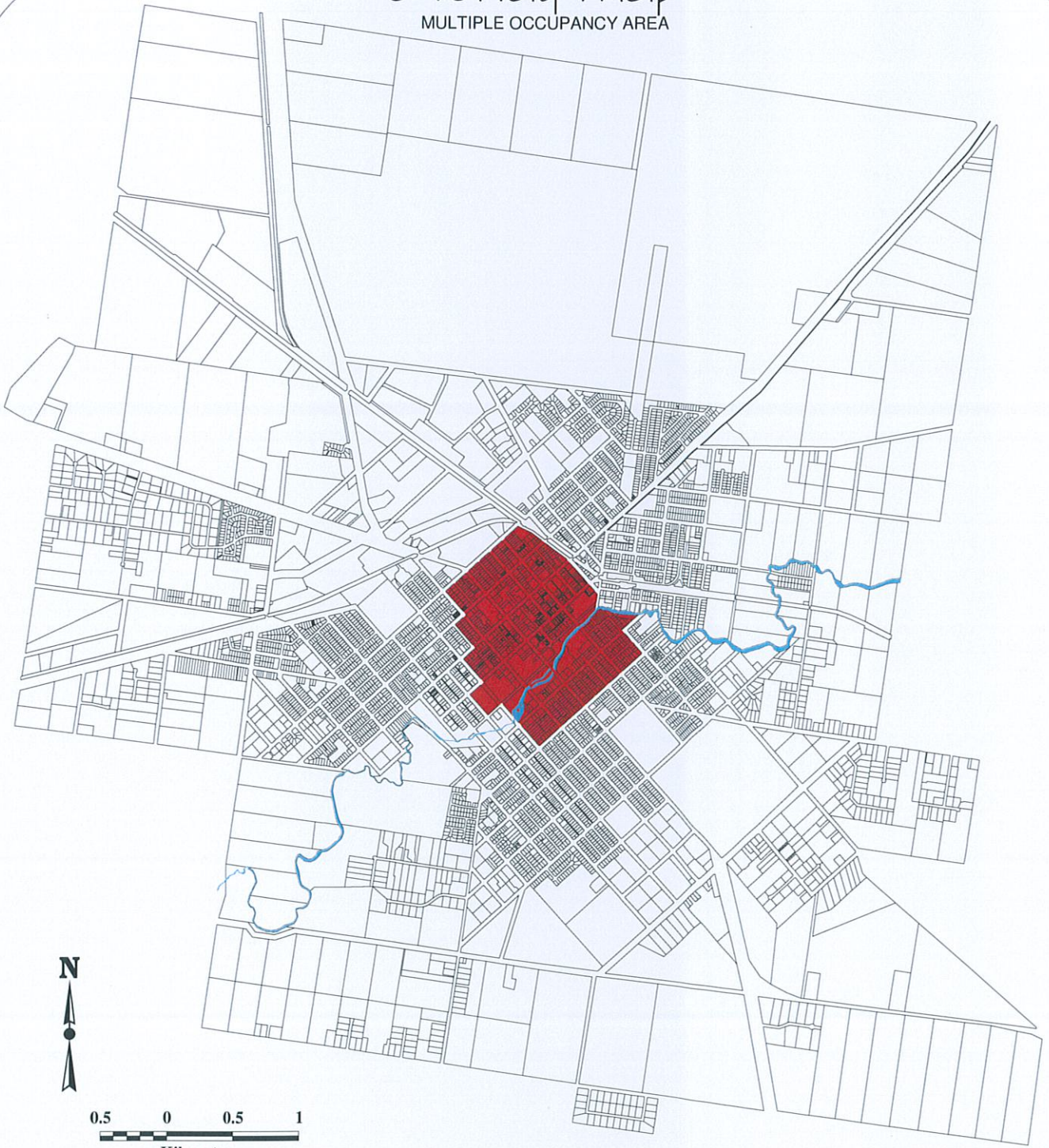
STATE CONTROLLED ROADS

Overlay Map

DALBY TOWN PLANNING SCHEME 2007

Overlay Map

MULTIPLE OCCUPANCY AREA



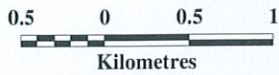
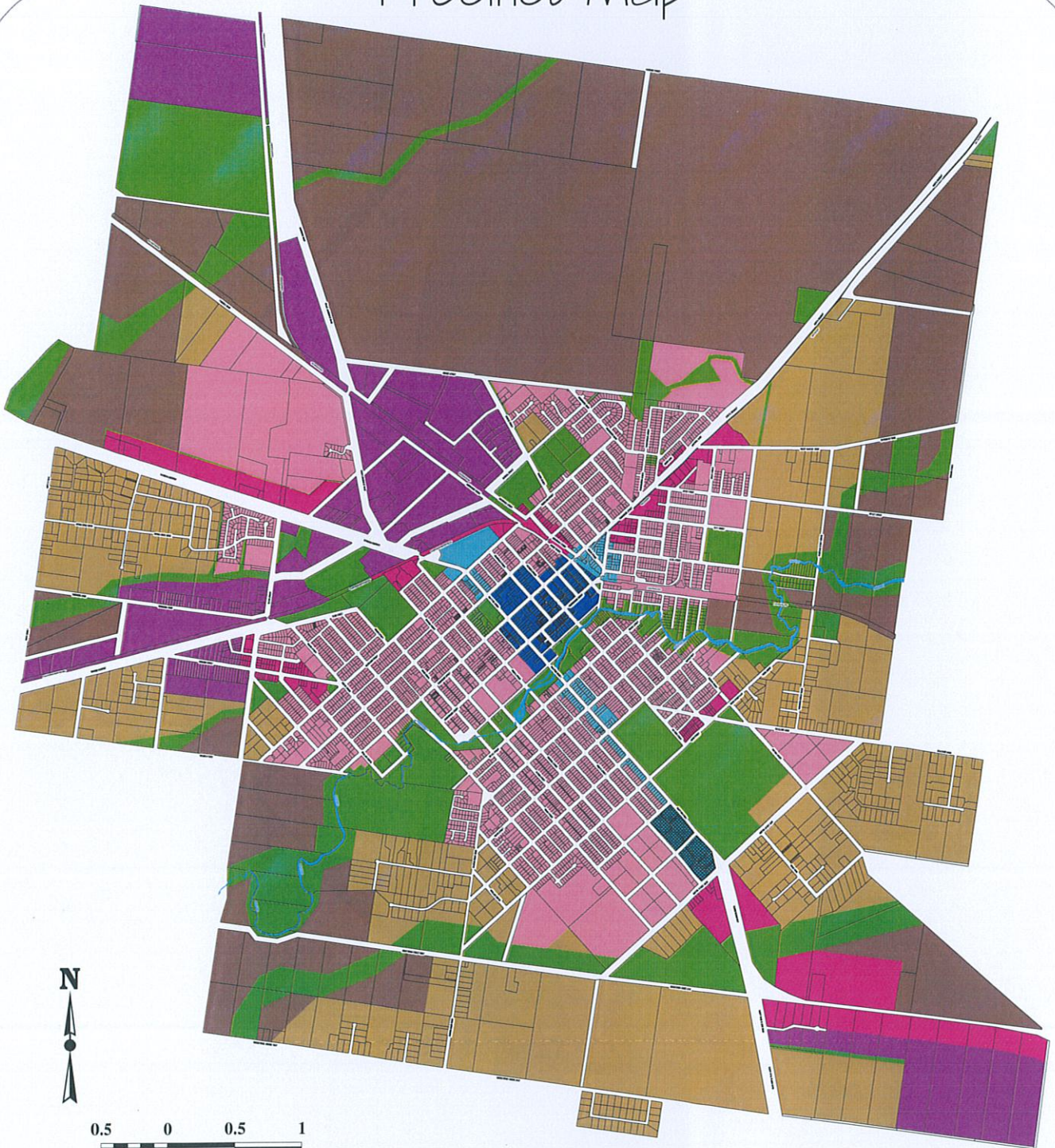
Ref# 20070821 Date 21/08/2007
Effective 1 September 2007

MULTIPLE OCCUPANCY AREA

Overlay Map

DALBY TOWN PLANNING SCHEME 2007

Precinct Map



Ref: 20070821 Date: 21/08/2007
Effective 1 September 2007

- Commerce and Trade
- Commerce and Trade Precinct Overlay
- Industry
- Light Industry
- Open Space
- Residential
- Rural
- Rural Residential
- Town Centre

Precinct Map

DALBY TOWN PLANNING SCHEME 2007

Effective 1 September 2007

