

5.11 Rural Residential Zone

5.11.1 Categories of assessment

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

Table 5.11.1 Rural Residential Zone	
Accepted development	
Cropping If less than 10% of site area	
Dwelling house If not: <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. Editor's Note: For minor building work, refer to Table 4.1.4</p>	
Emergency services	
Utility installation if not a waste management facility or sewage treatment plant	
Accepted development subject to requirements	
Use	Requirements
Animal husbandry If carried out on a site larger than 2ha	Rural Residential Zone Code – Table 5.11.2
Dwelling house If: <ul style="list-style-type: none"> ▪ not identified on the Historic Subdivisions Overlay Map OM-06; and involving a secondary dwelling; or If: <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; <p>Note: This includes the parking of heavy vehicles which are necessary in the employment of residents.</p>	Rural Residential Zone Code – Table 5.11.2 Development Design Code – Table 6.3.1
Home-based business	Rural Residential Zone Code – Table 5.11.2 Development Design Code – Table 6.3.1
Assessable development	
Use	Assessment benchmarks
Code assessment	
Animal husbandry If carried out on a site 2ha or less	Rural Residential Zone Code – Table 5.11.3 Development Design Code – Table 6.3.2
Major electricity infrastructure	Rural Residential Zone Code – Table 5.11.3 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.

5.11.2 Rural Residential Zone Code

5.11.2.1 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.

5.11.2.2 Purpose

- (1) The purpose of the Rural Residential Zone Code is to provide for residential uses and activities on large lots, including lots for which the local government has not provided infrastructure and services.
- (2) The purpose of the Code will be achieved through the following overall outcomes:
 - (a) large residential lots in a clustered settlement pattern support single dwelling houses with extensive private open space and generous separation distances from neighbouring dwellings that contribute to the semi-rural character and amenity;
 - (b) limited services, community facilities and infrastructure are provided to a standard normally expected in non-urban areas;
 - (c) significant conflict with other uses is avoided by the provision of buffers on the site of new development for rural residential purposes;
 - (d) sites that are contaminated or pose a health risk from prior activities are remediated prior to being developed for sensitive land uses;
 - (e) and where affected by an overlay for:
 - (i) agricultural land:
 - (A) development is compatible with the viability, integrity, operation and maintenance of the stock route network;
 - (ii) 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;
 - (C) development includes effectual biosecurity management practices;
 - (iii) 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) 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;
 - (D) development involving the manufacture or storage in bulk of hazardous materials does not adversely impact on public safety or the environment;
 - (E) works retain the natural processes and protective function of landforms and vegetation in natural hazard areas;
 - (iv) extractive or mining resources:
 - (A) the establishment, continuation and productivity of mining tenements and designated Key Resource Areas is facilitated and protected from irreversible alienation;
 - (B) development for mining tenements or extractive resources provides access from transport infrastructure of a standard suitable to the volume and weight of traffic generated by the development;
 - (C) existing or future development of mining tenements and within designated Key Resource Areas and their identified transport routes is not prejudiced by the intrusion of incompatible uses;
 - (v) 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;

- (vi) 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;
- (vii) 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;

5.11.2.3 Requirements for accepted development or assessment benchmarks

Table 5.11.2 For accepted development
Acceptable Outcomes
General
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) 10m from the primary street frontage; (b) 6m from the secondary street frontage; (c) 6m 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 10%. and</p> <p>AO1.4 A maximum of one dwelling house is located on each lot.</p>
Amenity
<p>AO2.1 A well-maintained 1.5m vegetated buffer is provided on the residential land to any boundary with an adjacent existing non-residential use. and</p> <p>AO2.2 The vertical illumination resulting from direct or indirect light from the premises is 8lux or less when measured at ground level at any point 1.5m outside the site. and</p> <p>AO2.3 All mechanical plant and equipment fitted to service the development incorporate acoustic attenuation and are fully screened from view at the property boundary. and</p> <p>AO2.4 Development achieves the applicable requirements of:</p> <ul style="list-style-type: none"> (a) the <i>Environmental Protection (Air) Policy 2019</i>; and (b) the <i>Environmental Protection (Noise) Policy 2019</i>; <p>and</p> <p>AO2.5 New sensitive uses are separated from existing lawful or approved activities by:</p> <ul style="list-style-type: none"> (a) 30m – stables; (b) 100m – Rural Industry, commercial pigeon or quail facility (up to 2,000 breeding pairs); (c) 200m – cattle dips, dairy bails and associated yards; (d) 300m – Intensive Horticulture, Cropping (spray drift); (e) 500m – stock saleyards, kennels, commercial pigeon or quail facility (more than 2,000 breeding pairs); (f) 1km –cattle feedlot (0 – 1,000 standard cattle units), piggery (0 – 400 standard pig units), poultry farm (up to 1,000 birds); (g) 2km – cattle feedlot (1,001 – 10,000 standard cattle units), piggery (401 – 5,000 standard pig units), poultry farm (1001 – 5,000 birds); (h) 5km – cattle feedlot (more than 10,000 standard cattle units), piggery (more than 5,000

Table 5.11.2 For accepted development
Acceptable Outcomes
standard pig units), poultry farm (more than 5,000 birds);
Servicing
AO3.1 Stormwater discharge must be to a lawful point of discharge or to downstream properties but only with the consent of the affected landowners. and AO3.2 Development has direct access to a sealed road.
Contamination
AO4.1 Development for sensitive land uses does not occur on sites listed on the Contaminated Land Register or Environmental Management Register. or AO4.2 Contaminated soils subject to a development for sensitive land uses are remediated prior to plan sealing, or issuing of building works permit or operational works permit.
Specific uses
Animal husbandry
AO5.1 Non-residential buildings, animal enclosures with a gross floor area up to 100m ² and storage facilities are setback 50 metres from any dwelling on surrounding land. or AO5.2 Animal enclosures with a gross floor area in excess of 100m ² and effluent storage areas locate at least 75 metres from any dwelling on surrounding land.
Secondary dwelling
AO6.1 The minimum site area is 4,000m ² . and AO6.2 The secondary dwelling has a maximum floor area of 70m ² . and AO6.3 The maximum separation between the secondary dwelling and the existing dwelling is 10m. and AO6.4 The design of the secondary dwelling uses materials and features that match the existing dwelling. and AO6.5 The secondary dwelling uses the same property access as the principal dwelling.
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 50m ² . and AO7.3 There is no: <ul style="list-style-type: none"> (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 1.0m ² 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. and AO7.9 The use utilises the same vehicle access as the existing dwelling.

Table 5.11.2 For accepted development
Acceptable Outcomes
For development affected by one or more overlays
Agricultural Land
<p>AO8.1 All new access points from a road serving as a stock route incorporate a grid or effective gate to prevent stock entry between the stock route and adjoining premises.</p> <p>and</p> <p>AO8.2 Boundary fencing is maintained to the road boundary adjoining a stock route.</p>
Biodiversity
<p>AO9.1 Uses and associated works are confined to areas not identified on Overlay Maps OM-0201 -OM-0204.</p> <p>or</p> <p>AO9.2 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.</p> <p>or</p> <p>AO9.3 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.</p> <p>or</p> <p>AO9.4 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.</p> <p>and</p> <p>AO9.5 Development is setback from land identified as Wildlife Habitat, Watercourses or Wetlands on Overlay Maps OM-0201 -OM-0204 a minimum of:</p> <p>(a) 20 metres if in an urban or rural residential area;</p> <p>(b) 50 metres in other areas.</p> <p>and</p> <p>AO9.6 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.</p> <p>and</p> <p>AO9.7 A biosecurity plan is prepared and implemented to control the threat of species identified as invasive biosecurity matters.</p>
Bushfire Risk
<p>AO10.1 Development does not occur in areas mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area;</p> <p>or</p> <p>AO10.2 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;</p> <p>or</p> <p>AO10.3 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:</p> <p>(a) lot design and the siting of buildings and uses such that:</p> <p>(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;</p> <p>(ii) efficient emergency access is optimised;</p> <p>(iii) bushfire risk is effectively minimised having regard to aspect, elevation, slope and vegetation;</p> <p>(b) firebreaks that provide adequate:</p> <p>(i) setbacks between buildings/ structures and hazardous vegetation;</p> <p>(ii) access for fire-fighting or other emergency vehicles;</p>

Table 5.11.2 For accepted development

Acceptable Outcomes

- (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

AO10.4 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

AO10.5 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

AO10.6 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

AO10.7 The water supply outlet is located at least 9m from any potential fire hazards, such as venting gas bottles and combustible structures.

and

AO10.8 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

AO10.9 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;

and

AO10.10 Essential community infrastructure is not located on land identified on Overlay Maps OM-0301 - OM-0304 as Very High to Medium Potential Intensity Areas.

Extractive and Mining Resources

AO11.1 Development in the resource or processing area depicted on Overlay Map OM-09 is for:

- (a) extractive or resource industries or is directly associated therewith, or
- (b) other uses that would not constrain existing or future extractive or resource activities, or
- (c) a temporary use;

and

AO11.2 Sensitive land uses on lots which share a boundary with land identified as a mining tenement or designated Key Resource Areas are a minimum of 1000m from blasting-based extraction or 200m from mechanical extraction e.g. ripping.

Flood Risk

AO12.1 New buildings are not located within the area identified as Flood Hazard Area on Overlay Maps OM-0401 - OM-0404.

or

AO12.2 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.

Table 5.11.2 For accepted development

Acceptable Outcomes

or

AO12.3 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

AO12.4 Resilient building materials are used below the nominated flood level in accordance with current building assessment provisions.

and

AO12.5 Signage is provided on site indicating at least one clear and direct pedestrian and vehicle evacuation route that remains passable during all floods up to and including the defined flood event.

and

AO12.6 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

AO12.7 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 a defined flood event, or the highest known flood event.

and

AO12.8 Works in rural areas:

- (a) do not involve a net increase in filling greater than 50m³ if within 100 metres of a wetland or waterway;
- (b) do not result in any reductions of on-site flood storage capacity;
- (c) contain within the subject site any changes to the depth, duration or velocity of flood waters;

and

AO12.9 Essential community infrastructure is not located on land identified as Flood Hazard Area on Overlay Maps OM-0401 - OM-0404.

Historic Subdivisions

AO13.1 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

AO13.2 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

AO13.3 The site is within 5km distance by constructed road of a school if not on a current school bus route.

and

AO13.4 The site has direct access to a surveyed road constructed in accordance with the CMDG.

and

AO13.5 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

AO13.6 New buildings are confined to areas outside of overland flow paths and natural drainage features.

Table 5.11.2 For accepted development	
Acceptable Outcomes	
Note: This does not apply to outbuildings and extensions to an existing house.	
Infrastructure	
Water treatment, wastewater treatment and waste disposal facilities	
<p>AO14.1 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 - OM-07A05.</p>	
and	
Roads and railway	
<p>AO14.2 Development for a sensitive land use fronting a road identified on Infrastructure Overlay Maps OM-07A01 - OM-07A05 incorporates a landscaped buffer along the frontage of the site:</p>	
<p>(a) a minimum width of two metres to a State-controlled road or one metre to any other identified road;</p>	
<p>(b) incorporating species with a minimum mature height of three metres;</p>	
and	
<p>AO14.3 Sensitive land uses are:</p>	
<p>(a) designed with outdoor living areas that are shielded from the emission source associated with the road; and</p>	
<p>(b) designed with emission-sensitive rooms furthest from the road corridor; and</p>	
<p>(c) constructed of materials that achieve the weighted sound reduction value;</p>	
<p>Editor's Note: Refer to Part 4.4 of the Queensland Development Code weighted sound reduction values.</p>	
and	
Electricity	
For sites 5 hectares or larger	
<p>AO14.4 Sensitive land uses maintain the following separation distances from the following electricity infrastructure:</p>	
<p>(a) 20 m for transmission lines up to 132 kilovolts;</p>	
<p>(b) 30 m for transmission lines between 133 kilovolts and 275 kilovolts;</p>	
<p>(c) 40 m for transmission lines exceeding 275 kilovolts;</p>	
<p>(d) 50 m for high voltage substations;</p>	
and	
<p>AO14.5 A minimum 3m wide densely planted landscaped buffer is provided along the boundary adjoining the major electricity infrastructure or easement, including provision for advanced trees and shrubs that will grow to a minimum height of 10m.</p>	
Water Resources	
<p>AO15.1 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:</p>	
<p>(a) intensive horticulture;</p>	
<p>(b) intensive animal industry;</p>	
and	
<p>AO15.2 Development occurs in a sewerage serviced area and is connected to the reticulated sewerage network.</p>	
or	
<p>AO15.3 Development does not involve the establishment or expansion of an on-site wastewater treatment facility.</p>	
and	
<p>AO15.4 Development does not involve:</p>	
<p>(a) any increase in ground level impervious area; and</p>	
<p>(b) there is no discharge of potential water contaminants;</p>	
Table 5.11.3 For assessable development	
Performance Outcomes	
General	
Built form	
PO1	The built form and siting of development creates a low-scale and dispersed built form in the Rural Residential Zone.
and	

Table 5.11.3 For assessable development	
Performance Outcomes	
PO2	The density of residential uses creates a very low density residential character in the Rural Residential Zone.
Amenity	
PO3	Non-residential development does not adversely impact residential environment and amenity due to odour, dust or other rural-based emissions.
and	
PO4	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	
PO5	Light spill from the premises does not create a nuisance outside the site.
and	
PO6	The air quality objectives of the <i>Environmental Protection (Air) Policy 2019</i> are maintained for the ongoing operation of the use.
and	
PO7	The acoustic objectives of the <i>Environmental Protection (Noise) Policy 2019</i> are maintained for the ongoing operation of the use.
and	
PO8	New sensitive land uses are separated and buffered from agricultural production uses and activities so that they: <ul style="list-style-type: none"> (a) do not result in any loss of agricultural productivity in the Rural Zone; (b) are not exposed to impacts associated with chemical spray drift, noise, dust, odours or other emissions; and (c) do not represent a biosecurity risk to agriculture;
Contamination	
PO9	Development for sensitive land uses does not occur on sites listed on the Contaminated Land Register or Environmental Management Register.
and	
PO10	Areas where potentially contaminating substances are stored or used are covered and bunded.
and	
PO11	Provision is made for spills to be controlled on-site for removal and disposal by an approved means.
and	
PO12	Liquid or solid wastes are not discharged directly to land or waters.
Home-based business	
PO13	The use protects existing streetscape character, integrates with and is subordinate to the existing dwelling.
and	
PO14	The amenity of the local residential area is protected.
and	
PO15	The home-based business supports the economic viability of existing lawful commercial and industrial uses in the Centre, Industry, Mixed Use and Township zones.
For development affected by one or more overlays	
Agricultural Land	
PO16	Development maintains the operational efficiency and ongoing integrity and function of stock routes.
Biodiversity	
PO17	Development avoids land containing matters of environmental significance or provides protection for the values associated with those areas.
and	
PO18	Development establishes and maintains effective buffers to significant vegetation and wildlife habitat.
and	
PO19	Development protects ecological linkages between potential habitat areas to facilitate unimpeded, safe and effective movement of fauna.
and	
PO20	Development prevents the incursion or spread of species identified as invasive biosecurity matters.

Table 5.11.3 For assessable development

Performance Outcomes

Bushfire Risk

PO21 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

PO22 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

PO23 Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.

and

PO24 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

PO25 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

PO26 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;

and

PO27 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

PO28 Development does not create additional lots in any areas mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area.

Extractive and Mining Resources

PO29 The long term availability of the extractive or mining resource for extraction or processing is maintained.

and

PO30 Development in the vicinity of mining tenements:

- (a) does not compromise the utilisation of mining resources and transport routes or access routes to the mining resources;
- (b) does not adversely affect the safe and efficient operation of the mining related activities;
- (c) is sited, designed or of a nature that ensures that the use is not sensitive to the potential impacts of mining related activities such as noise and dust emissions; and
- (d) makes provision for adequate buffers between the mining resources and new development.

Table 5.11.3 For assessable development

Performance Outcomes

Flood Risk

- PO31** 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
- PO32** Siting and layout provides safe pedestrian and vehicular access and egress for all flood events up to and including the defined flood event.
- and
- PO33** 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
- PO34** Public safety and the environment are protected from the detrimental impacts of the release of hazardous materials into floodwaters.
- and
- PO35** 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 reconfiguring a lot only**
- PO36** 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

- PO37** A site in the Historic Lots Overlay is not developed for a non-rural use where:
- (a) the site characteristics, including impacts from natural hazards, make it unsuitable for 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

- PO38** 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

- PO39** Development on premises with a frontage to the road corridors shown on Infrastructure Overlay Maps OM-07A01 - OM-07A05 mitigates the potential adverse impacts of the road corridor including traffic noise, headlights and streetlights.

and

- PO40** Sensitive land uses on land with a frontage to the road corridors shown on Infrastructure Overlay Maps OM-07A01 - OM-07A05 achieve a level of amenity consistent with the intended use.

and

Electricity

- PO41** 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

- PO42** Development dedicates part of the site to establish landscaping which screens or otherwise softens the visually obtrusive impacts of electricity infrastructure.

Water Resources

- PO43** 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

- PO44** Development does not deteriorate the quality of water supplies obtainable from a town water supply bore identified on Overlay Map OM-08.