

Part 8 Overlays

8.1 Preliminary

- (1) Overlays identify areas in the planning scheme that reflect state and local level interest and that have one or more of the following characteristics:
 - (a) there is a particular sensitivity to the effects of development
 - (b) there is a constraint on land use or development outcomes
 - (c) there is a presence of valuable resources
 - (d) there are particular opportunities for development
- (2) Overlays are mapped and included in Schedule 2.
- (3) The changed category of development or assessment, if applicable, for development affected by an overlay are in Part 5.
- (4) Some overlays may be included for information purposes only. This should not result in a change to the category of development or assessment or any additional assessment benchmarks.
- (5) Assessment benchmarks for an overlay may be contained in one or both of the following:
 - (a) a map for an overlay
 - (b) a code for an overlay
 - (c) a zone code
 - (d) a local plan code
 - (e) a development code
- (6) Where development is proposed on premises partly affected by an overlay, the assessment benchmarks for the overlay only relate to the part of the premises affected by the overlay.
- (7) The overlay maps for the planning scheme are:
 - (a) Airport environs overlay
 - (b) Biodiversity areas overlay
 - (c) Bushfire hazard overlay
 - (d) Flood hazard overlay
 - (e) Heritage overlay
 - (f) Infrastructure overlay
 - (g) Extractive industry overlay
 - (h) Agricultural Land overlay
 - (i) Water resource catchment area overlay
 - (j) Regional infrastructure corridor – stock route overlay
 - (k) Scenic amenity overlay
 - (l) Stormwater overland flow path
 - (m) Waterway corridors overlay
 - (n) Wetlands overlay
- (8) The following overlay maps for the planning scheme without code(s) are:
 - (a) Road hierarchy overlay
 - (b) Noise corridor overlay

Editor's note - The term overlay code has the same meaning as the term overlay for the purposes of schedule 12 of the Planning Regulation 2017.

8.2 Overlay codes

8.2.1 Airport environs overlay code

8.2.1.1 Application

This code applies to assessing material change of use development applications for development within the airport environs area as shown on the **Airport environs overlay maps (OM-001)** contained in Schedule 2 and identified as requiring assessment against the **Airport environs overlay code** by the tables of assessment in Part 5.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

8.2.1.2 Purpose

- (1) The purpose of the code is to manage development that is in close proximity to airports so that aircraft operations are not impeded by the encroachment of incompatible development.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the safety of aircraft operating within the operational airspace of an airport is maintained and enhanced;
 - (b) aviation facilities including navigation, surveillance and communications facilities are protected from incompatible development to maintain and ensure efficient functioning;
 - (c) noise sensitive or other incompatible land uses are not adversely impacted by aircraft noise or ground operations;
 - (d) the risk of public safety being compromised by incidents in the take-off and landing phase of aircraft operations is minimised.

8.2.1.3 Assessment benchmarks

Part A - Criteria for accepted and assessable development

Table 8.2.1.1 - Airport environs overlay code

Performance outcomes	Acceptable outcomes
For accepted, accepted subject to requirements and assessable development (code, code (fast tracked) and impact)	
PO1 (a) Development in the vicinity of Airports protects the safe and efficient operation of the Airport; (b) is designed and located to achieve a suitable standard of amenity for the proposed activity; and (c) does not restrict the future operational requirements of the Airport.	AO1 <i>Buildings, structures</i> (both freestanding and attached to buildings including signs, masts or antennae) and vegetation (at its mature height) where within the Airport Environs Buffer identified on the Airport environs overlay maps (OM-001) have a maximum height of 7.5 metres at any point above <i>ground level</i> .
PO2 The height of any building, structure or tree that can reach a significant height located in the Obstacle Limitation Surface (OLS) area of the airport, is restricted so that, the safe and efficient operations of the airport are protected.	AO2 The maximum height of any building, structure or tree is below the height of the Obstacle Limitation Surface (OLS) height as indicated for the particular site.

8.2.2 Biodiversity areas overlay code

8.2.2.1 Application

This code applies to assessing material change of use, reconfiguring a lot or operational works development applications where for development is within areas with matters of state environmental significance as identified on the **Biodiversity areas overlay maps (OM-002)** contained in Schedule 2 and identified as requiring assessment against the **Biodiversity areas overlay code** by the tables of assessment in Part 5.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

8.2.2.2 Purpose

- (1) The purpose of the Biodiversity areas overlay code is to ensure that matters of state environmental significance are identified and protected.
- (2) The purpose of the Biodiversity areas overlay code will be achieved through the following overall outcomes:
 - (a) the biodiversity values, ecosystem services and climate change resilience of areas of ecological significance are protected, managed and enhanced;
 - (b) the biodiversity values of matters of state environmental significance are protected from development unless overriding community need is demonstrated;
 - (c) Development manages impacts on matters of state environmental significance (MSES) to avoid impacts on environmental values;
 - (d) Matters of state environmental significance are managed to minimise biodiversity losses;
 - (e) development enhances the health and resilience of ecological systems and supports ecological connectivity.

8.2.2.3 Assessment benchmarks

Part A - Criteria accepted and assessable development

Table 8.2.2.1 - Biodiversity areas overlay code

Performance outcomes	Acceptable outcomes
For accepted, accepted subject to requirements and assessable development (code, code (fast tracked) and impact)	
MSES- Regulated Vegetation	
<p>Where within a Rural or Rural Residential Area PO1 The biodiversity values of areas mapped as matters of environmental significance (MSES) on the Biodiversity areas overlay maps (OM-002) are managed to ensure the negative impacts of development are minimised.</p> <p>Note- A supporting Ecological Site Assessment is prepared in accordance with SC6.2 - Planning Scheme Policy 2 – Ecological Site Assessment Guidelines.</p>	<p>Where within a Rural or Rural Residential Area AO1.1 <i>Buildings and structures</i> are not located within areas mapped as having matters of state environmental significance (MSES) on the Biodiversity areas overlay maps (OM-002).</p> <p>AO1.2 No clearing of native vegetation is undertaken within areas mapped as having matters of state environmental significance (MSES) on the Biodiversity areas overlay maps (OM-002).</p>

Performance outcomes	Acceptable outcomes
For assessable development (code, code (fast tracked) and impact)	
MSES - High Ecological Significance Wetlands, wildlife habitat and protected areas	
<p>PO3 Vegetation clearing in areas mapped as matters of state environmental significance (MSES) is avoided unless:</p> <ul style="list-style-type: none"> a) it is demonstrated that the area does not support matters of state environmental significance (MSES) as mapped, or if determined to be matters of state environmental significance (MSES), is treated in accordance with the relevant provisions of the overlay code; or b) the loss or reduction in matters of state environmental significance (MSES) is for <i>community infrastructure</i>, or any purpose associated with an Airport, or extractive resources in a key resource area; and c) the loss or reduction in matters of state environmental significance (MSES) is minimised and any residual impacts are offset. <p>Note- A supporting Ecological Site Assessment is prepared in accordance with SC6.2 - Planning Scheme Policy 2 – Ecological Site Assessment Guidelines.</p>	<p>AO3.1 <i>Buildings and structures</i> are not located within areas mapped as having matters of state environmental significance (MSES) on the Biodiversity areas overlay maps (OM-002).</p> <p>AO3.2 No clearing of native vegetation is undertaken within areas mapped as having matters of state environmental significance (MSES) on the Biodiversity areas overlay maps (OM-002).</p>
<p>Where in an Urban Area PO4 Management arrangements facilitate the ongoing conservation and protection of nature conservation and biodiversity areas within the Urban Area identified on Settlement Pattern Strategic Plan Maps (SFM-001 to SFM-001.4).</p> <p>Note- A supporting Ecological Site Assessment is prepared in accordance with SC6.2 - Planning Scheme Policy 2 – Ecological Site Assessment Guidelines.</p>	<p>Where in an Urban Area AO4 Areas that support matters of state environmental significance (MSES) identified on Biodiversity areas overlay maps (OM-002) are:</p> <ul style="list-style-type: none"> (a) dedicated as public open space for purposes consistent with the ecological values and functions of the area where for <i>Reconfiguring a Lot</i>; or (b) included within a voluntary statutory covenant for purposes consistent with the ecological values and functions of the area where for <i>Reconfiguring a Lot</i> or <i>Material Change of Use</i>.

Performance outcomes	Acceptable outcomes
Buffering and Edge Effects	
<p>PO5 Development on sites adjacent to areas of matters of state environmental significance (MSES) protects the biodiversity values of matters of state environmental significance (MSES) and:</p> <ul style="list-style-type: none"> (a) does not interrupt, interfere, alter or otherwise impact on underlying natural ecosystem processes such as water quality, hydrology, geomorphology and biophysical processes; (b) avoids noise, light, vibration or other edge affects, including weed and pest incursion on identified biodiversity values. <p>Note- A supporting Ecological Site Assessment is prepared in accordance with SC6.2 - Planning Scheme Policy 2 – Ecological Site Assessment Guidelines.</p>	<p>Where for Material Change of Use AO5.1 A minimum buffer of 50 metres is provided between <i>buildings</i> and <i>structures</i> and areas mapped as having matters of state environmental significance (MSES) on the Biodiversity areas overlay maps (OM-002).</p> <p>Where for Reconfiguring a Lot AO5.2 A minimum buffer of 50 metres is provided between a new boundary created by <i>reconfiguring a lot</i> and areas mapped as having matters of state environmental significance (MSES) on the Biodiversity areas overlay maps (OM-002).</p> <p>Where for Operational Works (comprising works for infrastructure or excavating or filling or landscape works) AO5.3 A minimum buffer of 50 metres is provided between <i>operational works</i> and areas mapped as having matters of state environmental significance (MSES) on the Biodiversity areas overlay maps (OM-002).</p>
<p>PO6 Unimpeded movement of fauna within and through the site via state and regional corridors identified on Biodiversity areas overlay maps (OM-002) are maintained.</p> <p>Note- A supporting Ecological Site Assessment is prepared in accordance with SC6.2 - Planning Scheme Policy 2 – Ecological Site Assessment Guidelines.</p>	<p>AO6 Where within a Biodiversity Corridor identified on Strategic Plan Natural Environment (SPM - 002), fauna movement is maintained by:</p> <ul style="list-style-type: none"> (a) retaining bands of vegetation at least 200 metres wide on a site; and (b) <i>buildings, structures</i> are not located within retained vegetation bands.

8.2.3 Bushfire hazard overlay code

8.2.3.1 Application

This code applies to assessing material change of use or reconfiguring a lot development applications for development within the High Bushfire Hazard Area or Medium Bushfire Hazard Area as shown on the **Bushfire hazard overlay maps (OM-003)** contained in Schedule 2 and identified as requiring assessment against the **Bushfire hazard overlay code** by the tables of assessment in Part 5.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

8.2.3.2 Purpose

- (1) The purpose of the code is to manage development that is in bushfire hazard areas so as to ensure that the risk to life, property, community and the environment during bushfire events is minimised and to ensure that development does not increase the potential for bushfire damage.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development in areas at risk from bushfire hazard is compatible with the nature of the hazard;
 - (b) the risk to people, property and the natural environment from bushfire hazard is minimised;
 - (c) development does not result in a material increase in the extent, duration or severity of bushfire hazard.

8.2.3.3 Assessment benchmarks

Part A - Criteria for accepted and assessable development

Table 8.2.3.1 - Bushfire hazard overlay code

Performance outcomes	Acceptable outcomes
For accepted, accepted subject to requirements and assessable development (code, code (fast tracked) and impact)	
<p>PO1 Development does not increase the number of persons living or working on land subject to High Bushfire Hazard identified on Bushfire hazard overlay maps (OM-003) unless it is demonstrated that:</p> <ol style="list-style-type: none"> (a) the subject land is a Medium Bushfire Hazard (or lesser); or (b) development is for community Infrastructure and facilities are located and designed to minimise susceptibility to bushfire events; and (c) a Bushfire Emergency Management Plan is prepared by suitably qualified person(s) and appropriately mitigates risks to life and property. 	<p>AO1.1 Development does not increase the number of lots in areas of High Bushfire Hazard as identified on Bushfire hazard overlay maps (OM-003).</p> <p>AO1.2 Uses within the following <i>Activity groups</i> are located outside of a High Bushfire Hazard identified on Bushfire hazard overlay maps (OM-003):</p> <ol style="list-style-type: none"> (a) <i>Accommodation activities group</i>; (b) <i>Business activities group</i>; (c) <i>Community activities group</i>; and (d) <i>Entertainment activities group</i>.

Performance outcomes	Acceptable outcomes
<p>PO2 In Medium Bushfire Hazard Areas as identified on Bushfire hazard overlay maps (OM-003), vehicular access is designed to mitigate against bushfire hazard by:</p> <ul style="list-style-type: none"> (a) ensuring adequate access for firefighting and other emergency vehicles; (b) ensuring adequate access for the evacuation of residents and emergency personnel in an emergency situation, including alternative safe access routes (should access in one direction be blocked in the event of a fire); (c) providing for the separation of developed areas and adjacent bushland. <p>Note - Where it is not practicable to provide firebreaks in accordance with A03.1 Fire Maintenance Trails are provided in accordance with the following:</p> <ul style="list-style-type: none"> i. located as close as possible to the boundaries of the lot and the adjoining hazardous vegetation; ii. the minimum cleared width not less than 6 metres; iii. the formed width is not less than 2.5metres; iv. the formed gradient is not greater than 15%; v. vehicular access is provided at both ends; vi. passing bays and turning areas are provided for fire-fighting appliances either located on public land or in an access easement that is granted in favour of the Local Government and QFRS. 	<p>AO2.1 The road design is capable of providing access for firefighting and other emergency vehicles, in accordance with SC6.2 – Planning Scheme Policy 1 – Design and Construction Standards.</p> <p>AO2.2 In areas of Medium Bushfire Hazard as identified on Bushfire hazard overlay maps (OM-003), roads are provided in accordance with the following:</p> <ul style="list-style-type: none"> (a) Roads are designed and constructed with a maximum gradient of 12.5%; (b) Cul-de-sacs are not used except where: <ul style="list-style-type: none"> i. a perimeter road designed in accordance with AO3.3 isolates the development from hazardous vegetation; and ii. the cul-de-sac are provided with alternative access linking the cul-de-sac to other through roads; and iii. the maximum length of the cul-de-sac is 200 metres. <p>AO3.3 In areas of Medium Bushfire Hazard as identified on Bushfire hazard overlay maps (OM-003) and development is for the purpose of Reconfiguring a Lot, the design incorporates a perimeter road firebreak that:</p> <ul style="list-style-type: none"> (a) is located between the boundary of the lots and stands of native vegetation; (b) has a minimum cleared width of 20 metres; (c) has a constructed road width of six metres; and (d) is constructed to an all-weather standard.

8.2.4 Flood hazard overlay code

8.2.4.1 Application

This code applies to assessing building work, material change of use, reconfiguring a lot or operational works development applications for development within the flood hazard area as shown on the **Flood hazard overlay maps (OM-004)** contained in Schedule 2 and identified as requiring assessment against the **Flood hazard overlay code** by the tables of assessment in Part 5.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

8.2.4.2 Purpose

(1) The purpose of the code will be achieved through the following overall outcomes:

- (a) Development in the **Extreme flood hazard area**:
 - i. maintains and enhances the hydrological function of the land;
 - ii. does not involve filling (earthworks) or changes to existing landform or drainage lines that results in a loss of the flood conveyance and flood storage capacity of the land;
 - iii. is limited to:
 - A. flood proofed *recreation activities*;
 - B. *rural activities* where for *animal husbandry, cropping, and permanent plantation*;
 - C. flood proofed *utility installations, substations, major electricity infrastructure*;
 - D. conservation and natural area management; and
 - E. replacement of existing lawful development, including *accommodation activities* where *habitable rooms* are elevated above the *defined flood level* and include *freeboard*;
 - iv. Where there is no increase to the number of persons at risk of flood and where development reduces existing or potential risks to life and property.
- (b) Development in the **High flood hazard area**:
 - i. maintains the hydrological function of the land;
 - ii. does not involve filling (earthworks) or changes to the existing landform or drainage lines that results in a loss of the flood conveyance and flood storage capacity of the land;
 - iii. is limited to:
 - A. flood proofed *recreation activities* and *club uses*;
 - B. *Hostel, Non-resident workforce accommodation, Relocatable home park, Resort complex, Short term accommodation* and *Tourist park uses* where these uses comprise permanent on-site management and a flood evacuation management plan ensures the health and safety of persons during a flood event;
 - C. a *dwelling house* only where the lot existed or had a lawful reconfiguring a lot approval at the commencement of the planning scheme or where for minor intensification of existing *dwelling houses*;
 - D. *rural activities* where for *animal husbandry, cropping, and permanent plantation*;
 - E. *industrial activities* and *business activities* where it is accepted that flood damage is incurred as an operational cost and where flood sensitive elements of the development or use are elevated above the *defined flood level*, including *freeboard*;
 - F. flood proofed *utility installations, substations, major electricity infrastructure*;
 - G. conservation and natural area management; and
 - H. replacement of existing lawful development;
 - iv. where there is no increase to the number of persons at risk of flood and where development reduces existing or potential risks to life and property;
 - v. protects surrounding land and land uses from increased flood hazard impacts;
 - vi. elevates *habitable rooms* for all *accommodation activities* (including where for *minor building work*) above the *defined flood level*, including *freeboard*.

- (c) Development in the **Medium flood hazard area**:
- i. minimises risk to life and property from flood events;
 - ii. involves changes to the existing landform and drainage lines in this area only where detrimental impacts to the flood hazard risk of surrounding areas is avoided;
 - iii. is limited to:
 - A. *recreation activities*;
 - B. *industrial activities* and *business activities* where it is accepted that flood damage is incurred as an operational cost and where flood sensitive elements of the development or use are elevated above the *defined flood level*, including *freeboard*;
 - C. *rural activities*;
 - D. *accommodation activities*, excluding *residential care facility* and *retirement facility*;
 - E. *flood proofed community activities*, excluding *child care centre*, *hospital* and *community use* where a flood emergency evacuation plan ensures the safety of people during a flood event;
 - F. *flood proofed utility installations, substations, major electricity infrastructure*;
 - G. *conservation and natural area management*;
 - iv. locates *habitable rooms* for all *accommodation activities* above the *defined flood level*, including *freeboard*; and
 - v. locates the minimum floor level for all *buildings* other than *accommodation activities, industrial activities and business activities* above the *defined flood level*.
- (d) Development in the **Low flood hazard area**:
- i. minimises risk to life and property from flood events;
 - ii. locates *habitable rooms* for all *accommodation activities* above the *defined flood level*, including *freeboard*; and
 - iii. locates the minimum floor level for all *buildings* other than *accommodation activities* above the *defined flood level*, including *freeboard*.
- (e) Development in the **Potential flood hazard area**:
- i. maintains the safety of people on the development site from flood events and minimises the potential damage from flooding to property;
 - ii. does not result in adverse impacts on people's safety, the environment or the capacity to use land within the floodplain;
 - iii. locates *habitable rooms* for all *accommodation activities* above the *defined flood level*, including *freeboard*; and
 - iv. locates the minimum floor level for all *building work* other than *accommodation activities* above the *defined flood level*, including *freeboard*.

8.2.4.3 Assessment benchmarks

Part A - Criteria for accepted and assessable development

Table 8.2.4.1 - Flood hazard overlay code

Performance outcomes	Acceptable outcomes
For accepted, accepted subject to requirements and assessable development (code, code (fast tracked) and impact)	
All flood hazard areas	
PO1 Development prevents the carriage or dispersal of contaminants or pollutants into the receiving environment.	AO1 The processing or storage of <i>dangerous goods</i> or <i>hazardous materials</i> is: <ol style="list-style-type: none"> (a) not undertaken in a flood hazard area on Flood hazard overlay maps (OM-004); or (b) is located above the <i>defined flood level</i> plus 300mm freeboard.

Performance outcomes	Acceptable outcomes
<p>PO2 Community infrastructure is able to function effectively during and immediately after flood events.</p>	<p>AO2 Design levels for <i>buildings</i> must comply with the flood immunity standards specified in Table 8.2.4.2 and Table 8.2.4.3 where within a flood hazard area identified on Flood hazard overlay maps (OM-004).</p> <p>Note- Refer to SC6.2 – Planning Scheme Policy 1 – Design and Construction Standards for definition of development type categories identified in Table 8.2.4.3.</p>
Extreme flood hazard area	
<p>PO3 Development within an Extreme flood hazard area on Flood hazard overlay maps (OM-004) is appropriate to the flood hazard risk having regard to the:</p> <ul style="list-style-type: none"> (a) likelihood and frequency of flooding; (b) the flood risk acceptability of development; (c) the vulnerability of and safety risk to persons associated with the use; and (d) associated consequences of flooding in regard to impacts on proposed buildings, structures and supporting infrastructure. 	<p>Where for Material Change of Use</p> <p>AO3.1 Uses within the following <i>Activity groups</i> are not located within an Extreme flood hazard area identified on Flood hazard overlay maps (OM-004):</p> <ul style="list-style-type: none"> (a) <i>Accommodation activities</i>; (b) <i>Business activities</i>; (c) <i>Centre activities, Community activities or Entertainment activities</i>, except where for a <i>Club</i> with a maximum gross floor area of 100m²; (d) <i>Industry activities</i>; (e) <i>Rural activities</i>, except where for <i>animal husbandry, cropping, and permanent plantation</i>. <p>AO3.2 <i>Recreation activities</i> are not located within an Extreme flood hazard area identified on Flood hazard overlay maps (OM-004) except where for:</p> <ul style="list-style-type: none"> (a) <i>Environment facility</i>; (b) <i>Park</i>; and (c) <i>Outdoor Sport and Recreation</i> (excluding the provision of ancillary facilities or amenities conducted within a <i>building</i>).

Performance outcomes	Acceptable outcomes
<p>PO4 Development is located and designed to:</p> <ul style="list-style-type: none"> (a) maintain and enhance the flood conveyance capacity of the premises; (b) not increase the number of people calculated to be at risk from flooding; (c) not increase the flood impact on adjoining premises; (d) ensure the safety of all persons by ensuring that development levels are set above the <i>defined flood level</i>; (e) reduce property damage; and (f) provide flood safe access to <i>buildings</i>. <p>Note- <i>buildings</i> may be constructed from flood resistant, waterproof materials below the <i>defined flood level</i> where certified by a qualified structural engineer to be flood proof (including the ability to withstand damage from floodwater and debris) and where a performance solution to PO3 is also demonstrated.</p> <p>Note- in the event that a lawful <i>building</i> or <i>structure</i> is destroyed by flood or other event the building may be replaced where a building work approval is obtained and where not constituting a material change of use i.e. there is no increase in:</p> <ul style="list-style-type: none"> i. <i>gross floor area</i>; or ii. the number of <i>dwellings</i> or bedrooms on the premises 	<p>Where for Material Change of Use or Building Work</p> <p>AO4.1 <i>Buildings</i>, including extensions to existing <i>buildings</i> are:</p> <ul style="list-style-type: none"> (a) not located within an Extreme flood hazard area on Flood hazard overlay maps (OM-004); or (b) elevated above the <i>defined flood level</i>; and (c) elevated above the <i>defined flood level</i> plus 300mm freeboard where for <i>habitable rooms</i> within a <i>dwelling</i>. <p>AO4.2 All <i>building work</i> must be high set (comprising pier and beam construction) and retains the flood storage and conveyance capacity of the premises.</p> <p>Note- <i>Building work</i> must be certified by a qualified structural engineer to be flood proof including the ability to withstand damage from floodwater and debris.</p> <p>Where for Material Change of Use</p> <p>AO4.3 New <i>buildings</i> are provided with flood free pedestrian and vehicle evacuation access between the <i>building</i> and a flood safe accessible road.</p> <p>Note- a flood safe accessible road includes a road where identified as no flood hazard, Low flood hazard, Potential flood hazard or Medium flood hazard on Flood hazard overlay maps (OM-004).</p> <p>Where for Reconfiguring a Lot</p> <p>AO4.4 Development does not increase the number of lots in areas of Extreme flood hazard area as identified on Flood hazard overlay maps (OM-004) except where for the purposes of public open space.</p>
<p>PO5 Flood risk management minimises the impact on property and appropriately protects the health and safety of persons at risk of Extreme flood hazard, and:</p> <ul style="list-style-type: none"> (a) indicates the position and path of all safe evacuation routes off the site; and (b) if the site contains or is within 100 metres of a flood hazard area, hazard warning signage and depth indicators are provided at key hazard points, such as at floodway crossings. <p>Note- A material change of use or reconfiguring a lot that involves new <i>gross floor area</i> or increases the number of persons living, working or residing in areas of Extreme flood hazard area as identified on Flood hazard overlay maps (OM-004) is supported by a Flood Emergency Evacuation Plan prepared by suitably qualified persons having regard to <i>Floodplain Management in Australia: Best Practice Principles</i></p>	<p>Where for Material Change of Use or Reconfiguring a Lot that involves new <i>gross floor area</i> or increases the number of persons living, working or residing in areas of High flood hazard area other than a <i>Dwelling house</i></p> <p>AO5 No acceptable outcome.</p>

Performance outcomes	Acceptable outcomes
<p><i>and Guidelines (2000), prepared by Standing Committee on Agriculture and Resource Management (SCARM), CSIRO.</i></p>	
<p>Where for Material Change of Use or Building Work or Operational Works PO6 Development involving earthworks in a flood hazard area below the <i>defined flood level</i> must protect life and property on premises and off premises through maintaining:</p> <ul style="list-style-type: none"> (a) flood storage capacity of land; (b) flood conveyance function of land; (c) flood and drainage channels; (d) overland flow paths; and (e) flood warning times. 	<p>Where for Material Change of Use or Building Work or Operational Works AO6 Filling above <i>ground level</i> is not undertaken in areas of Extreme flood hazard area as identified on Flood hazard overlay maps (OM-004).</p>
<p>High flood hazard area</p>	
<p>PO7 Development within a High flood hazard area on Flood hazard overlay maps (OM-004) is appropriate to the flood hazard risk having regard to the:</p> <ul style="list-style-type: none"> (a) likelihood and frequency of flooding; (b) the flood risk acceptability of development; (c) the vulnerability of and safety risk to persons associated with the use; and (d) associated consequences of flooding in regard to impacts on proposed buildings, structures and supporting infrastructure. 	<p>Where for Material Change of Use AO7.1 Uses within the following <i>Activity groups</i> are not located within a High flood hazard area identified on Flood hazard overlay maps (OM-004):</p> <ul style="list-style-type: none"> (a) <i>Accommodation activities</i>, except where for <i>dwelling house</i> and only where the lot existed or had a lawful reconfiguring a lot approval at the commencement of the planning scheme; (b) <i>Centre activities</i>, except where for <i>business activities</i>; (c) <i>Community activities</i> or <i>Entertainment activities</i>, except where for a <i>Club</i> with a maximum gross floor area of 100m²; (d) <i>Rural activities</i>, except where for <i>animal husbandry, cropping, and permanent plantation</i>. <p>AO7.2 Recreation activities are not located within a High flood hazard area identified on Flood hazard overlay maps (OM-004) except where for:</p> <ul style="list-style-type: none"> (a) <i>Environment facility</i>; (b) <i>Park</i>; and (c) <i>Outdoor Sport and Recreation</i> (excluding the provision of ancillary facilities or amenities conducted within a <i>building</i>).
<p>PO8 Development is located and designed to:</p> <ul style="list-style-type: none"> (a) maintain the flood conveyance capacity of the premises; (b) minimise the number of people calculated to be at risk from flooding; (c) minimise the flood impact on adjoining premises; (d) ensure the safety of all persons by ensuring that an appropriate proportion of <i>buildings</i> are set above the <i>defined flood level</i>; (e) reduce the carriage of debris in flood waters; (f) reduce property damage; and (g) provide flood safe access. <p>Note- <i>buildings</i> may be constructed from flood resistant, waterproof materials below the <i>defined flood</i></p>	<p>Where for Material Change of Use or Building Work AO8.1 <i>Buildings</i>, including extensions to existing <i>buildings</i> are:</p> <ul style="list-style-type: none"> (a) not located within a High flood hazard area on Flood hazard overlay maps (OM-004); or (b) elevated above the <i>defined flood level</i>; and (c) elevated above the <i>defined flood level</i> plus 300mm freeboard where for <i>habitable rooms</i> within a <i>dwelling</i>. (d) comply with the Queensland Development Code MP 3.5 - Construction of buildings in flood hazard areas. <p>OR</p>

Performance outcomes	Acceptable outcomes
<p><i>level</i> where certified by a qualified structural engineer to be flood proof (including the ability to withstand damage from floodwater and debris) and where a performance solution to PO8 is also demonstrated.</p> <p>Note- in some circumstances a flood safe access may be provided in the form of an emergency evacuation route.</p>	<p>A08.2 <i>Where for business activities or industry activities buildings</i> the minimum floor level supporting the following elements of the development must be located above the <i>defined flood level</i> plus 300mm freeboard:</p> <ul style="list-style-type: none"> (a) administrative areas; (b) utilities, plant and equipment associated with the <i>building</i>. <p>Note- in complying with A08.2 the proponent accepts that the cost of flood impact is an operational cost of the <i>business activity or industry activity</i>.</p> <p>A08.3 All <i>building work</i> below the <i>defined flood level</i> must be high set (comprising pier and beam construction) and retains the flood storage and conveyance capacity of the premises.</p> <p>Note- <i>Building work</i> must be certified by a qualified structural engineer to be flood proof including the ability to withstand damage from floodwater and debris.</p> <p>A08.4 New <i>temporary</i>, relocatable or impermanent <i>buildings</i> and <i>structures</i> are to be anchored with the ability to withstand transportation by floodwater.</p> <p>Note- <i>Building work</i> must be certified by a qualified structural engineer.</p> <p>Where for Material Change of Use A08. 5 New <i>buildings</i> are provided with flood safe pedestrian and vehicle evacuation access between the <i>building</i> and a flood safe accessible road.</p> <p>Note- a flood safe accessible road includes a road where identified as no flood hazard, Low flood hazard, Potential flood hazard or Medium flood hazard on Flood hazard overlay maps (OM-004).</p> <p>Where for Accommodation activities A08.6 <i>Dwellings</i> do not exceed four bedrooms.</p> <p>Where for Reconfiguring a Lot A08.7 Development does not increase the number of lots in areas of High flood hazard area as identified on Flood hazard overlay maps (OM-004) except where for the purposes of public open space.</p>

Performance outcomes	Acceptable outcomes
<p>PO9 Flood risk management minimises the impact on property and appropriately protects the health and safety of persons at risk of High flood hazard, and:</p> <ul style="list-style-type: none"> (a) indicates the position and path of all safe evacuation routes off the site; and (b) if the site contains or is within 100 metres of a flood hazard area, hazard warning signage and depth indicators are provided at key hazard points, such as at floodway crossings. <p>Note- A material change of use or reconfiguring a lot that involves new <i>gross floor area</i> or increases the number of persons living, working or residing in areas of High flood hazard area as identified on Flood hazard overlay maps (OM-004) is supported by a Flood Emergency Evacuation Plan prepared by suitably qualified persons having regard to <i>Floodplain Management in Australia: Best Practice Principles and Guidelines</i> (2000), prepared by Standing Committee on Agriculture and Resource Management (SCARM), CSIRO.</p>	<p>Where for Material Change of Use or Reconfiguring a Lot that involves new <i>gross floor area</i> or increases the number of persons living, working or residing in areas of High flood hazard area other than a <i>Dwelling house</i> AO9 No acceptable outcome.</p>
<p>Where for Material Change of Use or Building Work or Operational Works PO10 Development involving earthworks in a flood hazard area below the <i>defined flood level</i> must protect life and property on premises and off premises through maintaining:</p> <ul style="list-style-type: none"> (a) flood storage capacity of land; (b) flood conveyance function of land; (c) flood and drainage channels; (d) overland flow paths; and (e) flood warning times. 	<p>Where for Material Change of Use or Building Work or Operational Works AO10 Filling above <i>ground level</i> is not undertaken in areas of High flood hazard area as identified on Flood hazard overlay maps (OM-004).</p>
Medium flood hazard area	
<p>PO11 Development within a Medium flood hazard area on Flood hazard overlay maps (OM-004) is appropriate to the flood hazard risk having regard to the:</p> <ul style="list-style-type: none"> (a) likelihood and frequency of flooding; (b) the flood risk acceptability of development; (c) the vulnerability of and safety risk to persons associated with the use; and (d) associated consequences of flooding in regard to impacts on proposed buildings, structures and supporting infrastructure. 	<p>Where for Material Change of Use AO11 The following uses are not located within a Medium flood hazard area identified on Flood hazard overlay maps (OM-004):</p> <ul style="list-style-type: none"> (a) <i>residential care facility</i>; (b) <i>retirement facility</i>; (c) <i>child care centre</i>; (d) <i>hospital</i>; or (e) <i>community use</i>.
<p>PO12 Flood risk management minimises the impact on property and appropriately protects the health and safety of persons at risk of Medium flood hazard, and:</p> <ul style="list-style-type: none"> (a) indicates the position and path of all safe evacuation routes off the site; and (b) if the site contains or is within 100 metres of a flood hazard area, hazard warning signage and depth indicators are provided at key hazard points, such as at floodway crossings. 	<p>Where for Material Change of Use that involves three or more <i>dwellings</i>, or <i>accommodation activities</i>, <i>business activities</i>, <i>centres activities</i>, <i>entertainment activities</i> or <i>community activities</i> with a staff or resident or non-resident worker or guest occupancy of more than 10 persons on premises at any one time AO12 No acceptable outcome.</p>

Performance outcomes	Acceptable outcomes
<p>Note- A material change of use that involves new <i>gross floor area</i> or increases the number of persons living, working or residing in areas of Extreme flood hazard area as identified on Flood hazard overlay maps (OM-004) is supported by a Flood Emergency Evacuation Plan prepared by suitably qualified persons having regard to <i>Floodplain Management in Australia: Best Practice Principles and Guidelines</i> (2000), prepared by Standing Committee on Agriculture and Resource Management (SCARM), CSIRO.</p>	
Medium flood hazard area, Low flood hazard area or Potential flood hazard area	
<p>PO13 Development is located and designed to:</p> <ul style="list-style-type: none"> (a) maintain hydrological function of the premises; (b) not increase the number of people calculated to be at risk from flooding; (c) minimises the flood impact on adjoining premises; (d) ensure the safety of all persons by ensuring that a proportion of <i>buildings</i> are set above the <i>defined flood level</i>; (e) reduce the carriage of debris in flood waters; (f) reduce property damage; and (g) provide flood immune access to <i>buildings</i>. <p>Note- where the development is located in a Potential flood hazard area and there is no <i>defined flood level</i> as identified on Flood hazard overlay maps (OM-004) a hydraulic (flood hazard assessment) report prepared by a RPEQ is required in substantiation of a Performance Solution is required or the <i>defined flood level</i> from the adjacent representative hazard zone is used.</p>	<p>Where for Material Change of Use or Building Work AO13.1 <i>Buildings</i>, including extensions to existing <i>buildings</i> are:</p> <ul style="list-style-type: none"> (a) elevated above the <i>defined flood level</i>; and (b) and the defined flood event does not exceed a depth of 600mm; and (c) elevated above the <i>defined flood level</i> plus 300mm freeboard where for <i>habitable rooms</i> within a <i>dwelling</i>. (d) To comply with the Queensland Development Code MP 3.5 - Construction of buildings in flood hazard areas. <p>OR</p> <p>AO13.2 <i>Where for business activities or industry activities buildings</i> the minimum floor level supporting the following elements of the development must be located above the <i>defined flood level</i> plus 300mm freeboard:</p> <ul style="list-style-type: none"> (a) administrative areas; (b) utilities, plant and equipment associated with the <i>building</i>. <p>Note- in complying with A013.2 the proponent accepts that the cost of flood impact is an operational cost of the <i>business activity or industry activity</i>.</p> <p>AO13.3 All <i>building work</i> below the <i>defined flood level</i> must be high set (comprising pier and beam construction) and retains the flood storage and conveyance capacity of the premises.</p> <p>Note- <i>Building work</i> must be certified by a qualified structural engineer to be flood proof including the ability to withstand damage from floodwater and debris.</p> <p>Where for Reconfiguring a Lot AO13.4 No acceptable outcome.</p>
<p>Where for Material Change of Use or Building Work or Operational Works PO14 Development involving earthworks in a flood hazard area below the <i>defined flood level</i> must protect life and property on premises and off premises through maintaining:</p> <ul style="list-style-type: none"> (a) flood storage capacity of land; (b) flood conveyance function of land; 	<p>Where for Material Change of Use or Building Work or Operational Works AO14 Development does not involve in excess of 50m³ of fill above <i>ground level</i> per 1,000 metres squared of site area.</p>

Performance outcomes	Acceptable outcomes
(c) flood and drainage channels; (d) overland flow paths; and (e) flood warning times.	

Table 8.2.4.2 Flood immunity levels

Development Type	Minimum design floor or pavement levels (mAHD)
Category A	100y ARI + 0.5 metres
Category B	100y ARI + 0.3 metres
Category C	100y ARI
Category D	100y ARI
Category E	50y ARI

Table 8.2.4.3 Community infrastructure immunity levels

Development Type	Minimum design floor or pavement levels (mAHD)
<i>Emergency services</i> , where for: <ul style="list-style-type: none"> • Emergency Shelters • Police facilities • Other <i>Emergency services</i> 	500y ARI 200y ARI 500y ARI + 0.5m
<i>Hospital</i>	500y ARI + 0.5m
<i>Community use</i> (where for the storage of valuable records or items of historic or cultural significance including libraries and museums)	200y ARI
<i>Special industry</i> (where for power station)	200y ARI
<i>Substations</i>	200y ARI
<i>Utility installation</i> (where for a sewage treatment plant)	200y ARI
<i>Utility installation</i> (where for a water treatment plant)	200y ARI
<i>Utility installation</i> (other)	200y ARI
Air services	200y ARI

8.2.5 Heritage overlay code

8.2.5.1 Application

This code applies to assessing building work, material change of use, reconfiguring a lot or operational works development applications for development identified as being of heritage significance as shown on the **Heritage overlay maps (OM-005)** contained in Schedule 2 and identified as requiring assessment against the **Heritage overlay code** by the tables of assessment in Part 5.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

8.2.5.2 Purpose

- (1) The purpose of the Code is to ensure assessable development on, or adjacent to, a local heritage place is compatible with the cultural heritage significance of the place.
- (2) This purpose will be achieved through the following overall outcomes:
 - (a) The cultural heritage significance of local heritage places is conserved¹ unless there is no prudent or feasible alternative.
 - (b) The adaptive reuse of local heritage places, where that use is consistent with, or similar to, the identified cultural heritage significance, is supported.
 - (c) Development that occurs on land adjoining a local heritage place does not impact the cultural heritage significance of the place unless there is no prudent or feasible alternative.
- (3) In considering whether there is no prudent or feasible alternative, Council will have regard to:
 - (a) Safety, health and economic considerations.²
 - (b) Any other matters Council considers relevant.³

8.2.5.3 Assessment benchmarks

¹ According to the *Queensland Heritage Act 1992*, '**conservation** includes protection, stabilisation, maintenance, preservation, restoration, reconstruction and adaptation'.

² Refer to the Department of Environment and Heritage Protection *Guideline: No Prudent and Feasible Alternative*. It establishes the criteria Council may consider when determining safety, health and economic considerations. Information in the guideline that relates specifically to requirements applying only to Queensland Heritage Places is not deemed relevant in the case of local heritage places.

³ 'Other matters' may include, but are not limited to, the potential for environmental, social and community disadvantage.

Part A - Criteria for accepted and assessable development

Table 8.2.5.1 – Heritage overlay code

Performance outcomes	Acceptable outcomes
For accepted, accepted subject to requirements and assessable development (code, code (fast tracked) and impact)	
<p>PO1 Development of a local heritage place is compatible with the conservation of the cultural heritage significance of the local heritage place.</p>	<p>AO1.1 Development is compatible with <i>The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013</i>.</p> <p>AO1.2 Development is consistent with a Conservation Management Plan for the place prepared in accordance with the <i>Burra Charter</i>.</p> <p>Note: Council may request the preparation of a heritage impact statement that demonstrates how the proposed development will conserve and/or impact the cultural heritage significance of the place. The statement should generally conform to the Department of Environment and Heritage Protection’s guideline: <i>Preparing a Heritage Impact Statement</i> or other standards as approved by Council. Changes to local heritage places are required to be documented to the satisfaction of Council.</p>
<p>PO2 A local heritage place may not be demolished, removed or disturbed unless it can be demonstrated that there is no prudent or feasible alternative to the demolition, removal or disturbance.</p>	<p>AO2.1 Where a local heritage place is to be demolished, removed or disturbed because it has been satisfactorily demonstrated that there is no prudent or feasible alternative, a Heritage Management Plan to manage the impact to identified cultural heritage values must be developed in accordance with the <i>Burra Charter</i> and approved by Council.</p> <p>Note: A Heritage Management Plan must incorporate an archival recording of the place or particular features of the place affected by the demolition, removal or disturbance. The archival recording should meet the standards required in the Department of Environment and Heritage Protection <i>Guideline: Archival Recording of Heritage Places</i> or other standards as approved by Council. Where archaeological components are identified as a component of the significance of the local heritage place, a Management Plan should be prepared and implemented by a suitably qualified professional as part of the Heritage Management Plan. Changes to local heritage places are required to be documented to the satisfaction of Council.</p>
<p>PO3 Part of a local heritage place may not be demolished, removed or disturbed unless it can be demonstrated that: There is no prudent or feasible alternative to the demolition, removal or disturbance. The part of the local heritage place does not contribute to the cultural heritage significance of the place.</p>	<p>AO3.1 Where a part of a local heritage place is to be demolished, removed or disturbed because it has been satisfactorily demonstrated that there is no prudent or feasible alternative, a Heritage Management Plan to manage the impact to identified cultural heritage values must be developed in accordance with the <i>Burra Charter</i> and approved by Council.</p>
Performance outcomes	Acceptable outcomes
	Note: A Heritage Management Plan must incorporate an archival recording of the place or particular features of

	<p>the place affected by the demolition or removal. The archival recording should meet the standards required in the Department of Environment and Heritage Protection <i>Guideline: Archival Recording of Heritage Places</i> or other standards as approved by Council. Where archaeological components are identified as a component of the significance of the local heritage place, a Management Plan should be prepared and implemented by a suitably qualified professional as part of the Heritage Management Plan. Changes to local heritage places are required to be documented to the satisfaction of Council.</p>
<p>PO4 Development on land adjoining a local heritage place does not adversely affect the cultural heritage significance of the local heritage place.</p>	<p>AO4.1 The scale, location and design of the development are compatible with the cultural heritage significance of the local heritage place, including its context, setting, appearance and archaeology.</p> <p>Note: A Heritage Management Plan must incorporate an archival recording of the place or particular features of the place affected by the demolition or removal. The archival recording should meet the standards required in the Department of Environment and Heritage Protection <i>Guideline: Archival Recording of Heritage Places</i> or other standards as approved by Council. Where archaeological components are identified as a component of the significance of the local heritage place, a Management Plan should be prepared and implemented by a suitably qualified professional as part of the Heritage Management Plan. Changes to local heritage places are required to be documented to the satisfaction of Council.</p>
Reconfiguring a Lot	
<p>PO5 Development does not:</p> <ul style="list-style-type: none"> (a) Reduce public access to the place of local cultural heritage significance; (b) Result in a place of local heritage significance being severed or obstructed from public view; and (c) Obscure or destroy any pattern of historic subdivisions, the landscape setting or the scale and consistency of the urban fabric relating to the place of local cultural heritage significance. 	<p>AO5 No acceptable outcome</p> <p>Note: A Heritage Management Plan must incorporate an archival recording of the place or particular features of the place affected by the demolition or removal. The archival recording should meet the standards required in the Department of Environment and Heritage Protection <i>Guideline: Archival Recording of Heritage Places</i> or other standards as approved by Council. Where archaeological components are identified as a component of the significance of the local heritage place, a Management Plan should be prepared and implemented by a suitably qualified professional as part of the Heritage Management Plan. Changes to local heritage places are required to be documented to the satisfaction of Council.</p>

Performance outcomes	Acceptable outcomes
Building Work or Operational Work	
<p>PO6</p> <p>Development conserves features and values of the local heritage place that contributes to its cultural heritage significance.</p>	<p>AO6</p> <p>No acceptable outcome</p> <p>Note: A Heritage Management Plan must incorporate an archival recording of the place or particular features of the place affected by the demolition or removal. The archival recording should meet the standards required in the Department of Environment and Heritage Protection <i>Guideline: Archival Recording of Heritage Places</i> or other standards as approved by Council. Where archaeological components are identified as a component of the significance of the local heritage place, a Management Plan should be prepared and implemented by a suitably qualified professional as part of the Heritage Management Plan. Changes to local heritage places are required to be documented to the satisfaction of Council.</p>

8.2.6 Infrastructure overlay code

8.2.6.1 Application

This code applies to assessing material change of use, reconfiguring a lot or operational work development applications for development within infrastructure buffer areas identified on the **Infrastructure overlay maps (OM-006)** or the **Noise corridor overlay maps (OM-016)** contained in Schedule 2 and identified as requiring assessment against the **Infrastructure overlay code** by the tables of assessment in Part 5.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

8.2.6.2 Purpose

- (1) The purpose of the infrastructure overlay code is to ensure that development is compatible with, and does not adversely affect the viability, integrity, operation and maintenance of existing and planned infrastructure within the Western Downs Region as identified on the **Infrastructure overlay maps (OM-006)**. Infrastructure includes the following:
 - (a) major gas and major oil pipelines;
 - (b) major electricity infrastructure and substations;
 - (c) transmission substations
 - (d) power stations;
 - (e) wastewater treatment plants;
 - (f) waste stations;
 - (g) highways and main roads;
 - (h) rail lines;
 - (i) major water pipelines; and
 - (j) water treatment plants.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) existing and planned infrastructure facilities, networks and corridors are protected from incompatible development; and
 - (b) development in proximity to existing and planned infrastructure facilities, networks and corridors is appropriately located, designed, constructed and operated to:
 - (i) avoid compromising the integrity, operational efficiency and maintenance of infrastructure; and
 - (ii) protect the amenity, health and safety of people and property.

8.2.6.3 Assessment benchmarks

Part A - Criteria for accepted and assessable development

Table 8.2.6.1 - Infrastructure overlay code

Performance outcomes	Acceptable outcomes
For accepted, accepted subject to requirements and assessable development (code, code (fast tracked) and impact)	
Oil and Gas pipeline	
PO1 <i>Buildings and structures</i> are designed and sited to: <ol style="list-style-type: none"> (a) minimise risk of harm to people and property; (b) avoid compromising the viability of the pipeline; and (c) avoid damaging or adversely affecting the existing or future operation of pipeline and the supply of gas or oil. 	AO1.1 <i>Buildings and structures</i> are setback a minimum of 50 metres from a gas or oil pipeline as identified on the Infrastructure overlay maps (OM-006) . AO1.2 Any development that impacts on an oil and 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 the Australian Standard 2885, Pipeline Gas and Liquid Petroleum.

Performance outcomes	Acceptable outcomes
High voltage electricity transmission lines	
<p>PO2 Major electricity infrastructure and substations:</p> <ul style="list-style-type: none"> (a) are protected from encroachment by incompatible land use and development; (b) are appropriately separated from <i>sensitive land uses</i> in the protection of public health and safety. 	<p>AO2.1 <i>Buildings and structures</i> are not located within the area of a major electricity infrastructure and substations as identified on the Infrastructure overlay maps (OM-006).</p> <p>AO2.2 <i>Buildings</i> associated with <i>sensitive land uses</i> are setback from major electricity infrastructure and substations as identified on the Infrastructure overlay maps (OM-006) and in accordance with the following:</p> <ul style="list-style-type: none"> (a) 20 metres for transmission lines up to 132kV; (b) 30 metres for transmission lines between 133kV and 275kV; and (c) 40 metres for transmission lines exceeding 275kV. <p>AO2.3 <i>Buildings</i> associated with <i>sensitive land uses</i> are setback from substations identified on the Infrastructure overlay maps (OM-006) and in accordance with the following:</p> <ul style="list-style-type: none"> (a) 50 metres from transmission substation; and (b) 10 metres from all other substations.
Power station (where identified within Special Industrial Areas)	
<p>PO3 Power stations (where identified within Special Industrial Areas):</p> <ul style="list-style-type: none"> (a) are not compromised by the encroachment of <i>sensitive land uses</i>; (b) are appropriately separated from <i>sensitive land uses</i> in the protection of public health and safety. 	<p>AO3.1 <i>Sensitive land uses</i> are setback 250 metres from a power station <i>building or structure</i> as identified on the Infrastructure overlay maps (OM-006).</p> <p>AO3.2 Development for <i>Accommodation activities</i> does not increase the number of persons living or residing within 250 metres of a power station <i>building or structure</i> as identified on the Infrastructure overlay maps (OM-006).</p> <p>OR</p> <p>AO3.3 Development is for a <i>dwelling house</i> and includes <i>minor building work</i> or building work with a maximum <i>gross floor area</i> of 50 metres squared (includes cumulative increase over any five year period).</p>
Wastewater treatment plants	

Performance outcomes	Acceptable outcomes
<p>PO4 Wastewater treatment plants: (a) are not compromised by the encroachment of <i>sensitive land uses</i>; and (b) are appropriately separated from <i>sensitive land uses</i> in the protection of public health and safety.</p>	<p>AO4.1 <i>Sensitive land uses</i> are not established within 500 metres of a wastewater treatment plant <i>building or structure</i> as identified on the Infrastructure overlay maps (OM-006).</p> <p>AO4.2 Development for <i>Accommodation activities</i> does not increase the number of persons living or residing within 250 metres of a wastewater treatment plant <i>building or structure</i> as identified on the Infrastructure overlay maps (OM-006). OR</p> <p>AO4.3 Development is for a <i>dwelling house</i> and includes <i>minor building work</i> or building work with a maximum additional <i>gross floor area</i> of 50 metres squared (includes cumulative increase over any five year period).</p>
Waste stations	
<p>PO5 The operation and planned expansion of the waste station is not prejudiced, and <i>sensitive land uses</i> are not adversely affected by emissions from existing or planned waste stations.</p>	<p>AO5.1 <i>Sensitive land uses</i> are not established within 500 metres of the boundary of a waste station as identified on the Infrastructure overlay maps (OM-006).</p> <p>AO5.2 Development for <i>Accommodation activities</i> does not increase the number of persons living or residing within 500 metres of the boundary of a waste station as identified on the Infrastructure overlay maps (OM-006). OR</p> <p>AO5.3 Development is for a <i>dwelling house</i> and includes <i>minor building work</i> or building work with a maximum <i>gross floor area</i> of 50 metres squared (includes cumulative increase over any five year period).</p>
Water Pipelines	
<p>PO6 Development does not adversely impact on existing and planned water pipeline infrastructure.</p>	<p>AO6 <i>Buildings</i> are not located within a water pipeline easement as identified on the Infrastructure overlay maps (OM-006).</p>
Water Treatment Plant	

Performance outcomes	Acceptable outcomes
<p>PO7 Water treatment plants:</p> <p>(a) are not compromised by the encroachment of <i>sensitive land uses</i>; and</p> <p>(b) are appropriately separated from <i>sensitive land uses</i> in the protection of public health and safety.</p>	<p>AO7.1 <i>Sensitive land uses</i> are not established within 100 metres of a water treatment plant <i>building</i> or <i>structure</i> as identified on the Infrastructure overlay maps (OM-006).</p> <p>AO7.2 Development for <i>Accommodation activities</i> does not increase the number of persons living or residing within 100 metres of a water treatment plant <i>building</i> or <i>structure</i> as identified on the Infrastructure overlay maps (OM-006). OR</p> <p>AO7.3 Development is for a <i>dwelling house</i> and includes <i>minor building work</i> or building work with a maximum additional <i>gross floor area</i> of 100 metres squared (includes cumulative increase over any five year period).</p>
Noise Corridor	
<p>PO8 <i>Sensitive land uses</i> are located and designed to ensure that noise emissions from existing or planned <i>major road</i> and railway corridors do not adversely affect:-</p> <p>(a) the development's primary function; and</p> <p>(b) the wellbeing of occupants including their ability to sleep, work or otherwise undertake quiet enjoyment without unreasonable interference from road traffic noise.</p>	<p>AO8 No acceptable outcome. Editor's note—Part 4.4 of the <i>Queensland Development Code</i> provides requirements for residential buildings in a designated transport corridor.</p>
<p>PO9 Development as identified on the Noise corridor Overlay maps (OM-016), maintains and, where practicable, enhances the safety, efficiency and effectiveness of the corridor.</p>	<p>AO9 No acceptable outcome.</p>
<p>PO10 Development retains and enhances existing <i>vegetation</i> between the intended location of the development and a <i>major road</i> or railway corridor, so as to provide dense screening to potential noise, dust, odour and visual impacts emanating from the corridor.</p>	<p>AO10 No acceptable outcome.</p>
For assessable development (code, code (fast tracked) and impact)	
Reconfiguring a Lot	
<p>PO11 The operation and planned expansion of infrastructure as identified on the Infrastructure overlay maps (OM-006) is not prejudiced by the encroachment of <i>sensitive land uses</i>, and <i>sensitive land uses</i> are not adversely affected by the amenity and health impacts arising from the operation of the infrastructure item.</p>	<p>AO11 No additional lots capable of supporting <i>sensitive land uses</i> are accommodated within the following buffer areas identified on the Infrastructure overlay maps (OM-006):</p> <p>(a) 100 metres of a water treatment plant <i>building</i> or <i>structure</i>;</p> <p>(b) 500 metres of the boundary of a waste station;</p> <p>(c) 250 metres of a waste water treatment plant <i>building</i> or <i>structure</i>;</p> <p>(d) 250 metres from a power station <i>building</i> or <i>structure</i>; and</p> <p>(e) 200 metres from a gas or oil pipeline.</p>

Performance outcomes	Acceptable outcomes
<p>PO12 Reconfiguration of lots does not compromise or adversely impact upon the efficiency and integrity of major electricity infrastructure.</p>	<p>AO12 Urban residential lots and buildings and structures are not located within and easement for, or an area otherwise affected by, major electricity infrastructure as identified on the Infrastructure overlay maps (OM-006).</p>
<p>PO13 Reconfiguring of lots ensures that access requirements of major electricity infrastructure are maintained.</p>	<p>AO13 Major electricity infrastructure traversing or within private land are protected by easement in favor of the service provided for access and maintenance.</p>

8.2.7 Natural resources overlay code

8.2.7.1 Application

This code applies to assessing material change of use or reconfiguring a lot development applications for development within natural resource areas identified on the **Extractive resource overlay maps (OM-007) EI, Agricultural Land overlay maps (OM-008), and Water resource catchment area overlay maps (OM-09)** contained within Schedule 2 and identified as requiring assessment against the **Natural resources overlay code** by the tables of assessment in Part 5.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

8.2.7.2 Purpose

- (1) The purpose of the Natural resources overlay code is to ensure that the natural resources in the Western Downs region are protected from inappropriate development that may adversely impact on the productive use of natural resources by present and future generations.
- (2) The purpose of the Natural resources overlay code will be achieved through the following overall outcomes:
 - (a) development occurring within or adjacent to Key Resource Areas and local resource areas does not adversely affect or prejudice the ability of existing or future extractive industries to viably win the resource;
 - (b) development occurring within or adjacent to Key Resource Area transport routes or transport investigation areas does not constrain or otherwise conflict with the safe and efficient transportation of the extractive resource;
 - (c) the impacts of extractive industries on sensitive land uses within or adjacent to key resource areas and local resource areas and associated transport routes and transport investigation areas are mitigated to maintain high levels of safety and amenity;
 - (d) the alienation, loss or fragmentation of ALC Class A and B land is avoided, except where an overriding need exists for the development in terms of public benefit, where no suitable alternative site exists, and the loss or fragmentation of ALC Class A and B land is minimised;
 - (e) water resource catchment areas are protected from activities that have the potential to negatively impact the quality and sustainability of groundwater.

8.2.7.3 Assessment benchmarks

Part A - Criteria for accepted and assessable development

Table 8.2.7.1 - Natural resources overlay code

Performance outcomes	Acceptable outcomes
For accepted, accepted subject to requirements and assessable development (code, code (fast tracked) and impact)	
Extractive resources	
PO1 Development within a Resource Processing Area identified on the Extractive industry overlay maps (OM-007) EI does not prevent or constrain the current or future viability and efficient winning or processing of mineral or extractive resources.	AO1 Development within a Resource Processing Area identified on the Extractive industry overlay maps (OM-007) EI is for: <ol style="list-style-type: none"> (a) <i>Extractive industry</i> or activities directly associated with <i>Extractive industry</i>; or (b) a <i>temporary use</i> which would not constrain existing or future <i>Extractive industry</i> activities.

Performance outcomes	Acceptable outcomes
<p>PO2 Development for <i>Extractive industry</i> within the Separation Area does not compromise the function of the Separation Area in providing a buffer between extractive and processing operations and any incompatible uses or <i>sensitive land uses</i> located outside of the Separation Area.</p>	<p>AO2 Extractive industry is not undertaken within a Separation Area identified on the Extractive industry overlay maps (OM-007) EI.</p> <p>Note- AO2 does not apply to the transportation of extractive resources undertaken on a Transport Route identified on the Extractive industry overlay maps (OM-007) EI.</p>
<p>PO3 <i>Sensitive land uses</i> are sited so as not to prevent or constrain the efficient winning or processing of mineral or extractive resources from the Resource Processing Area, and are designed to manage the impacts of <i>Extractive industry</i> operations having regard to:</p> <ul style="list-style-type: none"> (a) the acoustic amenity of sensitive land uses, in particular noise emissions associated with blasting, crushing, screening, and haulage operations; (b) air quality, and in particular particulate emissions associated with extractive industry and mining operations; (c) wellbeing, health and safety of the occupants of sensitive land uses; (d) lighting impacts associated with night operations; and (e) vibration impacts associated with blasting operations. <p>Note- to demonstrate compliance with this outcome, applicants are likely to have to supply adequate information to demonstrate that the proposed uses would not be subject to adverse impacts from existing and future extractive operations by:</p> <ul style="list-style-type: none"> (a) locating buildings and structures the greatest distance practicable from the resource / processing area and associated transportation route; (b) designing buildings so the areas where people live, work and congregate (habitable rooms) are furthestmost from the resource / processing area and associated transportation route; and (c) minimising openings in walls closest to these effects; and (d) providing mechanical ventilation to habitable rooms; and (e) providing private outdoor recreation space adjacent to a building façade shielded from the <i>Extractive industry</i> operations or potential <i>Extractive industry</i> operations. 	<p>AO3.1 <i>Sensitive land uses</i> are not located within:</p> <ul style="list-style-type: none"> (a) Resource Processing Areas or Separation Areas identified on Extractive industry overlay maps (OM-007) EI; (b) 100 metres from either side of a road reserve boundary identified as a Transport Route Separation Area on Extractive industry overlay maps (OM-007) EI; (c) 1000 metres from an <i>Extractive industry</i> or mining resource where blasting, crushing or screening is involved as identified on Extractive industry overlay maps (OM-007) EI; (d) 200 metres from a sand or gravel resource or other <i>Extractive industry</i> or mining resource which does not involve blasting, crushing or screening as identified on Extractive industry overlay maps (OM-007) EI. <p>Where for Reconfiguring a Lot</p> <p>AO3.2 Reconfiguring a Lot does not result in the creation of a new lot wholly within a Separation Area.</p> <p>AO3.3 Where Reconfiguring a Lot results in the creation of a lot partly within a Separation Area, <i>sensitive land uses</i> are excluded from that part of the lot identified as Separation Area.</p>

Performance outcomes	Acceptable outcomes
<p>PO4 Where native vegetation exists between the intended location of a <i>sensitive land use</i> and an extractive resource area or mining resource area or haul route, the vegetation is retained and enhanced to provide a screen effect to light, dust and visual impacts of mining.</p>	<p>AO4 Native vegetation is retained within the separation areas identified in AO3.1 (b), (c) and (d).</p>
<p>PO5 Vehicular accesses on Transport Routes identified on Extractive resources overlay maps (OM-008) do not adversely affect the safe and efficient operation of vehicles using the Transport Route for the conveyance of extractive materials.</p>	<p>AO5 No new vehicular accesses are created on Transport Routes identified on Extractive industry overlay maps (OM-007) EI.</p>
Agricultural Land	
<p>PO6 Loss or fragmentation of ALC Class A and B Land is avoided unless:</p> <ul style="list-style-type: none"> (a) an overriding need exists for the development in terms of public benefit; (b) no suitable alternative site exists; (c) loss or fragmentation is minimised to the extent possible. <p>Note: Where for a performance-based solution, an assessment to determine the impact of the development on agricultural land including loss or fragmentation be prepared by a suitably qualified person, such as a Certified Practising Agriculturalist (CPAg).</p>	<p>Where for a Material Change of Use in the Rural Zone AO6.1 Development (inclusive of the <i>development footprint</i>) is not located on land identified as ALC Class A and B Land on the Agricultural Land overlay maps (OM-008) unless identified in Table 8.2.7.2.</p> <p>Where for Reconfiguring a Lot in the Rural Zone AO6.2 Reconfiguring a lot does not result in the creation of a lot with an area less than 500 hectares on land identified as ALC A and B Land on the Agricultural Land overlay maps (OM- 008).</p>
<p>PO7 <i>Sensitive land uses</i> in proximity to ALC Class A and B Land are located and designed in a manner that:</p> <ul style="list-style-type: none"> (a) avoids land use conflict; (b) avoids the alienation of the resource; (c) manages impacts from agricultural activities, including chemical spray drift, odour, noise, dust, smoke and ash; and (d) does not adversely affect public health, safety and amenity; (e) unless it is demonstrated that the area does not support ALC Class A and B Land as mapped. <p>Note- Note where Reconfiguring a lot occurs within land identified as <i>ALC Class A and B Land</i> for <i>urban purposes</i> within a <i>Future urban area</i> or <i>Urban investigation area</i> and is otherwise consistent with the Planning Scheme (including Part 4 - Strategic Plan) and other relevant State policy, State planning regulatory provisions and State legislation a buffer to <i>sensitive land uses</i>, dedicated as public open space may be provided in accordance with a structure plan.</p>	<p>Where for Reconfiguring a Lot in the Rural Zone or a Residential Zone Category on land that adjoins the Rural Zone AO7 Lots created for <i>sensitive land uses</i> within land identified as ALC Class A and B Land area identified on Agricultural Land maps (OM-008) provide a public open space buffer area with a minimum width of:</p> <ul style="list-style-type: none"> (a) 300 metres where open ground conditions apply; or (b) 50 metres minimum width where vegetated in accordance with a detailed landscape plan and maintained in accordance with a public open space management plan.

Performance outcomes	Acceptable outcomes
Water Resource Catchment Area	
<p>PO8 Development in water resource catchment areas identified on Water resource catchment areas overlay maps (OM-009) ensures groundwater quality is maintained.</p>	<p>Where for Material Change of Use in the Rural Zone AO8.1 The following activities are not located on land identified as a Water Resource Catchment Area on Water resource catchment areas overlay maps (OM- 009):</p> <ul style="list-style-type: none"> (a) <i>Animal keeping</i>; (b) <i>Intensive animal industry</i>; (c) <i>Intensive horticulture</i>; (d) <i>Industry activities</i>. <p>Where for Reconfiguring a Lot in the Rural Zone AO8.2 Reconfiguring a lot does not result in the creation of a lot with an area less than 500 hectares on land identified as a Water Resource Catchment Area on Water resource catchment areas overlay maps (OM-009).</p>

Table 8.2.7.2 Acceptable development within Agricultural Land

<ul style="list-style-type: none"> (a) <i>animal husbandry</i>; (b) <i>animal keeping</i>; (c) <i>aquaculture</i>; (d) <i>cropping including a building, structure or activity supporting cropping</i>; (e) <i>dwelling house</i>; (f) <i>home based business</i>; (g) <i>intensive animal industry</i>; (h) <i>intensive horticulture</i>; (i) <i>landing</i>; (j) <i>outdoor lighting</i>; (k) <i>permanent plantation</i>; (l) <i>roadside stalls</i>; (m) <i>wholesale nursery</i> (n) <i>winery</i>.

8.2.8 Regional infrastructure corridor – stock route overlay code

8.2.8.1 Application

This code applies to assessing material change of use, reconfiguring a lot or operational work development applications for development adjoining the stock route in the Rural zone as shown on the **Regional infrastructure corridor – stock route overlay maps (OM-010)** contained in Schedule 2 and identified as requiring assessment against the **Regional infrastructure corridor – stock route overlay code** by the tables of assessment in Part 5.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

8.2.8.2 Purpose

- (1) The purpose of the Regional infrastructure corridor - stock route overlay code is to ensure that stock routes facilitate the proper and safe movement of stock and maintain public health and safety.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) stock routes are maintained free of impediments, obstructions or diversions;
 - (b) development for *urban purposes* is not located where it will increase the health and safety risk of people by exposure to vector borne disease.

8.2.8.3 Assessment benchmarks

Part A - Criteria for accepted and assessable development

Table 8.2.8.1 - Regional infrastructure corridor - stock route overlay code

Performance outcomes	Acceptable outcomes
For accepted, accepted subject to requirements and assessable development (code, code (fast tracked) and impact)	
PO1 Development maintains: <ol style="list-style-type: none"> (a) the operational efficiency and safety of the stock route; (b) public health and safety. 	AO1.1 Any new access from a road servicing a stock route includes a gate or grid to prevent stock entry to premises. AO1.2 Boundary fencing is maintained to the <i>road boundary</i> adjoining the stock route. Where for Accommodation activities AO1.3 <i>Buildings</i> have a minimum <i>setback</i> of 50 metres to the <i>road boundary</i> adjoining the stock route.

8.2.9 Scenic amenity overlay code

8.2.9.1 Application

This code applies to assessing material change of use or operational works development applications for development identified on the **Scenic amenity overlay maps (OM-011)** contained in Schedule 2 and identified as requiring assessment against the **Scenic amenity overlay code** by the tables of assessment in Part 5.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

8.2.9.2 Purpose

- (1) The purpose of the scenic amenity overlay code is to ensure that development does not adversely affect scenic amenity and landscape values within the Western Downs region.
- (2) The purpose of the scenic amenity overlay code will be achieved through the following overall outcomes:
 - (a) development protects and enhances the significant landscape elements and features which contribute to the unique character and identity of the Western Downs region including:
 - (i) High Landscape Value Areas;
 - (ii) Scenic Routes; and
 - (iii) Urban Gateways.

8.2.9.3 Assessment benchmarks

Part A - Criteria for accepted and assessable development

Table 8.2.9.1 - Scenic amenity overlay code

Performance outcomes	Acceptable outcomes
For accepted, accepted subject to requirements and assessable development (code, code (fast tracked) and impact)	
High Landscape Values Area	
<p>PO1 Development within High Landscape Value Areas identified on the Scenic amenity overlay maps (OM-011):</p> <ol style="list-style-type: none"> (a) maintains and enhances the landscape character, scenic amenity and tourism values of the locality and the Western Downs region; (b) mitigates the scenic amenity impacts of <i>buildings or structures</i> visible at the skyline or positioned on a ridgeline when viewed from a highway, main road or Scenic Route; (c) is fully screened by an existing natural landform or native vegetation, or will be fully screened by native vegetation within 5 years of construction when viewed from a Scenic Route unless development supports tourism; (d) retains existing vegetation and incorporates landscaping to visually soften built form elements; 	<p>AO1.1 <i>Buildings and structures</i> have a maximum <i>building height</i> of 8.5 metres and two <i>storeys</i> within High Landscape Value Areas identified on Scenic amenity overlay maps (OM-011). OR AO1.2 <i>Buildings and structures</i> are associated with <i>Rural activities</i>.</p> <p>AO1.3 <i>Buildings, structures</i> and operational works are located a minimum of 50 metres from ridges or peaks within High Landscape Value Areas identified on Scenic amenity overlay maps (OM-011).</p> <p>AO1.4 Where within High Landscape Value Areas identified on Scenic amenity overlay maps (OM-011) no vegetation clearing occurs:</p>

Performance outcomes	Acceptable outcomes
<p>(e) incorporates building materials and external finishes that are compatible with the visual amenity and the landscape character of the locality; and</p> <p>(f) minimises visual impacts on the High Landscape Values area in terms of:</p> <ul style="list-style-type: none"> (i) the scale, height and setback of buildings; (ii) the extent of earthworks and impacts on the landform including the location and configuration of access roads and driveways; and (i) the scale, extent and visual prominence of <i>advertising devices</i>. <p>Note- a landscape assessment must be undertaken in accordance with SC6.4 – Planning Scheme Policy 3 – Landscape Character Analysis in satisfaction of a Performance Outcome.</p>	<ul style="list-style-type: none"> (a) within 100 metres of ridgelines or peaks; (b) on land with a slope greater than 15 percent; (c) within 100 metres of waterways; (d) within 100 metres of wetlands; (e) unless where in accordance with Part 8.2 - Bushfire hazard overlay code. <p>Note – waterways and wetlands are identified on Wetlands overlay maps (OM-014) and Waterway corridors overlay maps (OM-013).</p> <p>AO1.5 <i>Buildings</i> are screened by an existing natural landform or native vegetation from roads, where within High Landscape Value Areas identified on Scenic amenity overlay maps (OM-011).</p> <p>AO1.6 <i>Advertising devices</i>:</p> <ul style="list-style-type: none"> (a) refer only to the name and contact details for the proprietor, the name of the business or premises, the nature of uses conducted on the premises and the hours of operation; (b) are for one or more of the following uses: <ul style="list-style-type: none"> (i) <i>Nature-based tourism</i>; (ii) <i>Rural activities</i>. (c) has a sign face area not exceeding 1.5m² per side (up to two sides); (d) has a maximum height of 2 metres; (e) are not illuminated.
Scenic routes	
<p>PO2 Development within a Scenic Route buffer identified on the Scenic amenity overlay maps (OM-011):</p> <ul style="list-style-type: none"> (a) retains visual access to waterway crossings; (b) retains existing vegetation and incorporates landscaping to visually screen and soften built form elements, whilst not impeding distant views or view corridors from the Scenic Route; (c) incorporates building materials and external finishes that are compatible with the visual amenity and the landscape character; and (d) minimises visual impacts on the Scenic Route in terms of: <ul style="list-style-type: none"> (i) the scale, height and setback of buildings; 	<p>AO2.1 <i>Buildings and structures</i> have a maximum <i>building height</i> of 8.5 metres and two <i>storeys</i> within Scenic Route Buffer Areas identified on Scenic amenity overlay maps (OM-011).</p> <p>OR</p> <p>AO2.2 <i>Buildings and structures</i> are associated with <i>Rural activities</i>.</p> <p>AO2.3 <i>Buildings and structures</i> are setback a minimum of 100 metres from Scenic Routes and waterway crossings identified on the Scenic amenity overlay maps (OM-011), unless for the following land uses:</p> <ul style="list-style-type: none"> (a) <i>Food and drink outlet</i>; (b) <i>Winery</i>; (c) <i>Tourist attraction</i>;

Performance outcomes	Acceptable outcomes
<ul style="list-style-type: none"> (ii) the extent of earthworks and impacts on the landform including the location and configuration of access roads and driveways; and (i) the scale, extent and visual prominence of <i>advertising devices</i>. <p>Note- a landscape assessment must be undertaken in accordance with SC6.4 – Planning Scheme Policy 3 – Landscape Character Analysis in satisfaction of a Performance Outcome.</p>	<ul style="list-style-type: none"> (d) <i>Nature-based tourism</i>; (e) <i>Short-term accommodation</i>. <p>AO2.4 No vegetation clearing is undertaken within 100 metres of a Scenic Route identified on the Scenic amenity overlay maps (OM-011).</p> <p>AO2.5 <i>Advertising devices</i>:</p> <ul style="list-style-type: none"> (a) refer only to the name and contact details for the proprietor, the name of the business or premises, the nature of uses conducted on the premises and the hours of operation; (b) are for one or more of the following uses: <ul style="list-style-type: none"> (i) <i>Food and drink outlet</i>; (ii) <i>Winery</i>; (iii) <i>Tourist attraction</i>; (iv) <i>Nature-based tourism</i>; (v) <i>Rural activities</i>; (vi) <i>Short-term accommodation</i>. (c) are setback 100 metres from waterway crossings; (d) has a sign face area not exceeding 1.5m² per side (up to two sides); (e) has a maximum height of 2 metres; (f) are not illuminated.
For assessable development (code, code (fast tracked) and impact)	
Urban Gateways	
<p>PO3 Development within Urban Gateways reinforces the gateway function of these areas through:</p> <ul style="list-style-type: none"> (a) landscaping that enhances the entry to urban areas, including street tree planting; (b) low rise high quality built form; (c) open space buffers between the road and new estates for <i>Industrial activities</i>, <i>Accommodation activities</i> and <i>Business activities</i> where for reconfiguring a lot; (d) retention of existing vegetation, including street trees; (e) <i>advertising devices</i> that: <ul style="list-style-type: none"> (i) are consistent with a gateway image; and (ii) do not contribute to the proliferation of visual clutter. <p>Note- a landscape assessment must be undertaken in accordance with SC6.4 – Planning Scheme Policy 3 – Landscape Character Analysis in satisfaction of a Performance Outcome.</p>	<p>AO3 No acceptable outcome.</p>

8.2.10 Stormwater overland flow path overlay code

8.2.10.1 Application

This code applies to assessing building work, material change of use, reconfiguring a lot or operational works development applications for development identified on the **Stormwater overland flow path overlay maps (OM-012)** contained in Schedule 2 and identified as requiring assessment against the **Stormwater flow path overlay code** by the tables of assessment in Part 5.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

8.2.10.2 Purpose

- (1) The purpose of the code is to manage development outcomes in stormwater overland flow path areas so that risk to life, property, community and the environment is minimised, including other property.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) prevent or minimise adverse social and environmental impacts on the region's waterways, stormwater overland flow paths, constructed drainage network, from stormwater run-off originating from, or passing through development;
 - (b) provide an efficient and cost effective integrated stormwater run-off management system, that adequately protects people and the natural and built environments from an unacceptable level of stormwater flood risk.

8.2.10.3 Assessment benchmarks

Part A - Criteria for accepted and assessable development

Table 8.2.10.1 - Stormwater overland flow path overlay code

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements	
PO1 Development does not: <ol style="list-style-type: none"> (c) impede the flow of stormwater through the site; or (d) maintains the integrity of the stormwater overland flow path; or (e) result in adverse impacts on upstream or downstream properties resulting from stormwater flow. 	AO1.1 Buildings and structures ancillary to a Dwelling House must not be enclosed and remain open with a roof only. OR AO1.3 All buildings must be high set (comprising pier and beam construction) and retain the stormwater storage and conveyance capacity of the premises, AND AO1.4 Buildings, including extensions to buildings, are elevated 300mm above the defined 50 year ARI overland flow depth. OR AO1.2 Buildings and structures ancillary to a Dwelling House have a maximum floor area of 45m ² .

Performance outcomes	Acceptable outcomes
For assessable development (code, code (fast tracked) and impact)	
<p>PO2 Development provides for the integrated management of stormwater overland flow paths in order to:</p> <ol style="list-style-type: none"> protect stormwater overland flow paths from development that may affect the hydraulic capacity of flow paths; minimise localised stormwater flood events; protect and enhance environmental values of receiving waters; maximise the use of water sensitive urban design principles; maximise the use of natural waterway corridors and natural channel design principles; maximise community benefit; minimise safety risk to all persons. <p>Note -</p> <p>Major Overland Flow Path Where for a performance based solution, a Hydraulic Impact Assessment is prepared for all Material Change of Use and Reconfiguring a Lot applications.</p> <p>Minor Overland Flow Path Where for a performance based solution, a Hydraulic Impact Assessment is prepared, in consultation with Council, for all works associated with a Material Change of Use or Reconfiguring a Lot application.</p> <p>All Flow Paths A hydraulic impact assessment must be prepared and signed by a suitably qualified RPEQ engineer and should include, but is not limited to, the following:</p> <ol style="list-style-type: none"> Pre- and post- development water levels, flow width, velocity, $d \cdot v$ product and flow discharge. Cross sections with water level and energy grade line. Details on any fill or excavation proposed. flow calculations, HGL analysis or any proposed pipe line, modelling results and modelling data files. Plan and sections of the development proposal clearly showing habitable and non-habitable levels. 	<p>Where for Material Change of Use or Building Work AO2.1 No <i>buildings</i> are located within a Major Flow Path or Minor Flow Path identified on Stormwater overland flow path overlay maps (OM-012).</p> <p>AO2.2 Design levels for <i>buildings</i> must comply with the flood immunity standards specified in Table 8.2.10.2 and Table 8.2.10.3 where within a Major Flow Path or Minor Flow Path or associated buffer areas identified on Stormwater overland flow path overlay maps (OM-012).</p> <p>Note- Refer to SC6.2 – Planning Scheme Policy 1 – Design and Construction Standards for definition of development type categories identified in Table 8.2.11.2.</p> <p>Where for Reconfiguring a Lot AO2.3 No new lots are created within a Major Flow Path or associated buffer area identified on Stormwater overland flow path overlay maps (OM-012) except where for the creation of a lot for the purposes of public open space.</p> <p>AO2.4 No new lots are created within a Minor Flow Path identified on Stormwater overland flow path overlay maps (OM-012) except where for the creation of a lot for the purposes of public open space.</p> <p>Where for Material Change of Use or Building Work or Operational Works AO2.5 Filling above <i>ground level</i> is not undertaken in Major Flow Paths or Minor Flow Paths identified on Stormwater overland flow path overlay maps (OM-012).</p>

Table 8.2.10.2 Stormwater overland flow path immunity levels

Development Type	Minimum design floor or pavement levels (mAHD)
Category A	50y ARI + 0.5 metres
Category B	50y ARI + 0.3 metres
Category C	50y ARI
Category D	50y ARI
Category E	20y ARI

Table 8.2.10.3 Community infrastructure immunity levels

Development Type	Minimum design floor or pavement levels (mAHD)
<i>Emergency services</i>	100y ARI + 0.5m
<i>Hospital</i>	100y ARI + 0.5m
<i>Community use</i> (where for the storage of valuable records or items of historic or cultural significance including libraries and museums)	50y ARI
<i>Special industry</i> (where for power station)	200y ARI
<i>Substations</i>	200y ARI
<i>Utility installation</i> (where for a sewage treatment plant)	DFE
<i>Utility installation</i> (where for a water treatment plant)	200y ARI
<i>Utility installation</i> (other)	Refer to SC6.2 – Planning Scheme Policy 1 – Design and Construction Standards.
Air services	Refer to SC6.2 – Planning Scheme Policy 1 – Design and Construction Standards.

8.2.11 Waterway corridors overlay code

8.2.11.1 Application

This code applies to assessing material change of use, reconfiguring a lot or operational works development applications for development within waterway corridors or waterway corridor buffer areas identified on the **Waterway corridors overlay maps (OM-013)** contained in Schedule 2 and identified as requiring assessment against the **Waterway corridors overlay code** by the tables of assessment in Part 5.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

8.2.11.2 Purpose

- (1) The purpose of the waterway corridors overlay code is to ensure that waterways are protected and enhanced to maintain ecosystem services and hydrological processes and provide aquatic habitat for flora and fauna.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development is appropriately setback from waterways to minimise direct and indirect impacts on water quality and biodiversity;
 - (b) riparian vegetation is protected and enhanced to improve water quality and natural ecosystem function.

8.2.11.3 Assessment benchmarks

Part A - Criteria for accepted and assessable development

Table 8.2.11.1 - Waterway corridors overlay code

Performance outcomes	Acceptable outcomes
For accepted, accepted subject to requirements and assessable development (code, code (fast tracked) and impact)	
<p>PO1 Waterways are protected by:</p> <ol style="list-style-type: none"> (a) maintaining adequate separation distances between waterways and development; (b) maintaining and enhancing aquatic and terrestrial habitat including vegetated corridors to allow for native fauna (terrestrial and aquatic) movement; (c) maintaining bank stability by minimising bank erosion and slumping; (d) maintaining water quality by providing buffers to allow filtering of sediments, nutrients and other pollutants; and (e) retaining and improving existing riparian vegetation. <p>Note- An Ecological Site Assessment must be prepared in a manner consistent with SC6.2 - Planning Scheme Policy 2 – Ecological Site Assessment Guidelines.</p>	<p>AO1.1 No clearing of native vegetation is undertaken within waterway corridors or waterway corridor buffer areas identified on the Waterway corridors overlay maps (OM-013).</p> <p>Where for Material Change of Use AO1.2 A minimum setback is provided between <i>buildings</i> and <i>structures</i> and the top of the high bank of a waterway corridor as identified on the Waterway corridors overlay maps (OM-013) by a distance not less than identified in Table 8.2.11.2.</p> <p>Where for Reconfiguring a Lot AO1.3 A minimum setback is provided between a new boundary created by <i>reconfiguring a lot</i> and the top of the high bank of a waterway corridor as identified on the Waterway corridors overlay maps (OM-013) by a distance not less than identified in Table 8.2.11.2.</p>

Performance outcomes	Acceptable outcomes
	<p>Where for Operational Works (comprising works for infrastructure or excavating or filling or landscape works)</p> <p>AO1.4 A minimum setback is provided between <i>operational works</i> and the top of the high bank of a waterway corridor as identified on the Waterway corridors overlay maps (OM-013) by a distance not less than identified in Table 8.2.11.2.</p> <p>Note- The “high bank” is to be determined in accordance with SC6.2 - Planning Scheme Policy 2 – Ecological Site Assessment Guidelines.</p>
<p>PO2 Stormwater and wastewater discharges are treated prior to entering a waterway or associated buffer area to ensure the biological integrity of aquatic ecosystems.</p> <p>Note- A performance outcome must be supported by:</p> <p>(a) an Ecological Site Assessment prepared in a manner consistent with SC6.2 - Planning Scheme Policy 2 – Ecological Site Assessment Guidelines; and</p> <p>(b) a Site Based Stormwater Management Plan.</p>	<p>AO2.1 No stormwater is discharged to a waterway or waterway corridor buffer area identified on the Waterway corridors overlay maps (OM-013).</p> <p>AO2.2 No wastewater (treated or untreated) is discharged to a waterway corridor or waterway buffer area identified on the Waterway corridors overlay maps (OM- 013).</p>
<p>PO3 Areas of waterway buffer area identified in accordance with AO1 which are cleared, degraded or disturbed as a consequence of the development are rehabilitated to contribute to the establishment of a functional and connected habitat network having regard to:</p> <p>(a) the use of native plant species of local provenance that support the habitat needs of any rare or threatened species; and</p> <p>(b) replication of the species and structure of adjacent remnant habitats, including understorey vegetation.</p> <p>Note- An Ecological Site Assessment must be prepared in a manner consistent with SC6.3 - Planning Scheme Policy 2 – Ecological Site Assessment Guidelines.</p>	<p>AO3 No acceptable outcome.</p>
<p>PO4 Management arrangements facilitate the ongoing conservation and protection of nature conservation and biodiversity areas within the Urban Area identified on Settlement Pattern Strategic Plan Map 1.</p>	<p>AO4 Waterways identified on Waterway corridors overlay maps (OM-013) and associated buffer areas identified in accordance with AO1 are:</p> <p>(a) dedicated as public open space for purposes consistent with the ecological values and functions of the area where for <i>Reconfiguring a Lot</i>; or</p> <p>(b) included within a voluntary statutory covenant for purposes consistent with the ecological values and functions of the area where for <i>Material Change of Use.</i></p>

Table 8.2.11.2 Waterway corridor setbacks

Waterway stream order	Minimum Setback (m)
Waterway (Stream order 3 or 4)	25
Waterway (Stream order greater than 4)	50

8.2.12 Wetlands overlay code

8.2.12.1 Application

This code applies to assessing material change of use, reconfiguring a lot or operational works development applications for development within wetlands or wetland buffer areas identified on the **Wetlands overlay maps (OM-014)** contained in Schedule 2 and identified as requiring assessment against the **Wetlands overlay code** by the tables of assessment in Part 5.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

8.2.12.2 Purpose

- (1) The purpose of the wetlands overlay code is to ensure that wetlands are protected and enhanced to maintain ecosystem services and hydrological processes and provide habitat for flora and fauna
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development is appropriately setback from wetlands to minimise direct and indirect impacts on water quality and biodiversity;
 - (b) vegetation associated with wetlands is protected and enhanced to improve water quality and natural ecosystem function.

8.2.12.3 Assessment benchmarks

Part A - Criteria for accepted and assessable development

Table 8.2.12.1 - Wetlands overlay code

Performance outcomes	Acceptable outcomes
For accepted, accepted subject to requirements and assessable development (code, code (fast tracked) and impact)	
<p>PO1 Wetlands are protected by :</p> <ol style="list-style-type: none"> (a) maintaining adequate separation distances between wetlands and development; (b) maintaining and enhancing aquatic and terrestrial habitat including vegetated corridors to allow for native fauna (terrestrial and aquatic) movement; (c) maintaining water quality by providing buffers to allow filtering of sediments, nutrients and other pollutants; and (d) retaining and improving existing wetland associated vegetation. <p>Note- An Ecological Site Assessment must be prepared in a manner consistent with SC6.2 - Planning Scheme Policy 2 – Ecological Site Assessment Guidelines.</p>	<p>AO1.1 No clearing of native vegetation is undertaken within wetland buffer areas identified on the Wetlands overlay maps (OM-014).</p> <p>Where for Material Change of Use AO1.2 A minimum setback is provided between <i>buildings</i> and <i>structures</i> and the edge of a wetland as identified on the Wetlands overlay maps (OM-014) by a distance not less than identified in Table 8.2.12.2.</p> <p>Where for Reconfiguring a Lot AO1.3 A minimum setback is provided between a new boundary created by <i>reconfiguring a lot</i> and the edge of a wetland as identified on the Wetlands overlay maps (OM-014) by a distance not less than identified in Table 8.2.12.2.</p> <p>Where for Operational Works (comprising works for infrastructure or excavating or filling or landscape works) AO1.4 A minimum setback is provided between <i>operational works</i> and the edge of a wetland as identified on the Wetlands overlay maps (OM-014) by a distance not less than identified in Table 8.2.12.2.</p>

Performance outcomes	Acceptable outcomes
<p>PO2 Stormwater and wastewater discharges are treated prior to entering a wetland or associated buffer area to ensure the biological integrity of terrestrial and aquatic ecosystems.</p> <p>Note- A performance outcome must be supported by:</p> <p>(a) an Ecological Site Assessment prepared in a manner consistent with SC6.2 - Planning Scheme Policy 2 – Ecological Site Assessment Guidelines; and</p> <p>(b) a Site Based Stormwater Management Plan.</p>	<p>AO2.1 No stormwater is discharged to a wetland or wetland buffer area identified on the Wetlands overlay maps (OM-014).</p> <p>AO2.2 No wastewater (treated or untreated) is discharged to a wetland or wetland buffer area identified on the Wetlands overlay maps (OM-014).</p>
<p>PO3 Areas of wetland buffer area identified in accordance with AO1 which are cleared, degraded or disturbed as a consequence of the development are rehabilitated to contribute to the establishment of a functional and connected habitat area having regard to:</p> <p>(a) the use of native plant species of local provenance that support the habitat needs of any rare or threatened species; and</p> <p>(b) replication of the species and structure of adjacent remnant habitats, including understorey vegetation.</p> <p>Note- An Ecological Site Assessment must be prepared in a manner consistent with SC6.2 - Planning Scheme Policy 2 – Ecological Site Assessment Guidelines.</p>	<p>AO3 No acceptable outcome.</p>

Table 8.2.12.2 Wetland corridor setbacks

Wetland	Minimum Setback (m)
Wetland (High Ecological Significance)	200
Wetland (other)	50