

5.2 General Residential Zone

5.2.1 Categories of Assessment – Material Change of Use

The following table identifies the categories of assessment for development in the General Residential Zone for making a material change of use.

Table 5.2.1 General Residential Zone	
Accepted development	
<p>Dwelling house If not:</p> <ul style="list-style-type: none"> ▪ identified on the Bushfire Hazard Overlay Maps OM-0301 – OM-0304; or ▪ identified on the Flood Hazard Overlay Maps OM-0401 – OM-0404; or ▪ identified on the Historic Subdivisions Overlay Map OM-06; or ▪ involving a secondary dwelling <p>Note: This includes the parking of heavy vehicles which are necessary in the employment of residents, except where in the Multiple Dwelling Precinct. Editor's Note: For minor building work, refer to Table 4.1.4</p>	
<p>Utility installation If for a service for supplying water, hydraulic power or gas</p>	
Accepted development subject to requirements	
Use	Requirements
Caretaker's accommodation	General Residential Zone Code – Table 5.2.2 Development Design Code – Table 6.3.1
<p>Dual occupancy If not:</p> <ul style="list-style-type: none"> ▪ identified on the Bushfire Hazard Overlay Maps OM-0301 – OM-0304; or ▪ identified on the Flood Hazard Overlay Maps OM-0401 – OM-0404; or ▪ identified on the Historic Subdivisions Overlay Map OM-06; or <p>and if:</p> <ul style="list-style-type: none"> ▪ In the Multiple Dwelling Precinct; or ▪ On a site greater than 800m² 	General Residential Zone Code – Table 5.2.2 Development Design Code – Table 6.3.1
<p>Dwelling house If:</p> <ul style="list-style-type: none"> ▪ involving a secondary dwelling and not identified on the Historic Subdivisions Overlay Map OM-06; or ▪ identified on the Bushfire Hazard Overlay Maps OM-0301 – OM-0304; or ▪ identified on the Flood Hazard Overlay Maps OM-0401 – OM-0404; <p>Note: This includes the parking of heavy vehicles which are necessary in the employment of residents, except where in the Multiple Dwelling Precinct. Editor's Note: For minor building work, refer to Table 4.1.4</p>	General Residential Zone Code – Table 5.2.2 Development Design Code – Table 6.3.1
Home-based business	General Residential Zone Code – Table 5.2.2 Development Design Code – Table 6.3.1
Assessable development	
Use	Assessment benchmarks
Code assessment	

Table 5.2.1 General Residential Zone	
Child care centre	General Residential Zone Code – Table 5.2.3 Child Care Centre Code – Table 6.2.2 Development Design Code – Table 6.3.2
Dual occupancy If not accepted development and not identified on the Historic Subdivisions Overlay Map OM-06	General Residential Zone Code – Table 5.2.3 Development Design Code – Table 6.3.2
Dwelling house If not Accepted development	General Residential Zone Code – Table 5.2.3 Development Design Code – Table 6.3.2
Multiple dwelling If: <ul style="list-style-type: none"> ▪ In the Multiple Dwelling Precinct; and ▪ On a site in excess of 800m² 	General Residential Zone Code – Table 5.2.3 Development Design Code – Table 6.3.2
Residential care facility If not identified on the Historic Subdivisions Overlay Map OM-06	General Residential Zone Code – Table 5.2.3 Development Design Code – Table 6.3.2
Retirement facility If not identified on the Historic Subdivisions Overlay Map OM-06	General Residential Zone Code – Table 5.2.3 Development Design Code – Table 6.3.2
Rooming accommodation If: <ul style="list-style-type: none"> ▪ In the Multiple Dwelling Precinct; and ▪ On a site in excess of 800m² 	General Residential Zone Code – Table 5.2.3 Development Design Code – Table 6.3.2
Impact assessment	
Any defined use not listed in this table. Any undefined use.	The Planning Scheme

Editor's note – The above categories of assessment apply unless otherwise prescribed in the Act or the regulation.

5.2.2 General Residential Zone Code

5.2.2.1 Application

- (1) This code applies to development where the code is identified as applicable in the Categories of Assessment Table. When using this code, reference should be made to Section 1.5.2 and, where applicable, Section 1.6.1.

5.2.2.2 Purpose

- (1) The purpose of the General Residential Zone Code is to provide for:
 - (a) residential uses; and
 - (b) community uses and small-scale services, facilities and infrastructure to support local residents;
- (2) The purpose of the Code will be achieved through the following overall outcomes:
 - (a) residential development comprises detached houses, dual occupancies, residential care and retirement facilities on a range of suitably-sized allotments, maintaining a high level of residential amenity having regard to traffic, noise, lighting, dust, odour and other locally specific impacts;
 - (b) new development provides for an efficient land use pattern that integrates with surrounding neighbourhoods, existing infrastructure provision and transport networks, resulting in safe, walkable neighbourhoods;
 - (c) development maintains the prevailing streetscape character;
 - (d) development responds to site constraints and does not expose people or property to risk of natural or man-made hazards;
 - (e) the operational integrity of existing infrastructure is maintained and new development is serviced with urban infrastructure to a standard reasonable expected in the circumstances;
 - (f) access to community facilities, open space and recreational area is provided to support the needs of the local community;

- (g) non-residential uses are small-scale and directly support the day-to-day needs of the immediate residential community while maintaining the character and residential amenity of the area and the viability of nearby centres;
- (h) existing non-residential uses in adjoining zones are protected from the reverse amenity impacts of sensitive land uses that could compromise their operational capacity;
- (i) more intensive forms of residential development such as hotels, relocatable home parks, short-term accommodation, tourist parks and workforce accommodation conflict with the purpose of the General Residential Zone;
- (j) and where affected by an overlay for:
 - (i) biodiversity:
 - (A) development retains the biodiversity and ecological connectivity functions of natural features such as waterways, wetlands and bushland;
 - (B) areas of significant ecological and environmental value are protected from the intrusive impacts of adjacent development;
 - (ii) bushfire or flood risk:
 - (A) the use and works support and do not unduly burden disaster management response or recovery activities, providing for access for evacuation resources and efficient evacuation of sites during emergency events;
 - (B) development minimises the exposure of people or property to unacceptable risk from exposure to natural hazards and environmental constraints affecting the land through consideration of location, siting, design, construction and operation;
 - (C) development that intensifies occupancy of a site in Theodore responds to the elevated flood risk hazard by ensuring that emergency management plans allow appropriate responses to emergency measures having consideration to the numbers and capabilities of existing and future users of the development;
 - (D) works do not contribute to an increase in the severity of natural hazard events and are designed, located and operated to minimise risk to people and damage to property, disruption to development function and re-establishment time following an event;
 - (E) development involving the manufacture or storage in bulk of hazardous materials does not adversely impact on public safety or the environment;
 - (F) works retain the natural processes and protective function of landforms and vegetation in natural hazard areas;
 - (iii) historic subdivisions:
 - (A) land included in the Historic Subdivisions Overlay remains undeveloped for non-rural purposes where it is unable to access a reasonable level of service without direct intervention from Council;
 - (iv) infrastructure:
 - (A) the viability of essential community infrastructure is protected by requiring on-site buffering and separation of new development on adjoining sites that could limit the on-going operation of existing infrastructure;
 - (B) an appropriate level of amenity is maintained for development in the vicinity of identified infrastructure;
 - (C) the interaction between transport infrastructure and sensitive land uses is managed to maintain the efficiency of the transport network and to protect community health and amenity;
 - (v) water resources:
 - (A) water supply catchments are protected from activities that may endanger the quality of drinking water supplies and the groundwater management areas;
 - (B) development does not adversely impact on the recharge capacity of the groundwater management areas;
- (k) in the Multiple Dwelling Precinct, development:
 - (i) results in a range of dwelling types, including community residences, multiple dwellings and rooming accommodation on sites with suitable area to accommodate the use and manage the impacts of the development;
 - (ii) is designed and operated in a fashion consistent with the built form, density, character and amenity of the surrounding area;

5.2.2.3 Requirements for accepted development or assessment benchmarks

Table 5.2.2 For accepted development

Acceptable Outcomes
Built Form
<p>AO1.1 Maximum building height is 8.5m above ground level. and</p> <p>AO1.2 Buildings are set back at least:</p> <ul style="list-style-type: none"> (a) 6m from the primary street frontage; (b) 3m from the secondary street frontage; (c) 3m or half the building height from a side boundary; (d) 6m from the rear boundary; <p>and</p> <p>AO1.3 Site cover does not exceed 50%.</p>
Design
<p>AO2.1 Building entrances are clearly visible from the street. and</p> <p>AO2.2 Garages are at or behind the ground level building setback. and</p> <p>AO2.3 Front fences are less than 1.2m high or are 75% transparent. and</p> <p>AO2.4 Landscaping is limited to species with a maximum mature height of 600mm and/or species with clear trunks to 1.8m in mature height. and</p> <p>AO2.5 Buildings include eaves with a minimum depth of 400mm. and</p> <p>AO2.6 Public entrances to buildings have an awning with minimum dimensions of 800mm.</p>
Site suitability
<p>AO3.1 Development for sensitive land uses does not occur on sites listed on the Contaminated Land Register or Environmental Management Register.</p>
Secondary dwelling
<p>AO4.1 The minimum site area is 600m². and</p> <p>AO4.2 The secondary dwelling has a maximum floor area of 60m². and</p> <p>AO4.3 The maximum separation between the secondary dwelling and the existing dwelling is 10m. and</p> <p>AO4.4 The design of the secondary dwelling uses materials and features that match the existing dwelling. and</p> <p>AO4.5 The secondary dwelling uses the same property access as the principal dwelling.</p>
Caretaker's accommodation
<p>AO5.1 Only one caretaker's accommodation locates on each site. and</p> <p>AO5.2 The gross floor area of the caretaker's accommodation does not exceed 150m². and</p> <p>AO5.3 A caretaker's accommodation is not located at the front of the primary major use on the site. and</p> <p>AO5.4 A caretaker's accommodation is separated from the principal activity areas of the primary use of the site by at least 10m. and</p> <p>AO5.5 A separate entry from the non-residential use entry is provided for the caretaker's accommodation for the exclusive use of the residents. and</p> <p>AO5.6 A caretaker's accommodation is provided with a private landscaped recreation area of at least 35m² which is directly accessible from a habitable room. and</p> <p>AO5.7 The caretaker's accommodation is provided with 1 car parking space segregated from the car parking supply for the non-residential use of the site.</p>
Dual occupancy

Table 5.2.2 For accepted development

Acceptable Outcomes

AO6.1 Each dwelling has a minimum gross floor area of 60m² exclusive of vehicle accommodation.

and

AO6.2 An outdoor living space for the exclusive use of each residence is provided which:

- (a) has a minimum area of 40m²; and
- (b) has a minimum dimension of 4m; and
- (c) is directly accessible from internal living areas; and
- (d) is orientated within 20 degrees of north where practical; and
- (e) includes a minimum area of 2m² for outdoor clothes drying;

Home-based business

AO7.1 Only one non-resident employee is on the premises at any one time.

and

AO7.2 The maximum gross floor area used is 50m².

and

AO7.3 There is no:

- (a) sale of any goods from the premises other than those manufactured or serviced on the site;
- (b) hiring out of materials, goods, appliances or vehicles;
- (c) display of goods visible from outside the dwelling;
- (d) re-fuelling of vehicles; or
- (e) storage of chemicals, gases or other hazardous materials;

and

AO7.4 Signs displayed on the premises do not exceed 1.0m² in area.

and

AO7.5 The use does not rely on delivery vehicles larger than a 2.5t rigid vehicle.

and

AO7.6 The use operates between 8.00am and 6.00pm Monday to Saturday.

and

AO7.7 The use operates for a maximum of 25 hours in any week.

and

AO7.8 A maximum of one parking space is provided in addition to the requirements of the principal dwelling.

For development affected by one or more overlays

Biodiversity

AO8.1 Uses and associated works are confined to areas not identified on Overlay Maps OM-0201 - OM-0204;

or

AO8.2 For areas identified as Regulated Vegetation Category R and where an assessment confirms the presence of a defined drainage feature, watercourse or native vegetation, development is excluded from the mapped area.

or

AO8.3 Where a PMAV is approved by an administering authority following the commencement of this planning scheme, development may occur in mapped Regulated Vegetation Areas on Overlay Maps OM-0201 - OM-0204 where the PMAV identifies no regulated vegetation exists.

or

AO8.4 Where development within an area identified on Overlay Maps OM-02 - OM-0204 is unavoidable, measures recommended by a qualified ecologist to minimise adverse impacts on the mapped feature are implemented.

and

AO8.5 Development is setback from land identified as Wildlife Habitat, Watercourses or Wetlands on Overlay Maps OM-0201 - OM-0204 a minimum of:

- (a) 20 metres if in an urban or rural residential area;
- (b) 50 metres in other areas.

and

AO8.6 Development does not involve the removal of native vegetation from an area identified as regulated vegetation on Overlay Maps OM-0201 - OM-0204 without the express consent of the relevant administering authority, except where identified as exempt clearing work under the Regulation;

Table 5.2.2 For accepted development

Acceptable Outcomes

Bushfire Risk

- AO9.1** Development does not occur in areas mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area;
- or
- AO9.2** A written assessment by an experienced or qualified bushfire management consultant confirms that the site is not a Bushfire Prone Area as mapped on Overlay Maps OM-0301 - OM-0304;
- or
- AO9.3** Except for residential dwelling classes, development in areas mapped on Overlay Maps OM-0301 - OM-0304 as Medium Potential Bushfire Intensity Areas or Potential Impact Buffer Area complies with an approved Bushfire Management Plan incorporating:
- (a) lot design and the siting of buildings and uses such that:
 - (i) high intensity uses are located on the least bushfire prone area on the site and activities least susceptible to fire are sited closest to the bushfire hazard;
 - (ii) efficient emergency access is optimised;
 - (iii) bushfire risk is effectively minimised having regard to aspect, elevation, slope and vegetation;
 - (b) firebreaks that provide adequate:
 - (i) setbacks between buildings/ structures and hazardous vegetation;
 - (ii) access for fire-fighting or other emergency vehicles;
 - (c) provision for water supply dedicated to fire-fighting purposes;
 - (d) the required extent of vegetation clearing and landscaping and where required modified development design and/or lot layout to minimise clearing of regulated vegetation and impacts on matters of environmental significance;
 - (e) landscaping species that are less likely to exacerbate a bushfire event;
- and
- AO9.4** No hazardous materials, manufactured or stored in bulk, are on land mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area.
- and
- AO9.5** New dwellings on land mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area are:
- (a) located centrally within existing cleared areas on a lot which allows a regular shaped area (with a minimum dimension of 50m) of 5,000m² to be identified that:
 - (i) is free of highly combustible vegetated areas; and
 - (ii) is on southerly to easterly facing slopes not exceeding 15% gradient; or
 - (iii) on flat lands at the base of north to western facing slopes not exceeding 15% gradient
 - (b) provided with a fire protection buffer around the complete perimeter of the dwelling unit for a minimum width of 50m;
- and
- AO9.6** Where a reticulated water supply is not available, water supply tanks are provided for fire-fighting purposes within the development. The water tanks must:
- (a) have 25,000 litres dedicated for fire-fighting purposes;
 - (b) have a minimum pressure and flow of 10 litres a second at 200 kPa;
 - (c) be of concrete construction;
 - (d) have an outlet pipe of 50mm in diameter, fitted with a 50mm male camlock (standard rural fire brigade fitting) and an isolating valve;
- and
- AO9.7** The water supply outlet is located at least 9m from any potential fire hazards, such as venting gas bottles and combustible structures.
- and
- AO9.8** A safe and accessible hard stand area capable of accommodating a fire fighting vehicle is provided not more than 3m from the water supply outlet.
- and
- AO9.9** Development includes road access for fire-fighting appliances that has:
- (a) a minimum cleared width of 6m and a minimum formed width of 4m;
 - (b) a minimum of 4.8m vertical clearance;
 - (c) a cross-fall of no greater than 10 degrees;
 - (d) a maximum gradient of 12.5%, with adequate drainage to prevent soil erosion and minimise ongoing trail maintenance;

Table 5.2.2 For accepted development

Acceptable Outcomes

(e) provides areas for vehicles to pass or turn at intervals of not more than 200m;
and
AO9.10 Essential community infrastructure is not located on land identified on Overlay Maps OM-0301 - OM-0304 as Very High to Medium Potential Intensity Areas.

Flood Risk

AO10.1 New buildings are not located within the area identified as Flood Hazard Area on Overlay Maps OM-0401 - OM-0404.

or

AO10.2 Development is sited above the defined flood level, or the highest known flood event, in accordance with the requirements of Council's adopted Floodplain Resolution.

or

AO10.3 Building work below the nominated flood level allows for the flow through of flood water at ground level by:

- (a) leaving the structure below flood level unenclosed; or
- (b) aligning any enclosure below flood level with the direction of water flow; or
- (c) ensuring any enclosure below flood level and not aligning with the direction of water flow have openings that are at least 50% of the enclosed area with a minimum opening of 75mm;

and

AO10.4 In Theodore, development other than for a dwelling house is subject to a fit-for-purpose Flood Risk Assessment prepared by a suitably qualified person in accordance with the Flood Planning Scheme Policy.

and

AO10.5 Buildings in an area with a Flood Hazard Vulnerability Class of H5 or H6 as identified on Overlay Map OM-0402 are constructed in accordance with a structural engineer's recommendations that have considered the potential impacts from flood waters and debris on structural integrity.

and

AO10.6 Resilient building materials are used below the nominated flood level in accordance with current building assessment provisions.

and

AO10.7 Works associated with the proposed development do not:

- (a) involve a net increase in filling greater than 50m³; or
- (b) result in any reductions of on-site flood storage capacity and contain within the site any changes to depth / duration/velocity of flood waters; or
- (c) change flood characteristics outside the site in ways that result in:
 - (i) loss of flood storage;
 - (ii) loss of/changes to flow paths;
 - (iii) acceleration or retardation of flows; or
 - (iv) any reduction in flood warning times.

and

AO10.8 There is no manufacture or storage of hazardous materials on site or the floor level of buildings involving the manufacture or bulk storage of hazardous materials is located 300mm above the level of the defined flood event, or the highest known flood event.

and

AO10.9 Works in urban areas do not involve:

- (a) any physical alteration to a watercourse or floodway including vegetation clearing;
- (b) a net increase in filling;

and

AO10.10 Essential community infrastructure is not located on land identified as Flood Hazard Area on Overlay Maps OM-0401 - OM-0404.

Historic Subdivisions

AO11.1 The site is:

- (a) connected to a reticulated town water supply; or
- (b) provided with a rainwater tank or other supplementary water supply system is installed with a minimum capacity of 45,000 litres;

and

Table 5.2.2 For accepted development

Acceptable Outcomes

- AO11.2** The site has sufficient area to provide for on-site effluent disposal in accordance with the requirements of the *Queensland Plumbing and Wastewater Code*;
- and
- AO11.3** The site is within 5km distance by constructed road of a school if not on a current school bus route.
- and
- AO11.4** The site has direct access to a surveyed road constructed in accordance with the CMDG.
- and
- AO11.5** Stormwater is discharged to:
- (a) a lawful point of discharge; or
 - (b) downstream properties, subject to the written consent of the affected landowners; or
 - (c) a natural drainage system;
- and
- AO11.6** New buildings are confined to areas outside of overland flow paths and natural drainage features.

Note: This does not apply to outbuildings and extensions to an existing house.

Infrastructure

Water treatment, wastewater treatment and waste disposal facilities

- AO12.1** Development does not result in an increase in the number of people on a site for a sensitive land use in the separation area associated with the solid waste management, sewerage and water treatment facilities as identified on Infrastructure Overlay Maps OM-07A01 - OM07A05.

and

Roads and railway

- AO12.2** Development for a sensitive land use fronting a road identified on Infrastructure Overlay Maps OM-07A01 - OM07A05 incorporates a landscaped buffer along the frontage of the site:
- (a) a minimum width of two metres to a State-controlled road or one metre to any other identified road;
 - (b) incorporating species with a minimum mature height of three metres;

and

- AO12.3** Sensitive land uses are:

- (a) designed with outdoor living areas that are shielded from the emission source associated with the road;
- (b) designed with emission-sensitive rooms furthest from the road corridor;
- (c) constructed of materials that achieve the weighted sound reduction value;

Editor's Note: Refer to Part 4.4 of the Queensland Development Code weighted sound reduction values.

and

Electricity

For sites 5 hectares or larger

- AO12.4** Sensitive land uses maintain the following separation distances from the following electricity infrastructure:
- (a) 20 m for transmission lines up to 132 kilovolts;
 - (b) 30 m for transmission lines between 133 kilovolts and 275 kilovolts;
 - (c) 40 m for transmission lines exceeding 275 kilovolts;
 - (d) 50 m for high voltage substations;

and

- AO12.5** A minimum 3m wide densely planted landscaped buffer is provided along the boundary adjoining the major electricity infrastructure or easement, including species that will grow to a minimum height of 10m.

Water Resources

- AO13.1** The following activities do not establish within the Callide and Kroombit Dam Water Resource Catchment Areas or within the weir buffers shown on Overlay Map OM-08:

- (a) intensive horticulture;
- (b) intensive animal industry;

and

- AO13.2** Development occurs in a sewerage serviced area and is connected to the reticulated sewerage network.

Table 5.2.2 For accepted development	
Acceptable Outcomes	
or	AO13.3 Development does not involve the establishment or expansion of an on-site wastewater treatment facility.
and	AO13.4 Development does not involve: <ul style="list-style-type: none"> (a) any increase in ground level impervious area; and (b) there is no discharge of potential water contaminants;
Table 5.2.3 For assessable development	
Performance Outcomes	
General	
Built Form	
PO1	The density, built form and appearance of development creates a low density residential character in the General Residential Zone, with a higher density residential character created in the Multiple Dwelling Precinct.
Design	
PO2	The site layout and design establishes: <ul style="list-style-type: none"> (a) safe access for pedestrians to the site; (b) safe, secure and attractive streetscapes;
and	PO3 A secondary dwelling protects existing streetscape character, integrates with and is subordinate to the existing dwelling.
and	PO4 Buildings provide protection from the effects of nature and permit casual surveillance of the street through the provision of windows or balconies oriented towards the street.
Privacy and amenity	
PO5	Development protects the privacy of adjoining dwellings by: <ul style="list-style-type: none"> (a) providing screen fencing to the side and rear boundaries; and (b) ensuring windows located above ground level and overlooking an adjoining residence: <ul style="list-style-type: none"> (i) are fitted with fixed external privacy screens; or (ii) incorporate translucent or opaque (i.e. non-transparent) glazing; or, (iii) have sill heights that prevent direct viewing into adjoining properties;
and	PO6 Plant and service equipment (air conditioning, exhaust fans, lift motor rooms, telecommunication devices, etc.) is acoustically screened and are fully screened from view at the property boundary.
and	PO7 Light spill from the premises does not create a nuisance outside the site.
and	PO8 The air quality objectives of the <i>Environmental Protection (Air) Policy 2019</i> are maintained for the ongoing operation of the use.
and	PO9 The acoustic objectives of the <i>Environmental Protection (Noise) Policy 2019</i> are maintained for the ongoing operation of the use.
Site suitability	
PO10	Cut and fill is minimised to accommodate natural landforms.
and	PO11 For building sites steeper than 10%, split-level building construction is used to achieve level changes.
and	PO12 Sites on the Contaminated Land Register or Environmental Management Register are remediated prior to plan sealing, issuing of operational works or building works permits or commencement of use for a sensitive land use.
and	PO13 The continuation of existing lawful uses on land in adjoining zones is protected by maintaining a vegetative buffer or similar screening on the residential land between the residential development and adjacent existing non-residential use.

Table 5.2.3 For assessable development

Performance Outcomes
Servicing
PO14 Development is connected to reticulated water supply and sewerage. and PO15 Residential developments up to 10 residential units or commercial developments with a maximum gross floor area of 150m ² allow for individual waste bins for each unit for kerbside collection. or PO16 For residential developments with 6 or more residential units or commercial developments greater than 150m ² in gross floor areas, refuse storage areas are provided on-site for communal industrial-sized waste bins.
Specific uses
Caretaker's accommodation
PO17 Caretaker's accommodation is subsidiary to the non-residential use on the same site. and PO18 Caretaker's accommodation provides the amenity, privacy and comfort associated with long-term habitation.
Dual occupancy
PO19 A dual occupancy is of a size that meets the essential accommodation needs of the residents. and PO20 Sufficient space is provided for on-site car parking to provide 1 covered car parking space for the residents and an additional car parking space for visitors with independent driveway access to its respective street frontage. and PO21 Each dwelling has its own exclusive outdoor living space available for private recreational and housekeeping needs.
Home-based business
PO22 The use protects existing streetscape character, integrates with and is subordinate to the existing dwelling. and PO23 The amenity of the local residential area is protected. and PO24 The home-based business supports the economic viability of existing lawful commercial and industrial uses in the Centre, Industry, Mixed Use and Township zones.
Community residence, multiple dwelling, residential care facility, retirement facility or rooming accommodation
PO25 Multiple dwellings and rooming accommodation are located in the Multiple Dwelling Precinct. or PO26 Community residences, retirement facilities and residential care facilities are located close to health or community services. and PO27 Higher density residential development is located on sites of sufficient size to protect the amenity of adjoining premises and provide sufficient area for on-site car parking and manoeuvring, landscaping, open space and infrastructure. and PO28 Higher density residential development is not located on rear allotments. and PO29 For any dwelling located at the rear of the site where vehicle access is proposed from a rear laneway, pedestrian and servicing access to the primary road frontage is maintained.
PO30 Private and communal open space protects the amenity of occupants and provides functional landscaped areas for outdoor living and recreation. For community residences and multiple dwellings PO31 Individual units are provided with an exclusive private open space area that includes area for clothes drying oriented to the north, is directly accessible from internal living areas and is screened or fenced for privacy. and PO32 Communal open space is exclusive of access, vehicle parking areas and clothes drying areas. or

Table 5.2.3 For assessable development

Performance Outcomes

For all other higher density development

PO33 Communal open space areas (both indoor and outdoor) are consolidated so that the majority of spaces are in a single location and accessible to all residents and users of the site.

Non-residential uses

PO34 Non-residential uses are commercial or retail in nature and service the convenience needs of the immediate residential neighbourhood only.

and

PO35 Non-residential uses do not result in the deterioration of the residential amenity experienced in the Zone.

For development affected by one or more overlays

Biodiversity

PO36 Development avoids land containing matters of environmental significance or provides protection for the values associated with those areas.

and

PO37 Development establishes and maintains effective buffers to significant vegetation and wildlife habitat.

and

PO38 Development protects ecological linkages between potential habitat areas to facilitate unimpeded, safe and effective movement of fauna.

Bushfire Risk

PO39 Development avoids any areas mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area, does not increase the extent or severity of bushfire or exposure to the identified risk, taking into consideration:

- (a) vegetation type;
- (b) slope;
- (c) aspect;
- (d) bushfire history;
- (e) ecological values of the site;
- (f) ongoing maintenance; and
- (g) on-site and off-site fire hazard implications;

and

PO40 Essential community infrastructure in any area mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area is able to function effectively during and immediately after bushfire events.

and

PO41 Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.

and

PO42 Adequate water storage is provided for firefighting purposes that is safely located, accessible at all times and fitted with the standard rural fire brigade fittings.

and

PO43 Bushfire hazard mitigation avoids impacts on matters of environmental significance such as fragmentation, habitat loss and edge effects.

For reconfiguring a lot by subdivision only

PO44 Subdivision design incorporates a perimeter road that:

- (a) is located between the boundary of the proposed lots and the bushfire hazard area;
- (b) has a minimum cleared width of 20m and a constructed minimum road width of 6m;
- (c) has a maximum gradient of 12.5%;
- (d) is constructed to an all-weather standard and ensures any culverts and bridges have a minimum load bearing of 15 tonnes;

PO45 Fire trails are provided to:

- (a) mitigate against bushfire hazard;
- (b) enable access for fire fighters, residents and equipment; and
- (c) allow access for hazard reduction management programs;

and

PO46 Development does not create additional lots in any areas mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area.

Table 5.2.3 For assessable development

Performance Outcomes

Flood Risk

Generally

PO47 Development is designed and sited to ensure structures are adequate to resist hydrostatic, hydrodynamic and debris impact loads associated with the defined flood event.

and

PO48 Development directly, indirectly and cumulatively avoids any increase in water flow depth, duration or velocity and does not increase the potential for flood damage either on site or on other properties.

and

PO49 Public safety and the environment are protected from the detrimental impacts of the release of hazardous materials into floodwaters.

and

PO50 Essential community infrastructure in any area mapped on Overlay Maps OM-0401 - OM-0404 as Flood Hazard Area is able to function effectively during and immediately after flood.

and

For development other than for a dwelling house or dual occupancy in Theodore

PO51 All development in the town of Theodore is subject to a fit-for-purpose Flood Risk Assessment prepared by a suitably qualified person in accordance with the Flood Planning Scheme Policy.

and

PO52 Development inside the 5%AEP or H4 and higher Flood Hazard Vulnerability Classes is located, designed and operated in accordance with the recommendations of the Flood Risk Assessment required by PO51.

and

PO53 Land use is compatible with the flood hazard for Theodore and does not include uses that have high concentrations of people or are difficult to evacuate such as child care centre, health care service, hospital, veterinary service (if involving animal keeping) or commercial accommodation activity.

and

PO54 Building materials and surface treatments used below the defined flood event are resistant to water damage and do not include wall cavities that may be susceptible to the intrusion of flood water and sediment.

and

PO55 Electrical switchboards, data servers and the like are located 300mm above the defined flood event or are designed and constructed to withstand submergence in flood water.

and

PO56 Plumbing fixtures connected to the reticulated sewerage network are designed to be 300mm above the defined flood event or are fitted with reflux valves to prevent the intrusion of flood water into the sewerage network.

and

For development other than for a dwelling house or dual occupancy in other locations

PO57 Development does not result in any increase in exposure to flood risk for all flood events up to and including the defined flood event.

and

PO58 Services infrastructure is designed and constructed to prevent risk of electrocution or intrusion of flood water into reticulated networks.

and

PO59 Siting and layout provides safe pedestrian and vehicular access and egress for all flood events up to and including the defined flood event.

and

For reconfiguring a lot only

PO60 The number of lots exposed to flood risk for all flood events up to and including the defined flood event is not increased.

Historic Subdivisions

PO61 A site identified on the Historic Subdivisions Overlay Map OM-06 is not developed for a non-rural use where:
 (a) the site characteristics, including impacts from natural hazards, make it unsuitable for

Table 5.2.3 For assessable development

Performance Outcomes

- development; and
(b) infrastructure, including water, sewerage, stormwater and roads are not adequate or result in environmental harm;

Note: This does not apply to outbuildings and extensions to an existing house.

Infrastructure

Water treatment, wastewater treatment and waste disposal facilities

PO62 Separation distances are established between solid waste management facilities, water or sewerage treatment plants and incompatible land uses that protects the ongoing operation of the facility and the amenity for occupants or users of nearby premises.

and

Roads and railway

PO63 Development on premises with a frontage to the road corridors shown on Infrastructure Overlay Maps OM-07A01 - OM07A05 mitigates the potential adverse impacts of the road corridor including traffic noise, headlights and streetlights.

and

PO64 Sensitive land uses on land with a frontage to the road corridors shown on Infrastructure Overlay Maps OM-07A01 - OM07A05 achieve a level of amenity consistent with the intended use.

and

Electricity

PO65 Development is separated from major electricity infrastructure or substations and incorporates buffers to maintain public health and safety, residential amenity and allow access to infrastructure for maintenance.

and

PO66 Development dedicates part of the site to establish landscaping which screens or otherwise softens the visually obtrusive impacts of electricity infrastructure.

Water Resources

PO67 Development within the Callide and Kroombit Dam Water Resource Catchment Areas or the weir buffers shown on Overlay Map OM-08 protects the quality and availability of raw water for consumption, as determined by a suitably qualified water quality expert.

and

PO68 Stormwater releases and development discharges do not compromise the achievement of water quality objectives of receiving waters, including the groundwater management areas identified on Overlay Map OM-08.

and

PO69 Development does not deteriorate the quality of water supplies obtainable from a town water supply bore identified on Overlay Map OM-08.