

4. Zones

4.1 Assessment table for Rural Protected Zone (Category 1 and Category 2)

4.1.1 Assessment categories for Rural Protected Zone

The assessment categories are identified for development in the Rural Protected Zone in column 2 of Table 4.1 as follows—

- (a) making a material change of use for a defined use, or another use in a defined use class, listed in column 1; or
- (b) other development listed in column 1, including—
 - (i) carrying out building work not associated with a material change of use;
 - (ii) excavating or filling not associated with a material change of use;
 - (iii) reconfiguring a lot; and
 - (iv) carrying out operational work for reconfiguring a lot.

Table 4.1 applies to land in the Rural Protected Zone (Category 1) and the Rural Protected Zone (Category 2).

4.1.2 Relevant assessment criteria for self-assessable development and assessable development in the Rural Protected Zone

The relevant assessment criteria in the Rural Protected Zone are referred to in column 3 of Table 4.1. The relevant assessment criteria apply to land in the Rural Protected Zone (Category 1) and the Rural Protected Zone (Category 2).

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

Table 4.1. Assessment Categories and Relevant Assessment Criteria for Rural Protected Zone—Making a Material Change Of Use and Other Development

Rural Protected Zone		
Notes:		
1. The level of assessment may change if land is subject to an overlay map/s in Part 5.		
2. Planning Scheme Policy 5/07 State Approvals identifies other State assessment requirements that may apply to development.		
Column 1 Development Type	Column 2 Assessment Category	Column 3 Applicable Codes
Material change of use		
Agriculture	<i>Exempt</i>	
Animal Husbandry	<i>Exempt</i>	
Aquaculture (Minor Impact)	<i>Self assessable</i> <i>or</i>	Acceptable solutions identified with an asterisk (*) in the following codes: <ul style="list-style-type: none"> • Rural Protected Zone Code • Rural Development Code • Excavation and Filling Code • Infrastructure Code • Landscape Design Code • Parking and Access Code
	<i>Code assessable</i> if – acceptable solutions of applicable codes are not complied with	Rural Protected Zone Code Rural Development Code Excavation and Filling Code Infrastructure Code Landscape Design Code Nuisance Code Parking and Access Code
Bed and Breakfast Accommodation	<i>Code Assessable</i>	Rural Protected Zone Code Residential Development Code
Detached Dwelling ⁵	<i>Exempt</i>	
Forest Practice ⁶	<i>Exempt</i>	
Home-based Business	<i>Self assessable</i> <i>or</i>	Acceptable solutions identified with an asterisk (*) in the following codes: <ul style="list-style-type: none"> • Rural Protected Zone Code • Home-based Business Code
	<i>Code assessable</i> if – acceptable solutions of applicable codes are not complied with	Rural Protected Zone Code Home-based Business Code
Landscape Supplies	<i>Code assessable</i>	Rural Protected Zone Code Excavation and Filling Code Infrastructure Code Landscape Design Code

⁵ The standards for boundary clearances and site cover of Part 12, Design and Siting Standard for Single Detached Housing – on Lots 450m2 and over, of the Queensland Development Code applies.

⁶ Forestry activities may be subject to the *Code of Practice for Native Forest Timber Production* (EPA, 2002) where conducted on State land or the *Interim Native Forest Practice Code* (DNRM, 2005) where conducted on freehold land.

Column 1 Development Type	Column 2 Assessment Category	Column 3 Applicable Codes
		Nuisance Code Parking and Access Code
Local Utility	<i>Exempt</i>	
Open Space and Recreation	<i>Exempt</i>	
Packing Shed	<i>Self assessable</i> <i>or</i>	Acceptable solutions identified with an asterisk (*) in the following codes: <ul style="list-style-type: none"> • Rural Protected Zone Code • Rural Development Code • Excavation and Filling Code • Infrastructure Code • Landscape Design Code • Parking and Access Code
	<i>Code assessable</i> if – acceptable solutions of applicable codes are not complied with	Rural Protected Zone Code Rural Development Code Excavation and Filling Code Infrastructure Code Landscape Design Code Nuisance Code Parking and Access Code
Plant Nursery	<i>Code assessable</i>	Rural Protected Zone Code Excavation and Filling Code Infrastructure Code Landscape Design Code Nuisance Code Parking and Access Code
Relative's Apartment	<i>Self assessable</i> <i>or</i>	Acceptable solutions identified with an asterisk (*) in the following codes: <ul style="list-style-type: none"> • Rural Protected Zone Code • Residential Development Code • Excavation and Filling Code • Infrastructure Code • Parking and Access Code
	<i>Code assessable</i> if – acceptable solutions of applicable codes are not complied with	Rural Protected Zone Code Residential Development Zone Excavation and Filling Code Infrastructure Code Parking and Access Code
Roadside Stall	<i>Exempt</i>	
Rural Home Industry	<i>Self assessable</i> <i>or</i>	Acceptable solutions identified with an asterisk (*) in the following codes: <ul style="list-style-type: none"> • Rural Protected Zone Code • Rural Development Code • Excavation and Filling Code • Infrastructure Code • Parking and Access Code
	<i>Code assessable</i> if – acceptable solutions of applicable codes are not complied with	Rural Protected Zone Code Rural Development Code Excavation and Filling Code Infrastructure Code Nuisance Code Parking and Access Code

Column 1 Development Type	Column 2 Assessment Category	Column 3 Applicable Codes
Rural Industry	<i>Code assessable</i>	Rural Protected Zone Code Rural Development Code Excavation and Filling Code Infrastructure Code Landscape Design Code Nuisance Code Parking and Access Code
Rural Tourist Facility	<i>Code assessable</i>	Rural Protected Zone Code Rural Development Code Excavation and Filling Code Infrastructure Code Landscape Design Code Nuisance Code Parking and Access Code
Stable	<i>Self assessable</i> <i>or</i>	Acceptable solutions identified with an asterisk (*) in the following codes: <ul style="list-style-type: none"> • Rural Protected Zone Code • Rural Development Code • Excavation and Filling Code • Infrastructure Code • Landscape Design Code • Parking and Access Code
	<i>Code assessable</i> if – acceptable solutions of applicable codes are not complied with	Rural Protected Zone Code Rural Development Code Excavation and Filling Code Infrastructure Code Landscape Design Code Nuisance Code Parking and Access Code
Telecommunication Facilities	<i>Code assessable</i>	Rural Protected Zone Code Telecommunication Facilities Code Excavation and Filling Code Infrastructure Code Landscape Design Code Nuisance Code Parking and Access Code
Other material change of use (not identified in Column 1 of this table or not defined)	<i>Impact assessable</i>	
Other Development		
Building work where not associated with a material change of use	<i>Exempt</i> if – Minor Building Work Building work for a Class 1 or Class 10 building ⁷ <i>or</i>	
	<i>Self assessable</i> – otherwise <i>or</i>	Acceptable solutions identified with an asterisk (*) in the following codes: <ul style="list-style-type: none"> • Rural Protected Zone Code
	<i>Code assessable</i> if –	Rural Protected Zone Code

⁷ Part 12, Design and Siting Standard for Single Detached Housing – on Lots 450m² and over, of the Queensland Development Code applies

Column 1 Development Type	Column 2 Assessment Category	Column 3 Applicable Codes
	acceptable solutions of applicable codes are not complied with	
Operational work for excavation or filling of land not associated with a material change of use	<i>Exempt</i>	
Operational work associated with reconfiguring a lot	<i>Code assessable</i>	Reconfiguring a Lot Code Infrastructure Code Landscape Design Code
Reconfiguring a lot	<i>Code assessable</i> if – complying with minimum lot sizes specified in the applicable code <i>or</i> <i>Impact assessable</i>	Rural Protected Zone Code Reconfiguring a Lot Code Infrastructure Code Landscape Design Code
Other	<i>Exempt</i>	

4.2 Assessment Criteria for Rural Protected Zone (Category 1 and Category 2)

4.2.1 Rural Protected Zone Code

The provisions in this section comprise the Rural Protected Zone Code. They are:

- (a) Compliance with the Rural Protected Zone Code;
- (b) Overall Outcomes for the Rural Protected Zone Code; and
- (c) Assessment Criteria (performance criteria, including consistent and inconsistent uses, and associated acceptable solutions) for the Rural Protected Zone Code.

The Rural Protected Zone Code applies to land in the Rural Protected Zone (Category 1) and the Rural Protected Zone (Category 2).

4.2.2 Compliance with the Rural Protected Zone Code

Development that is consistent with the performance criteria of the Rural Protected Zone Code complies with the Rural Protected Zone Code.

4.2.3 Overall Outcomes for the Rural Protected Zone Code

The overall outcomes are the purpose of the Rural Protected Zone Code. The overall outcomes sought for the Rural Protected Zone are the following:

- (a) Good quality agricultural land (GQAL) is protected from development that fragments, alienates or diminishes the productivity of or potential to sustainably exploit the natural resource;
- (b) Activities and industries that directly support sustainable agricultural and rural production are developed in locations with appropriate access and infrastructure;
- (c) Residential uses are predominantly dwellings associated with agricultural uses;
- (d) Development protects the scenic, visual and landscape values of the Shire;
- (e) Development maintains an appropriate level of amenity for residents and tourists consistent with the reasonable requirements of sustainable agricultural and other primary industry practices;
- (f) Development protects and enhances the ecological features and processes of significant natural features including the quality of surface and groundwater;
- (g) Development has an appropriate level of flood immunity and does not result in an increase in flood level or duration on surrounding properties; and
- (h) Tourism opportunities relating to the process of agricultural production, such as vineyards and sugar cane industries, are developed in appropriate locations with suitable infrastructure.

4.2.4 Consistent uses (performance criteria)

The following defined uses are consistent uses and are located in the Rural Protected Zone:

- Agriculture
- Animal Husbandry
- Aquaculture (Minor)
- Detached Dwelling
- Extractive Industry
- Forest Practice
- Home Based Business
- Open Space and Recreation
- Packing Shed
- Relative's Apartment
- Roadside Stall
- Rural Home Industry
- Rural Tourist Facility
- Stable

4.2.5 Inconsistent uses (performance criteria)

The following defined uses are inconsistent uses and are not located in the Rural Protected Zone:

- Bulky Goods Retailing
- Caravan Park
- Carpark
- Fast Food Premises
- Funeral Parlour
- Hotel
- Indoor Entertainment
- Industry
- Manufacturer’s Shop
- Motel
- Multiple Dwelling
- Retirement Accommodation
- Salvage Yard
- Shop
- Tavern
- Tourist Facility
- Vehicle Depot.

4.2.6 Assessment criteria for the Rural Protected Zone Code

Performance Criteria		Acceptable Solutions	
<p><i>Note: Self assessable development must comply only with the acceptable solutions identified with an asterisk (*). Development that is identified as self assessable in the assessment tables but does not comply with the acceptable solutions identified with an asterisk is code assessable development.</i></p>			
<p><i>Setbacks</i></p>			
PC1	All buildings are appropriately set back from road frontages to promote rural character and provide noise and amenity buffering.	AS1.1	No acceptable solution prescribed.
<p><i>Alienation of Good Quality Agricultural Land</i></p>			

Performance Criteria		Acceptable Solutions	
PC2	Development does not result in the alienation or loss of good quality agricultural land ⁸ .	AS2.1	Development on good quality agricultural land directly supports sustainable agricultural and rural production, unless there is an overriding need for the development in terms of public benefit and no other site is suitable for the particular purpose.
<i>Separation of Uses</i>			
PC3	Development of non-agricultural uses must not interfere or threaten the continuation of established agricultural practices (including aquaculture and animal husbandry) or the integrity of rural infrastructure (e.g. irrigation channels and cane tramways).	AS3.1*	Separation distances for non-agricultural uses incorporates a minimum effective width of separation indicated in <i>Appendix 6 of the Planning Guidelines: Separating Agricultural and Residential Land Uses – August 1997</i> .
			AND
		AS3.2*	Any vegetated buffers provided for and within the effective separation distances are designed in accordance with Appendix 2 of the <i>Planning Guidelines: Separating Agricultural and Residential Land Uses – August 1997</i> .
<i>Landscape Character</i>			
PC4	Rural landscape values are protected through the appropriate use and development of land and the appropriate siting and design of buildings.	AS4.1	Views to and/or across the site are not obstructed or degraded by development that is incompatible with a rural landscape.
			AND
		AS4.2	Disruption to the natural profile of the land and visual scarring from operational works, vegetation clearing, structures and vehicle access is minimised.
<i>Environmental Protection and Amenity⁹</i>			
PC5	Development is sited, constructed and managed such that: <ul style="list-style-type: none"> (a) the generation of any noise does not cause unreasonable nuisance to adjoining properties or other noise sensitive areas; (b) any emissions of pollutants do not cause a nuisance beyond the site boundaries; (c) there is no significant adverse impact on the quality of any surface water or ground water resource; 	AS5.1	No acceptable solution prescribed.

⁸ Where land is included within the area identified as “No Land Resource Data Available” on Natural Features and Resources Overlay Map 4 Good Quality Agricultural Land, the Council may request a land suitability report be provided to determine the agricultural land status of the site

⁹ The Natural Features and Resources Overlay Maps in Part 5 cover land which contains significant natural features. Other land not covered by the overlay may contain these attributes.

Performance Criteria		Acceptable Solutions	
	<p>(d) the ecological and hydraulic processes of any waterway or wetland are not adversely affected; and</p> <p>(e) areas of nature conservation significance are not adversely affected.</p>		
<i>Flood Management</i>			
PC6	Development does not alter the shape, direction or capacity of drainage paths in a way that diverts flood flows onto other land or prevents or slows the escape of flood water from other land.	AS6.1	No acceptable solution prescribed.
PC7	Natural hydrological systems, landforms and drainage lines and the flood conveyance capacity of floodplains and waterways are maintained.	AS7.1	No acceptable solution prescribed.
PC8	Development and community infrastructure has an acceptable level of flood immunity, providing for the protection of development at an acceptable level of risk ¹⁰ .	AS8.1*	<p>Floor levels for habitable rooms are –</p> <p>(a) for areas where minimum floor levels are specified, not less than the specified level; or</p> <p>(b) for areas where flood modelling is available, not less than 300mm above the modelled 1% AEP (Q100) flood level; or</p> <p>(c) for areas where flood modelling is not available, not less than 300mm above the highest known flood level or 300mm above ground level where no flood level is known.</p>
		AS8.2	Community infrastructure is located at or above the recommended flood levels identified in Schedule 6.

¹⁰ The Council has adopted minimum floor levels for habitable rooms for development in various parts of the Shire under section 53 of the *Standard Building Regulation 1993*.

4.3 Assessment table for Rural Zone

4.3.1 Assessment categories for Rural Zone

The assessment categories are identified for development in the Rural Zone in column 2 of Table 4.2 as follows—

- (a) making a material change of use for a defined use, or another use in a defined use class, listed in column 1; or
- (b) other development listed in column 1, including—
 - (i) carrying out building work not associated with a material change of use;
 - (ii) excavating or filling not associated with a material change of use;
 - (iii) reconfiguring a lot; and
 - (iv) carrying out operational work for reconfiguring a lot.

4.3.2 Relevant assessment criteria for self-assessable development and assessable development in the Rural Zone

The relevant assessment criteria in the Rural Zone are referred to in column 3 of Table 4.2.

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

Table 4.2. Assessment Categories and Relevant Assessment Criteria for Rural Zone—Making a Material Change of Use and Other Development

Rural Zone		
Notes: 1. The level of assessment may change if land is subject to an overlay map/s in Part 5. 2. Planning Scheme Policy 5/07 State Approvals identifies other State assessment requirements that may apply to development.		
Column 1 Development Type	Column 2 Assessment Category	Column 3 Applicable Codes
Material change of use		
Agriculture	<i>Exempt</i>	
Animal Husbandry	<i>Exempt</i>	
Aquaculture (Minor Impact)	<i>Self assessable</i> <i>or</i>	Acceptable solutions identified with an asterisk (*) in the following codes: <ul style="list-style-type: none"> • Rural Zone Code • Rural Development Code

Column 1 Development Type	Column 2 Assessment Category	Column 3 Applicable Codes
		<ul style="list-style-type: none"> Excavation and Filling Code Infrastructure Code Landscape Design Code Parking and Access Code
	<i>Code assessable</i> if – acceptable solutions of applicable codes are not complied with	Rural Zone Code Rural Development Code Excavation and Filling Code Infrastructure Code Landscape Design Code Nuisance Code Parking and Access Code
Bed and Breakfast Accommodation	<i>Code assessable</i>	Rural Zone Code Residential Development Code
Detached Dwelling ¹¹	<i>Exempt</i>	
Forest Practice ¹²	<i>Exempt</i>	
Home-based Business	<i>Self assessable</i> <i>or</i>	Acceptable solutions identified with an asterisk (*) in the following codes: <ul style="list-style-type: none"> Rural Zone Code Home-based Business Code
	<i>Code assessable</i> if – acceptable solutions of applicable codes are not complied with	Rural Zone Code Home-based Business Code
Landscape Supplies	<i>Code assessable</i>	Rural Zone Code Excavation and Filling Code Infrastructure Code Landscape Design Code Nuisance Code Parking and Access Code
Local Utility	<i>Exempt</i>	
Open Space and Recreation	<i>Exempt</i>	
Packing Shed	<i>Self assessable</i> <i>or</i>	Acceptable solutions identified with an asterisk (*) in the following codes: <ul style="list-style-type: none"> Rural Zone Code Rural Development Code Excavation and Filling Code Infrastructure Code Landscape Design Code Parking and Access Code
	<i>Code assessable</i> if – acceptable solutions of applicable codes are not complied with	Rural Zone Code Excavation and Filling Code Infrastructure Code Landscape Design Code

¹¹ The standards for boundary clearance and site cover of Part 12, Design and Siting Standard for Single Detached Housing – on Lots 450m² and over, of the Queensland Development Code applies.

¹² Forestry activities may be subject to the *Code of Practice for Native Forest Timber Production* (EPA, 2002) where conducted on State land or the *Interim Native Forest Practice Code* (DNRM, 2005) where conducted on freehold land.

Column 1 Development Type	Column 2 Assessment Category	Column 3 Applicable Codes
		Nuisance Code Parking and Access Code
Plant Nursery	<i>Code assessable</i>	Rural Zone Code Excavation and Filling Code Infrastructure Code Landscape Design Code Nuisance Code Parking and Access Code
Relative's Apartment	<i>Self assessable</i> <i>or</i>	Acceptable solutions identified with an asterisk (*) in the following codes: <ul style="list-style-type: none"> • Rural Zone Code • Residential Development Code • Excavation and Filling Code • Infrastructure Code • Parking and Access Code
	<i>Code assessable</i> if – acceptable solutions of applicable codes are not complied with	Rural Zone Code Residential Development Zone Excavation and Filling Code Infrastructure Code Parking and Access Code
Roadside Stall	<i>Exempt</i>	
Rural Home Industry	<i>Self assessable</i> <i>or</i>	Acceptable solutions identified with an asterisk (*) in the following codes: <ul style="list-style-type: none"> • Rural Zone Code • Rural Development Code • Excavation and Filling Code • Infrastructure Code • Parking and Access Code
	<i>Code assessable</i> if – acceptable solutions of applicable codes are not complied with	Rural Zone Code Rural Development Code Excavation and Filling Code Infrastructure Code Nuisance Code Parking and Access Code
Rural Industry	<i>Code assessable</i>	Rural Zone Code Rural Development Code Excavation and Filling Code Infrastructure Code Landscape Design Code Nuisance Code Parking and Access Code
Rural Tourist Facility	<i>Code assessable</i>	Rural Zone Code Rural Development Code Excavation and Filling Code Infrastructure Code Landscape Design Code Nuisance Code Parking and Access Code
Stable	<i>Self assessable</i>	Acceptable solutions identified with an asterisk (*) in the following codes:

Column 1 Development Type	Column 2 Assessment Category	Column 3 Applicable Codes
	<i>or</i>	<ul style="list-style-type: none"> Rural Zone Code Rural Development Code Excavation and Filling Code Infrastructure Code Landscape Design Code Parking and Access Code
	<i>Code assessable</i> if – acceptable solutions of applicable codes are not complied with	Rural Zone Code Rural Development Code Excavation and Filling Code Infrastructure Code Landscape Design Code Nuisance Code Parking and Access Code
Telecommunication Facilities	<i>Code assessable</i>	Rural Zone Code Telecommunication Facilities Code Excavation and Filling Code Infrastructure Code Landscape Design Code Nuisance Code Parking and Access Code
Other material change of use (not identified in Column 1 of this table <i>or</i> not defined)	<i>Impact assessable</i>	
Other Development		
Building work where not associated with a material change of use	<i>Exempt</i> if – Minor Building Work Building work for a Class 1 or Class 10 building ¹³	
	<i>or</i>	
	<i>Self assessable</i> – otherwise	Acceptable solutions identified with an asterisk (*) in the following codes: <ul style="list-style-type: none"> Rural Zone Code
	<i>or</i>	
	<i>Code assessable</i> if – acceptable solutions of applicable codes are not complied with	Rural Zone Code
Operational work for excavation <i>or</i> filling of land not associated with a material change of use	<i>Exempt</i>	
Operational work associated with reconfiguring a lot	<i>Code assessable</i>	Reconfiguring a Lot Code Infrastructure Code Landscape Design Code
Reconfiguring a lot	<i>Code assessable</i> if – complying with minimum lot sizes specified in the applicable code <i>or</i>	Rural Zone Code Reconfiguring a Lot Code Infrastructure Code Landscape Design Code

¹³ Part 12, Design and Siting Standard for Single Detached Housing – on Lots 450m² and over, of the Queensland Development Code applies.

Column 1 Development Type	Column 2 Assessment Category	Column 3 Applicable Codes
	<i>Impact assessable</i>	
Other	<i>Exempt</i>	

4.4 Assessment Criteria for Rural Zone

4.4.1 Rural Zone Code

The provisions in this section comprise the Rural Zone Code. They are:

- (a) Compliance with the Rural Zone Code;
- (b) Overall Outcomes for the Rural Zone Code; and
- (c) Assessment Criteria (performance criteria, including consistent and inconsistent uses, and associated acceptable solutions) for the Rural Zone Code.

4.4.2 Compliance with the Rural Zone Code

Development that is consistent with the performance criteria of the Rural Zone Code complies with the Rural Zone Code.

4.4.3 Overall Outcomes for the Rural Zone Code

The overall outcomes are the purpose of the Rural Zone Code. The overall outcomes sought for the Rural Zone are the following:

- (a) A range of sustainable agricultural uses, including grazing, forest practices, and irrigated and dry land agricultural activities are maintained;
- (b) Activities and industries that directly support agricultural and rural production are developed in this zone, in locations with suitable infrastructure;
- (c) Non-rural landuses are suitably buffered and separated from rural uses, ensuring continued agricultural practices;
- (d) Residential uses are predominantly dwellings associated with agricultural uses;
- (e) Community and commercial services that service the needs of rural residents are provided in suitable locations;
- (f) Development protects and enhances the ecological features and processes of significant natural features including the quality of surface and groundwater;
- (g) Development protects the scenic, visual and landscape values of the Shire;
- (h) Development maintains an appropriate level of amenity for residents and tourists consistent with the reasonable requirements of sustainable agricultural and other primary industry practices;

- (i) Development has an appropriate level of flood immunity and does not result in an increase in flood level or duration on surrounding properties; and
- (j) Tourism opportunities relating to the process of agricultural production, such as vineyards and sugar cane industries, or relating to the natural attributes of the site or the locality, such as bushwalking and other forms of nature-based tourism, are developed in locations with suitable infrastructure.

4.4.4 Consistent uses (performance criteria)

The following defined uses are consistent uses and are located in the Rural Zone:

- Agriculture
- Animal Husbandry
- Aquaculture (Minor Impact)
- Aquaculture (Major Impact)
- Detached Dwelling
- Extractive Industry
- Forest Practice
- Home Based Business
- Intensive Animal Husbandry
- Kennel
- Open Space and Recreation
- Packing Shed
- Relative's Apartment
- Roadside Stall
- Rural Home Industry
- Rural Industry
- Rural Tourist Facility
- Saleyard
- Stable

4.4.5 Inconsistent uses (performance criteria)

The following defined uses are inconsistent uses and are not located in the Rural Zone:

- Bulky Goods Retailing
- Carpark
- Funeral Parlour
- Industry
- Manufacturer's Shop

- Multiple Dwelling
- Retirement Accommodation
- Salvage Yard
- Shop
- Tavern.

4.4.6 Rural Zone Code assessment criteria

Performance Criteria		Acceptable Solutions	
<p><i>Note: Self assessable development must comply only with the acceptable solutions identified with an asterisk (*). Development that is identified as self assessable in the assessment tables but does not comply with the acceptable solutions identified with an asterisk is code assessable development.</i></p>			
<i>Setbacks</i>			
PC1	All buildings are appropriately set back from road frontages to promote rural character and provide noise and amenity buffering.	AS1.1	No acceptable solution prescribed
<i>Separation of Uses</i>			
PC2	Development of non-agricultural uses must not interfere or threaten the continuation of established agricultural practices (including aquaculture and animal husbandry) or the integrity of rural infrastructure (e.g. irrigation channels and cane tramways) ¹⁴ .	AS2.1*	Separation distances for non-agricultural uses incorporates a minimum effective width of separation indicated in <i>Appendix 6 of the Planning Guidelines: Separating Agricultural and Residential Land Uses – August 1997</i> .
			and
		AS2.2*	Any vegetated buffers provided for and within the effective separation distances are designed in accordance with Appendix 2 of the <i>Planning Guidelines: Separating Agricultural and Residential Land Uses – August 1997</i> .
<i>Landscape Character</i>			
PC3	Rural landscape values are protected through the appropriate use and development of land and the appropriate siting and design of buildings.	AS3.1	Views to and/or across the site are not obstructed or degraded by development that is incompatible with a rural landscape.
			AND
		AS3.2	Disruption to the natural profile of the land and visual scarring from operational

¹⁴ Where land is included within the area identified as “No Land Resource Data Available” on Natural Features and Resources Overlay Map 4 Good Quality Agricultural Land, the Council may request a land suitability report be provided to determine the agricultural land status of the site.

Performance Criteria		Acceptable Solutions	
		works, vegetation clearing, structures and vehicle access is minimised.	
<i>Environmental Protection and Amenity¹⁵</i>			
PC4	Development is sited, constructed and managed such that: (a) the generation of any noise does not cause unreasonable nuisance to adjoining properties or other noise sensitive areas; (b) any emissions of pollutants do not cause a nuisance beyond the site boundaries; (c) there is no significant adverse impact on the quality of any surface water or ground water resource; (d) the ecological and hydraulic processes of any waterway or wetland are not adversely affected; and (e) areas of nature conservation significance are not adversely affected.	AS4.1	No acceptable solution prescribed.
PC5	Rural uses directly adjacent to the Burrum Coast National Park area are buffered and separated from the Burrum Coast National Park (Kinkuna Section).	AS5.1	The development (excluding Forest Practice) is setback a minimum of 40m within the subject property, from the property boundary adjoining the Burrum Coast National Park (Kinkuna Section).
<i>Flood Management</i>			
PC6	Development does not alter the shape, direction or capacity of drainage paths in a way that diverts flood flows onto other land or prevents or slows the escape of flood water from other land.	AS6.1	No acceptable solution prescribed.
PC7	Natural hydrological systems, landforms and drainage lines and the flood conveyance capacity of floodplains and waterways are maintained.	AS7.1	No acceptable solution prescribed.
PC8	Development and community infrastructure has an acceptable level of flood immunity, providing for the protection of development at an acceptable level of risk ¹⁶ .	AS8.1*	Floor levels for habitable rooms are – (a) for areas where minimum floor levels are specified, not less than the specified level; or (b) for areas where flood modelling is

¹⁵ The Natural Features and Resources Overlay Maps in Part 5 cover land which contains significant natural features. Other land not covered by the overlay may contain these attributes.

¹⁶ The Council has adopted minimum floor levels for habitable rooms for development in various parts of the Shire under section 53 of the *Standard Building Regulation 1993*.

Performance Criteria		Acceptable Solutions	
			<p>available, not less than 300mm above the modelled 1% AEP (Q100) flood level; or</p> <p>(c) for areas where flood modelling is not available, not less than 300mm above the highest known flood level or 300mm above ground level where no flood level is known.</p> <p>AS8.2 Community infrastructure is located at or above the recommended flood levels identified in Schedule 6.</p>
<i>Development in the Woodgate Precinct Plan area (Precinct 7)</i>			
PC9	Land in Precinct 7 on the Woodgate Precinct Plan accommodates the sewage treatment works for Woodgate.	AS9.1	No acceptable solution prescribed.
PC10	<p>Development in Precinct 7 does not adversely impact on the adjoining National Park and maintains the amenity, character and significant environmental values of the site.</p> <p><i>Note 1: The Woodgate Precinct Plan is in Schedule 2.</i></p> <p><i>Note 2: Land in Precinct 7 not required for sewage treatment purposes is retained by Isis Shire Council as a future investigation area.</i></p>	AS10.1	No acceptable solution prescribed.
<i>Local Community and Commercial Services</i>			
PC11	Community services (for example, schools and meeting halls) and commercial activities (for example, shops and businesses providing personal and household services) are of a nature and scale and in a location that meets the needs of the local resident community and maintains rural character and amenity.	AS11.1	No acceptable solution prescribed.

4.5 Assessment table for Rural Residential Zone

4.5.1 Assessment categories for Rural Residential Zone

The assessment categories are identified for development in the Rural Residential Zone in column 2 of Table 4.3 as follows—

- (a) making a material change of use for a defined use, or another use in a defined use class, listed in column 1; or
- (b) other development listed in column 1, including—
 - (i) carrying out building work not associated with a material change of use;
 - (ii) excavating or filling not associated with a material change of use;
 - (iii) reconfiguring a lot; and
 - (iv) carrying out operational work for reconfiguring a lot.

4.5.2 Relevant assessment criteria for self-assessable development and assessable development in the Rural Residential Zone

The relevant assessment criteria in the Rural Residential Zone are referred to in column 3 of Table 4.3.

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

Table 4.3. Assessment Categories and Relevant Assessment Criteria for Rural Residential Zone—Making a Material Change of Use and Other Development

Rural Residential Zone		
Column 1 Development Type	Column 2 Assessment Category	Column 3 Applicable Codes
Material change of use		
Agriculture	<i>Code assessable</i>	Rural Residential Zone Code Rural Development Code
Animal Husbandry	<i>Code assessable</i>	Rural Residential Zone Code Rural Development Code

Column 1 Development Type	Column 2 Assessment Category	Column 3 Applicable Codes
Bed and Breakfast Accommodation	<i>Code assessable</i>	Rural Residential Zone Code Residential Development Code
Detached Dwelling	<i>Self assessable</i> <i>or</i>	Acceptable solutions identified with an asterisk (*) in the following codes: <ul style="list-style-type: none"> • Rural Residential Zone Code • Residential Development Code • Excavation and Filling Code • Infrastructure Code • Parking and Access Code
	<i>Code assessable</i> if – acceptable solutions of applicable codes are not complied with <i>Note: Refer to Note 3 at the head of this assessment table.</i>	Rural Residential Zone Code Residential Development Code Excavation and Filling Code Infrastructure Code Parking and Access Code
Home-based Business	<i>Self assessable</i> <i>or</i>	Acceptable solutions identified with an asterisk (*) in the following codes: <ul style="list-style-type: none"> • Rural Residential Zone Code • Home-based Business Code
	<i>Code assessable</i> if – acceptable solutions of applicable codes are not complied with	Rural Residential Zone Code Home-based Business Code
Local Utility	<i>Exempt</i>	
Open Space and Recreation	<i>Exempt</i>	
Relative's Apartment	<i>Self assessable</i> <i>or</i>	Acceptable solutions identified with an asterisk (*) in the following codes: <ul style="list-style-type: none"> • Rural Residential Zone Code • Residential Development Code • Excavation and Filling Code • Infrastructure Code • Parking and Access Code
	<i>Code assessable</i> if – acceptable solutions of applicable codes are not complied with	Rural Residential Zone Code Residential Development Code Excavation and Filling Code Infrastructure Code Parking and Access Code
Roadside Stall	<i>Code assessable</i>	Rural Residential Zone Code Rural Development Zone Excavation and Filling Code Infrastructure Code Landscape Design Code Nuisance Code Parking and Access Code
Stable	<i>Self assessable</i> <i>or</i>	Acceptable solutions identified with an asterisk (*) in the following codes: <ul style="list-style-type: none"> • Rural Residential Zone Code • Rural Development Code • Excavation and Filling Code • Infrastructure Code

Column 1 Development Type	Column 2 Assessment Category	Column 3 Applicable Codes
		<ul style="list-style-type: none"> • Landscape Design Code • Parking and Access Code
	<i>Code assessable</i> if – acceptable solutions of applicable codes are not complied with	Rural Residential Zone Code Rural Development Code Excavation and Filling Code Infrastructure Code Landscape Design Code Nuisance Code Parking and Access Code
Other material change of use (not identified in Column 1 of this table or not defined)	<i>Impact assessable</i>	
Other Development		
Building work where not associated with a material change of use	<i>Exempt</i> if – Minor Building Work <i>or</i>	
	<i>Self assessable</i> if – not Minor Building Work <i>or</i>	Acceptable solutions identified with an asterisk (*) in the following codes: <ul style="list-style-type: none"> • Rural Residential Zone Code
	<i>Code assessable</i> if – acceptable solutions of applicable codes are not complied with <i>Note: Refer to Note 3 at the head of this assessment table.</i>	Rural Residential Zone Code
Operational work for excavation or filling of land not associated with a material change of use	<i>Exempt</i> if – involving not more than 20m ³ of material <i>or</i>	
	<i>Self assessable</i> if – otherwise involving more than 20m ³ of material <i>or</i>	Acceptable solutions identified with an asterisk (*) in the following code: <ul style="list-style-type: none"> • Excavation and Filling Code
	<i>Code assessable</i> if – acceptable solutions of applicable codes are not complied with	Excavation and Filling Code
Operational work associated with reconfiguring a lot	<i>Code assessable</i>	Reconfiguring a Lot Code Infrastructure Code Landscape Design Code
Reconfiguring a lot	<i>Code assessable</i> if – complying with minimum lot sizes specified in the applicable code <i>or</i> <i>Impact assessable</i>	Rural Residential Zone Code Reconfiguring a Lot Code Infrastructure Code Landscape Design Code
Other	<i>Exempt</i>	

Column 1 Development Type	Column 2 Assessment Category	Column 3 Applicable Codes

4.6 Assessment Criteria for Rural Residential Zone

4.6.1 Rural Residential Zone Code

The provisions in this section comprise the Rural Residential Zone Code. They are:

- (a) Compliance with the Rural Residential Zone Code;
- (b) Overall Outcomes for the Rural Residential Zone Code; and
- (c) Assessment Criteria (performance criteria, including consistent and inconsistent uses, and associated acceptable solutions) for the Rural Residential Zone Code.

4.6.2 Compliance with the Rural Residential Zone Code

Development that is consistent with the performance criteria of the Rural Residential Zone Code complies with the Rural Residential Zone Code.

4.6.3 Overall Outcomes for the Rural Residential Zone Code

The overall outcomes are the purpose of the Rural Residential Zone Code. The overall outcomes sought for the Rural Residential Zone are the following:

- (a) Rural residential development is predominantly detached dwellings generously separated by their setting on large lots, with limited and low intensity rural activities contributing to a semi-rural character;
- (b) Rural residential development maintains a high level of residential amenity and avoids significant conflicts with activities involving the the productive use of natural resources including agricultural land, timber, extractive or mineral resources;
- (c) Limited local services are developed, providing for the daily needs of the rural residential development;
- (d) Development protects and enhances the ecological features and processes of significant natural features including the quality of surface and groundwater; and
- (e) Development has an appropriate level of flood immunity and does not result in an increase in flood level or duration on surrounding properties.

4.6.4 Consistent uses (performance criteria)

The following defined uses are consistent uses and are located in the Rural Residential Zone:

- Detached Dwelling

- Home-based Business
- Open Space and Recreation
- Relative's Apartment
- Stable

4.6.5 Inconsistent uses (performance criteria)

The following defined uses are inconsistent uses and are not located in the Rural Residential Zone:

- Aquaculture (Major Impact)
- Aquaculture (Minor Impact)
- Bulky Goods Retailing
- Bulk Store
- Carpark
- Extractive Industry
- Fast Food Premises
- Fuel Depot
- Funeral Parlour
- Hotel
- Indoor Entertainment
- Industry
- Intensive Animal Husbandry
- Manufacturer's Shop
- Motel
- Multiple Dwelling
- Office
- Packing Shed
- Retirement Accommodation
- Rural Industry
- Salvage Yard
- Saleyard
- Service Station
- Vehicle Depot
- Shop
- Tavern
- Telecommunication Facilities
- Tourist Facility.

4.6.6 Rural Residential Zone Code assessment criteria

	Performance Criteria	Acceptable Solutions
	<p><i>Note 1: Self assessable development must comply only with the acceptable solutions identified with an asterisk (*). Development that is identified as self assessable in the assessment tables but does not comply with the acceptable solutions identified with an asterisk is code assessable development.</i></p> <p><i>Note 2: Development for a detached dwelling that does not comply with a quantifiable standard that is identified as a Standard Building Regulation 1993 (SBR) alternative provision in an applicable code is NOT code assessable development, but must be referred to the Council for consideration under section 20 of the SBR.</i></p>	
	<i>Building Height</i>	
PC1	<p>The height of buildings complements the height of existing residential uses in the surrounding area and buildings are sited to not cause significant loss of amenity to adjacent land and dwellings having regard to:</p> <ul style="list-style-type: none"> (a) overshadowing, (b) privacy and overlooking, (c) building character and appearance, and (d) building massing and scale as seen from neighbouring properties. <p><i>Note: SBR alternative provision (qualitative statement) to Performance Criterion P4 of Part 12 of Queensland Development Code.</i></p>	<p>AS1.1* Building height is not more than 9 metres above ground level.</p> <p><i>Note: SBR alternative provision (quantifiable standard) to Acceptable Solution A4 of Part 12 of Queensland Development Code.</i></p>
	<i>Building Setback</i>	
PC2	<p>All buildings are appropriately setback from the street frontages and adjoining properties to promote the semi-rural character of the area and allow separation from adjoining properties.</p> <p><i>Note: SBR alternative provision (qualitative statement) to Performance Criteria P1 and P2 of Part 12 of Queensland Development</i></p>	<p>AS2.1* All buildings are set back not less than 10m from the road frontage, and 1.5m from the side and rear boundaries of the site.</p> <p><i>Note: SBR alternative provision (quantifiable standard) to Acceptable Solutions A1 and A2 of Part 12 of Queensland Development Code.</i></p>

Performance Criteria		Acceptable Solutions
<i>Code.</i>		
<i>Separation of Uses</i>		
PC3	Development of non-agricultural uses (including rural residential development) must not interfere or threaten the continuation of established agricultural practices (including aquaculture and animal husbandry) or the integrity of rural infrastructure (e.g. irrigation channels and cane tramways).	<p>AS3.1* Separation distances for non-agricultural uses (including rural residential development) to land in the Rural Zone or the Rural Protected Zone (Category 1 or Category 2) incorporates a minimum effective width of separation indicated in <i>Appendix 6 of the Planning Guidelines: Separating Agricultural and Residential Land Uses – August 1997.</i></p> <p>AND</p> <p>AS3.2* Any vegetated buffers provided for and within the effective separation distances are designed in accordance with Appendix 2 of the <i>Planning Guidelines: Separating Agricultural and Residential Land Uses – August 1997.</i></p>
PC4	Development in rural residential areas does not interfere or threaten the continuation of forestry, extractive resources and mining activities.	AS4.1 No acceptable solution prescribed.
<i>Environment Protection and Amenity¹⁷</i>		
PC5	<p>Development is sited, constructed and managed such that:</p> <p>(a) the generation of any noise does not cause unreasonable nuisance to adjoining properties or other noise sensitive areas;</p> <p>(b) any emissions of pollutants do not cause a nuisance beyond the site boundaries;</p> <p>(c) there is no significant adverse impact on the quality of any surface water or ground water resource;</p> <p>(d) the ecological and hydraulic processes of any waterway or wetland are not adversely affected; and</p> <p>(e) areas of nature conservation significance are not adversely affected.</p>	AS5.1 No acceptable solution prescribed.
<i>Flood Management</i>		
PC6	Development does not alter the shape, direction or capacity of drainage paths in a way that diverts flood flows onto other land	AS6.1 No acceptable solution prescribed.

¹⁷ The Natural Features and Resources Overlay Maps in Part 5 cover land which contains significant natural features. Other land not covered by the overlay may contain these attributes.

Performance Criteria		Acceptable Solutions	
	or prevents or slows the escape of flood water from other land.		
PC7	Natural hydrological systems, landforms and drainage lines and the flood conveyance capacity of floodplains and waterways are maintained.	AS7.1	No acceptable solution prescribed.
PC8	Development and public infrastructure has an acceptable level of flood immunity, providing for the protection of development at an acceptable level of risk ¹⁸ .	AS8.1*	Floor levels for habitable rooms are – <ul style="list-style-type: none"> (a) for areas where minimum floor levels are specified, not less than the specified level; or (b) for areas where flood modelling is available, not less than 300mm above the modelled 1% AEP (Q100) flood level; or (c) for areas where flood modelling is not available, not less than 300mm above the highest known flood level or 300mm above ground level where no flood level is known.
		AS8.2	Community infrastructure is located at or above the recommended flood levels identified in Schedule 6.
<i>Local Community and Commercial Services</i>			
PC9	Community services (for example, schools and meeting halls) and commercial activities (for example, shops and businesses providing personal and household services) are of a nature and scale and in a location that meets the needs of the local resident community and maintains rural residential character and amenity.	AS9.1	No acceptable solution prescribed.

¹⁸ The Council has adopted minimum floor levels for habitable rooms for development in various parts of the Shire under section 53 of the *Standard Building Regulation 1993*.

4.7 Assessment table for Residential Zone

4.7.1 Assessment categories for Residential Zone

The assessment categories are identified for development in the Residential Zone in column 2 of Table 4.4 as follows—

- (a) making a material change of use for a defined use, or another use in a defined use class, listed in column 1; or
- (b) other development listed in column 1, including—
 - (i) carrying out building work not associated with a material change of use;
 - (ii) excavating or filling not associated with a material change of use;
 - (iii) reconfiguring a lot; and
 - (iv) carrying out operational work for reconfiguring a lot.

4.7.2 Relevant assessment criteria for self-assessable development and assessable development in the Residential Zone

The relevant assessment criteria in the Residential Zone are referred to in column 3 of Table 4.4.

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

Table 4.4. Assessment Categories and Relevant Assessment Criteria for Residential Zone—Making a Material Change of Use and Other Development

Residential Zone		
Notes:		
1. The level of assessment may change if land is subject to an overlay map/s in Part 5. 2. Planning Scheme Policy 5/07 State Approvals identifies other State assessment requirements that may apply to development. 3. Development for a detached dwelling that does not comply with a quantifiable standard that is identified as a <i>Standard Building Regulation 1993</i> (SBR) alternative provision in an applicable code is NOT code assessable development, but must be referred to the Council for consideration under section 20 of the SBR.		
Column 1 Development Type	Column 2 Assessment Category	Column 3 Applicable Codes
Material change of use		
Accommodation Unit	Self assessable if – located in Precinct 2 or Precinct 3 of the Woodgate Precinct Plan and not more than 1 bedroom/100m ²	Acceptable solutions identified with an asterisk (*) in the following codes: • Residential Zone Code

Column 1 Development Type	Column 2 Assessment Category	Column 3 Applicable Codes
	of site area and not more than 2 storeys and 9m in height ¹⁹ <i>or</i>	<ul style="list-style-type: none"> Residential Development Code Excavation and Filling Code Infrastructure Code Landscape Design Code Parking and Access Code
	<i>Code assessable</i> if – identified above as <i>self assessable</i> but acceptable solutions of applicable codes are not complied with <i>or</i>	Residential Zone Code Residential Development Code Excavation and Filling Code Infrastructure Code Landscape Design Code Nuisance Code Parking and Access Code
	<i>Impact assessable</i> if – (a) more than 1 bedroom/100m ² of site area; or (b) more than 2 storeys or 9m in height; or (c) located in any area other than Precinct 2 or Precinct 3 of the Woodgate Precinct Plan	
Bed and Breakfast Accommodation	<i>Self assessable</i> if – located in Precinct 2 or Precinct 3 of the Woodgate Precinct Plan <i>or</i>	Acceptable solutions identified with an asterisk (*) in the following codes: <ul style="list-style-type: none"> Residential Zone Code Residential Development Code
	<i>Code assessable</i> if – identified above as <i>self assessable</i> but acceptable solutions of applicable codes are not complied with <i>or</i>	Residential Zone Code Residential Development Code
	<i>Impact assessable</i> if – located in any other area	
Detached Dwelling	<i>Self assessable</i> <i>or</i>	Acceptable solutions identified with an asterisk (*) in the following codes: <ul style="list-style-type: none"> Residential Zone Code Residential Development Code Excavation and Filling Code Infrastructure Code Parking and Access Code
	<i>Code assessable</i> if – acceptable solutions of applicable codes are not complied with <i>Note: Refer to Note 3 at the head of this assessment table.</i>	Residential Zone Code Residential Development Code Excavation and Filling Code Infrastructure Code Parking and Access Code
Home-based Business	<i>Self assessable</i> <i>or</i>	Acceptable solutions identified with an asterisk (*) in the following codes: <ul style="list-style-type: none"> Residential Zone Code

¹⁹ Note: The density of 1 bedroom /100m² of site area is a trigger for level of assessment (from self assessable to impact assessable) but is not an upper limit on development density.

Column 1 Development Type	Column 2 Assessment Category	Column 3 Applicable Codes
		<ul style="list-style-type: none"> Home-based Business Code
	<i>Code assessable</i> if – acceptable solutions of applicable codes are not complied with	Residential Zone Code Home-based Business Code
Local Utility	<i>Exempt</i>	
Multiple Dwelling	<i>Self assessable</i> if – located in Precinct 2 or Precinct 3 of the Woodgate Precinct Plan and not more than 1 bedroom/100m ² of site area and not more than 2 storeys and 9m in height ²⁰	Acceptable solutions identified with an asterisk (*) in the following codes: <ul style="list-style-type: none"> Residential Zone Code Residential Development Code Excavation and Filling Code Infrastructure Code Landscape Design Code Parking and Access Code
	<i>or</i> <i>Code assessable</i> if – identified above as <i>self assessable</i> but acceptable solutions of applicable codes are not complied with	Residential Zone Code Residential Development Code Excavation and Filling Code Infrastructure Code Landscape Design Code Nuisance Code Parking and Access Code
	<i>Impact assessable</i> if – (a) more than 1 bedroom/100m ² of site area; or (b) more than 2 storeys or 9m in height; or (c) located in any area other than Precinct 2 or Precinct 3 of the Woodgate Precinct Plan	
Open Space and Recreation	<i>Exempt</i>	
Relative's Apartment	<i>Self assessable</i> <i>or</i>	Acceptable solutions identified with an asterisk (*) in the following codes: <ul style="list-style-type: none"> Residential Zone Code Residential Development Code Excavation and Filling Code Infrastructure Code Parking and Access Code
	<i>Code assessable</i> if – acceptable solutions of applicable codes are not complied with	Residential Zone Code Residential Development Code Excavation and Filling Code Infrastructure Code Parking and Access Code
Retirement Accommodation	<i>Code assessable</i> if – located in Precinct 6 of the Woodgate Precinct Plan <i>or</i>	Residential Zone Code Residential Development Code Excavation and Filling Code Infrastructure Code Landscape Design Code Nuisance Code

²⁰ Note: The density of 1 bedroom /100m² of site area is a trigger for level of assessment (from self assessable to impact assessable) but is not an upper limit on development density.

Column 1 Development Type	Column 2 Assessment Category	Column 3 Applicable Codes
		Parking and Access Code
	<i>Impact assessable</i>	
Other material change of use (not identified in Column 1 of this table or not defined)	<i>Impact assessable</i>	
Other Development		
Building work where not associated with a material change of use	<i>Exempt</i> if – Minor Building Work <i>or</i>	
	<i>Self assessable</i> if – not Minor Building Work <i>or</i>	Acceptable solutions identified with an asterisk (*) in the following codes: Residential Zone Code
	<i>Code assessable</i> if – acceptable solutions of applicable codes are not complied with <i>Note: Refer to Note 3 at the head of this assessment table.</i>	Residential Zone Code
Operational work for excavation or filling of land not associated with a material change of use	<i>Exempt</i> if – Involving not more than 20m ³ of material <i>or</i>	
	<i>Self assessable</i> if – Involving more than 20m ³ of material <i>or</i>	Acceptable solutions identified with an asterisk (*) in the following code: Excavation and Filling Code
	<i>Code assessable</i> if – acceptable solutions of applicable codes are not complied with	Excavation and Filling Code
Operational work associated with reconfiguring a lot	<i>Code assessable</i>	Reconfiguring a Lot Code Infrastructure Code Landscape Design Code
Reconfiguring a lot	<i>Code assessable</i> if – complying with minimum lot sizes specified in the applicable code <i>or</i> <i>Impact assessable</i>	Residential Zone Code Reconfiguring a Lot Code Infrastructure Code Landscape Design Code
Other	<i>Exempt</i>	

4.8 Assessment Criteria for Residential Zone

4.8.1 Residential Zone Code

The provisions in this section comprise the Residential Zone Code. They are:

- (a) Compliance with the Residential Zone Code;
- (b) Overall Outcomes for the Residential Zone Code; and
- (c) Assessment Criteria (performance criteria, including consistent and inconsistent uses, and associated acceptable solutions) for the Residential Zone Code.

4.8.2 Compliance with the Residential Zone Code

Development that is consistent with the performance criteria of the Residential Zone Code complies with the Residential Zone Code.

4.8.3 Overall outcomes for the Residential Zone Code

The overall outcomes are the purpose of the Residential Zone Code. The overall outcomes sought for the Residential Zone are the following:

- (a) A range of housing types are provided with high levels of amenity, safety and privacy, to respond to a diversity of housing needs and preferences;
- (b) Residential development is predominantly detached dwellings on traditional suburban lots, with medium density forms of residential development such as townhouses and units occurring in locations that provide convenient access to higher order roads, public transport, public open space, shops, employment, education and other services;
- (c) Non-residential uses are compatible with residential uses and serve a direct convenience function to local residents;
- (d) Residential development occurs in an orderly manner infilling and adjoining existing urban areas before occurring on land separated from the existing pattern of urban settlement;
- (e) Development protects and enhances the ecological features and processes of significant natural features including the quality of surface and groundwater; and
- (f) Development has an appropriate level of flood immunity and does not result in an increase in flood level or duration on surrounding properties;

The following additional outcome in Childers, Apple Tree Creek and Doolbi:

- (g) The traditional character of Childers, Apple Tree Creek and Doolbi is maintained by retaining the existing stock of traditional Queensland style houses;
- (h) The existing stock of traditional Queensland style houses is complemented by new buildings of compatible architectural style and expression;

The following additional outcomes in Woodgate:

- (i) Woodgate provides a range of accommodation types and densities appropriate to its role and character as a beachside holiday village, while protecting the residential amenity of permanent residents;
- (j) the risk of loss of life and property due to physical coastal processes, including erosion and sea level change, is minimised; and
- (k) erosion prone areas are protected from further development and physical coastal processes are allowed to occur naturally.

4.8.4 Consistent uses (performance criteria)

The following defined uses are consistent uses and are located in the Residential Zone:

- Accommodation Unit (in Precincts 2 and 3 of Woodgate Precinct Plan)
- Bed and Breakfast (in Precincts 2 and 3 of Woodgate Precinct Plan)
- Detached Dwelling
- Home Based Business
- Multiple Dwelling (in Precincts 2 and 3 of Woodgate Precinct Plan)
- Open Space and Recreation
- Relatives Apartment
- Retirement Accommodation.

4.8.5 Inconsistent uses (performance criteria)

The following defined uses are inconsistent uses and are not located in the Residential Zone:

- Accommodation Unit (in Precinct 1 of Woodgate Precinct Plan)
- Agriculture
- Animal husbandry
- Aquaculture (Minor Impact)
- Aquaculture (Major Impact)
- Bulk Store
- Bulky Goods Retailing
- Carpark
- Extractive Industry
- Fast Food Premises
- Forest Practice
- Fuel Depot
- Funeral Parlour
- Hospital
- Hotel

- Indoor Entertainment
- Industry
- Intensive Animal Husbandry
- Kennel
- Manufacturer’s Shop
- Multiple Dwelling (in Precinct 1 of Woodgate Precinct Plan)
- Office
- Outdoor Entertainment
- Packing Shed
- Plant Nursery
- Rural Home Industry
- Rural Industry
- Rural Tourist Facility
- Saleyard
- Salvage Yard
- Service Station
- Shop
- Stable
- Tavern
- Telecommunications Facilities
- Tourist Facility
- Vehicle Depot.

4.8.6 Residential Zone Code assessment criteria

Performance Criteria	Acceptable Solutions
<p><i>Note 1: Self assessable development must comply only with the acceptable solutions identified with an asterisk (*). Development that is identified as self assessable in the assessment tables but does not comply with the acceptable solutions identified with an asterisk is code assessable development.</i></p> <p><i>Note 2: Development for a detached dwelling that does not comply with a quantifiable standard that is identified as a Standard Building Regulation 1993 (SBR) alternative provision in an applicable code is NOT code assessable development, but</i></p>	

Performance Criteria		Acceptable Solutions								
<i>must be referred to the Council for consideration under section 20 of the SBR.</i>										
<i>Building Height</i>										
PC1	<p>The height of buildings complements the height of existing residential uses in the surrounding area and buildings are sited to not cause significant loss of amenity to adjacent land and dwellings having regard to:</p> <ul style="list-style-type: none"> (a) overshadowing, (b) privacy and overlooking, (c) building character and appearance, and (d) building massing and scale as seen from neighbouring properties. <p><i>Note: SBR alternative provision (qualitative statement) to Performance Criterion P4 of Part 12 of Queensland Development Code.</i></p>	<p>AS1.1* Detached dwellings have a maximum building height of 9 metres.</p> <p><i>Note: SBR alternative provision (quantifiable standard) to Acceptable Solution A4 of Part 12 of Queensland Development Code.</i></p> <p>AS1.2* Building height for other development is not more than 2 storeys and 9m except in Precinct 3 of the Woodgate Precinct Plan in Schedule 2.</p>								
		AS1.3 Building height for all development is not more than 4 storeys and 13m in Precinct 3 of the Woodgate Precinct Plan in Schedule 2.								
<i>Building Setbacks and Fencing</i>										
PC2	<p>Buildings, other than detached dwellings, are appropriately set back from road frontages and other lot boundaries to promote the residential character of the area, provide opportunities for landscaping and contribute to buffering from amenity (including noise) impacts.</p> <p><i>Non-statutory Note:</i></p> <p><i>Building work for exempt development under the planning scheme may also require setbacks in accordance with Part 3 – Siting Requirements of the Standard Building Regulation 1993.</i></p>	<p>AS2.1* The following minimum setback distances apply for development other than for a detached dwelling, except where an alternative setback is specified for a particular type of residential development in the Residential Development Code²¹:</p> <ul style="list-style-type: none"> (a) front boundary – 6 metres; (b) side and rear boundaries – <table border="0"> <thead> <tr> <th>Building Height</th> <th>Setback Distance</th> </tr> </thead> <tbody> <tr> <td>Up to 5 metres</td> <td>3 metres</td> </tr> <tr> <td>More than 5 metres and up to 9 metres</td> <td>4 metres</td> </tr> <tr> <td>More than 9 metres</td> <td>4 metres + 0.5 metres for every 3 metres or part thereof by which the building height exceeds 9 metres</td> </tr> </tbody> </table>	Building Height	Setback Distance	Up to 5 metres	3 metres	More than 5 metres and up to 9 metres	4 metres	More than 9 metres	4 metres + 0.5 metres for every 3 metres or part thereof by which the building height exceeds 9 metres
Building Height	Setback Distance									
Up to 5 metres	3 metres									
More than 5 metres and up to 9 metres	4 metres									
More than 9 metres	4 metres + 0.5 metres for every 3 metres or part thereof by which the building height exceeds 9 metres									

²¹ Setbacks for detached dwellings are regulated by the *Standard Building Regulation (SBR) 1993*.

	Performance Criteria	Acceptable Solutions
PC3	The streetscape, visual continuity and opportunity for casual surveillance between front gardens and street footpaths is maintained and enhanced.	<p>AS3.1* Front fences or walls forward of the building line do not exceed:</p> <p>(a) 900mm in height adjoining access streets or service streets; and</p> <p>(a) 1.2m in height with 50% of the length of the fence or wall visually permeable adjoining collector streets.</p> <p><i>Note: The level in the road hierarchy of existing roads and streets is identified in Schedule 4.</i></p>
<i>Accommodation Units and Multiple Dwellings</i>		
PC4	Accommodation Units and Multiple Dwellings are located so as to provide convenient access to higher order roads, public transport, public open space, shops, employment, education and other services for occupants, while maintaining the character and amenity of the surrounding area.	AS4.1 No acceptable solution prescribed.
<i>Separation of Uses</i>		
PC5	Development does not interfere or threaten the continuation of adjacent established agricultural practices (including aquaculture and animal husbandry) or the integrity of rural infrastructure (e.g. irrigation channels and cane tramways).	<p>AS5.1* Separation distances to land in the Rural Zone or Rural Protected Zone (Category 1 and Category 2) incorporates a minimum effective width of separation indicated in <i>Appendix 6 of the Planning Guidelines: Separating Agricultural and Residential Land Uses – August 1997.</i></p> <p>AND</p> <p>AS5.2* Any vegetated buffers provided for and within the effective separation distances are designed in accordance with Appendix 2 of the <i>Planning Guidelines: Separating Agricultural and Residential Land Uses – August 1997.</i></p>
PC6	Residential development adjoining areas of existing non-residential development is appropriately buffered from amenity (including noise) impacts from non-residential development.	AS6.1* A densely landscaped and fenced or screened buffer of at least 5m width is provided and maintained on land developed for a residential purpose, where that land adjoins land in the Commercial Zone, Industrial Zone, Rural Zone, Rural Protected Zone or Infrastructure Zone, and an appropriate buffer has not already been provided in conjunction with development of that adjoining land.
<i>Sequencing of Development</i>		
PC7	Development occurs in locations that can be effectively and efficiently connected to urban services without the need to extend	AS7.1 Development occurs on land adjoining existing urban development.

	Performance Criteria	Acceptable Solutions
	services past land that is not developed or approved for development for urban purposes.	AS7.2 Where development is staged, development occurs so that the part or parts of the site located closest to the nearest point of connection to available services (including sealed road, drainage, water supply, sewerage, telecommunications and electricity services) are developed before other parts of the site.
<i>Amenity</i>		
PC8	Development does not detrimentally impact on the residential amenity of adjoining premises or the surrounding area, having regard to: <ul style="list-style-type: none"> (a) privacy; (b) breezes; (c) sunlight; (d) noise; (e) hours of operation; (f) traffic; (g) dust; (h) vibration; (i) odours and emissions; (j) lighting; and (k) waste generation. 	AS8.1 No acceptable solution prescribed.
<i>Coastal Management at Woodgate</i>		
PC9	Development does not cause any significant adverse impacts on the coastal resources of the location or interrupt the natural cycles of erosion and accretion of beaches.	AS9.1* Where a development is proposed on a lot north of the intersection of The Esplanade and Theodolite Creek Road, all buildings are set back a minimum of 30m from the seaward property boundary. AS9.2* Buildings and structures within an erosion prone area- <ul style="list-style-type: none"> (a) comply with any relevant building setback line; (b) where no building setback line is established: <ul style="list-style-type: none"> (i) are set back a minimum of 6m from the seaward boundary of the

Performance Criteria		Acceptable Solutions
		land; and (ii) do not extend seaward of the existing seaward building alignment on adjoining land.
		AS9.3* Where no development currently exists within an erosion prone area on a lot, development is not located within the erosion prone area, except for temporary or relocatable structures for safety or recreational purposes.
PC10	Development is designed and located to be clear of tidal surge and any predicted sea level rise associated with climate change ²² .	AS10.1* Floor levels for habitable rooms are – (a) for areas where minimum floor levels are specified, not less than the specified level; or (b) for areas where tidal surge flood modelling is available, not less than 300mm above the modelled 1% AEP (Q100) flood level; or (c) for areas where tidal surge flood modelling is not available, not less than 300mm above the highest known flood level or 300mm above ground level where no flood level is known.
<i>Flood Management</i>		
PC11	Development does not alter the shape, direction or capacity of drainage paths in a way that diverts flood flows onto other land or prevents or slows the escape of flood water from other land.	AS11.1 No acceptable solution prescribed.
PC12	Natural hydrological systems, landforms and drainage lines and the flood conveyance capacity of floodplains and waterways are maintained.	AS12.1 No acceptable solution prescribed.
PC13	Development and community infrastructure has an acceptable level of flood immunity, providing for the protection of development at an acceptable level of risk ²³ .	AS13.1* Floor levels for habitable rooms are – (a) for areas where minimum floor levels are specified, not less than the specified level; or (b) for areas where flood modelling is available, not less than 300mm above the modelled 1% AEP (Q100)

²² The Council has adopted minimum floor levels for habitable rooms in various parts of the Shire under section 53 of the *Standard Building Regulation 1993*.

²³ The Council has adopted minimum floor levels for habitable rooms for development in various parts of the Shire under section 53 of the *Standard Building Regulation 1993*.

Performance Criteria		Acceptable Solutions	
			<p>flood level; or</p> <p>(c) for areas where flood modelling is not available, not less than 300mm above the highest known flood level or 300mm above ground level where no flood level is known.</p> <p>AS13.2 Community infrastructure is located at or above the recommended flood levels identified in Schedule 6.</p>
<i>Environmental Protection²⁴</i>			
PC14	<p>Development is sited, constructed and managed such that:</p> <p>(a) there is no significant adverse impact on the quality of any surface water or ground water resource;</p> <p>(b) the ecological and hydraulic processes of any waterway or wetland are not adversely affected; and</p> <p>(c) areas of nature conservation significance are not adversely affected.</p>	AS14.1	No acceptable solution prescribed.
<i>Character requirements for Childers, Apple Tree Creek and Doolbi</i>			
PC15	The contribution of buildings in the traditional Queensland style (pre-1945 buildings) to the built character of the area is maintained.	AS15.1	Buildings built prior to 1945 are retained, reused and refurbished.
PC16	New development is compatible with traditional Queensland Style (pre-1945) buildings in terms of scale, form, proportion, materials, position on the site and relationship to the street.	AS16.1	<p>New buildings incorporate the following:</p> <p>(a) External construction materials include material matching the profile of timber boarding in sections of the building visible from the street.</p> <p>(b) compatible colours of roofs, facades, fascias, finials, railings, entryways and other external finishings;</p> <p>(c) compatible treatment of roofs and windows incorporating hood shades, lattice panels, battens, eaves overhang, finials, fret work, gable end treatments and compatible gutter and downpipe profiles;</p> <p>(d) vertical and horizontal accents in the</p>

²⁴ The Natural Features and Resources Overlay Maps in Part 5 cover land which contains significant natural features. Other land not covered by the overlay may contain these attributes.

Performance Criteria	Acceptable Solutions
	<p>design of the building;</p> <p>(e) use of verandahs, railings with circular railing battens (i.e. vertically fixed dowels), external stairs, entry areas in a manner similar to traditional buildings;</p> <p>(f) use of existing vegetation and traditional planting species and arrangement of landscape elements;</p> <p>(g) use of traditional paving and fencing treatment; and</p> <p>(h) use of low reflective surfaces.</p> <p>AS16.2 Roofs have the following characteristics:</p> <p>(a) 10° to 25° pitch, with a minimum pitch of 10° except in the case of roofs over attached verandahs which are a minimum of 3°;</p> <p>(b) where facias are rectangular in elevation, the maximum vertical dimension shall be 400mm; and</p> <p>(c) facias are positioned below the level of the roof sheeting.</p> <p>AS16.3 The maximum continuous length of any building facade, when viewed in elevation is 15 metres. Buildings over 15 metres in length step the facade by a minimum of 2.4 metres every 15 metres, and the apex of the roof either vertically or horizontally every 15 metres maximum.</p> <p>AS16.4 Buildings convey a residential scale by design elements including but not limited to:</p> <p>(a) incorporation of major changes in facade texture or colour;</p> <p>(b) different construction treatments and techniques for building elements such as stairwells and entrance ways;</p> <p>(c) use of mature landscaping above the full height of the building to introduce a horizontal element to the building and to screen its bulk; and</p> <p>(d) window and door openings of a residential scale.</p> <p>AS16.5 The maximum height above the natural ground level of the upper most part of any</p>

	Performance Criteria	Acceptable Solutions
		<p>building or other structure is 9.0 metres.</p> <p>AS16.6 Satellite dishes are not located between any allotment frontage and the building setback from these frontages.</p> <p>AS16.7 Where an adjacent lot is either vacant or has a Dwelling House erected on it, Accommodation Units and Multiple Dwellings:</p> <p>(a) have entries which orientate to the street; and</p> <p>(b) incorporate private open space at the rear of the dwelling units.</p> <p>AS16.8 Buildings are sited such that they do not cast shadows onto an adjacent lot such that it detracts from the adjacent lot's access to winter sunlight.</p>
<p><i>Development in the Woodgate Precinct Plan area (Precincts 1, 2, 3, 4 and 6)</i></p>		
<p>PC17</p>	<p>A range of housing is provided to accommodate residents and holiday-makers in an attractive and convenient way, taking advantage of ocean views and proximity to the beach, and maintaining the privacy and amenity of areas of detached dwellings.</p>	<p>AS17.1* Detached dwellings are located in Precinct 1 on the Woodgate Precinct Plan.</p> <p>AND</p> <p>AS17.2* Accommodation units and multiple dwellings are not located in Precinct 1 on the Woodgate Precinct Plan.</p> <p>AS17.3* Accommodation units and multiple dwellings are located in Precinct 2 and Precinct 3 on the Woodgate Precinct Plan.</p> <p><i>Note: Acceptable Solutions AS1.2 and AS1.3 of this code prescribe height limits for development in Precincts 2 and 3, respectively.</i></p> <p>AS17.4 Retirement accommodation is located in Precinct 6 on the Woodgate Precinct Plan.</p>
<p>PC18</p>	<p>Land in Precinct 4 on the Woodgate Precinct Plan is reconfigured to accommodate detached dwellings:</p> <p>(a) only when:</p> <p>(i) need for additional Residential lots at Woodgate is demonstrated; and</p> <p>(ii) sealed road access, reticulated water supply, reticulated</p>	<p>AS18.1 No acceptable solution prescribed.</p>

Performance Criteria		Acceptable Solutions
	<p>sewerage, electricity and telecommunications services can be provided to the development at no cost to the local authority; and</p> <p>(b) in stages commencing with the first stage at the south eastern end of the land and moving north west in sequential adjoining stages.</p>	
<i>Precinct 6 Woodgate Precinct Plan</i>		
PC19	<p>The site coverage of all buildings must not result in a built form that is bulky and visually intrusive on the streetscape, with a substantial proportion of the site to be retained as high quality private open space.</p>	<p>AS19.1 The site coverage is not greater than 40% of the site area.</p> <p>AS19.2 The development has an open space buffer area between buildings on the site and adjoining open space areas.</p> <p>AS19.3 Any internal access way or new collector street, or access street through Precinct 6 of the Woodgate Precinct Plan from Walkers Point Road to Woodgate Beach, is located as close as possible to the Woodgate National Park boundary, utilising the alignment of the existing unformed access track where possible.</p>
<i>Wetlands</i>		
PC20	<p>Development retains, enhances and maintains the environmental values of wetlands by providing adequate setbacks and buffers.</p>	<p>AS20.1* Natural buffer areas are maintained to wetlands, with a minimum width of:</p> <p>(a) 100 metres from the Highest Astronomical Tide (HAT) level, where the wetland is a tidal wetland; or</p> <p>(b) 50 metres from the maximum water level identifiable by distinctive vegetation, where the wetland is a freshwater wetland.</p> <p>AS20.2* Clearing does not occur in:</p> <p>(a) wetlands including natural wetlands within regional ecosystems 12.1.1, 12.1.2, 12.1.3, 12.2.5, 12.2.5a, 12.2.7, 12.2.11, 12.2.12, 12.2.15, 12.2.15a, 12.3.1, 12.3.2, 12.3.3, 12.3.4, 12.3.5, 12.3.6, 12.3.7, 12.3.8, 12.3.9, 12.3.10, 12.3.11, 12.3.12, 12.3.13, 12.3.15, 12.5.4, 12.5.9, 12.8.21, 12.8.22, 12.8.23, 12.9/10.10, 12.9/10.11, 12.9/10.15, 12.9/10.22, 12.11.4, 12.11.13, 12.11.21, 12.12.12, 12.12.17 and 12.12.18; and</p> <p>(b) 50 metres of the static high water mark</p>

Performance Criteria		Acceptable Solutions
		of a natural wetland.
		AS20.3* Mechanical clearing does not occur: (a) between 50 and 100 metres of the static high water mark of a natural wetland.
		AS20.4* Development does not interfere with the natural drainage systems associated with the wetland.
PC21	Bank stability, channel integrity and in-stream habitat is protected from degradation and maintained or improved at a standard commensurate with pre-development environmental conditions.	AS21.1* No direct interference or modification of wetland channels, banks or riparian habitat occurs.
PC22	Development ensures that water quality levels are protected, maintained or improved by incorporating water-sensitive urban design.	AS22.1 Water quality levels for stormwater, on-site wastewater and any site run-off meet the standards set in the Australian and New Zealand Guidelines for Fresh and Marine Water Quality (ANZECC, 2000) or the Queensland Water Quality Guidelines.
		AS22.2 Discharge of stormwater to a wetland occurs only where the water has been treated prior to discharge to remove or reduce contaminants such as sediment, litter, excess nutrients, oil and grease.
		AS22.3 Development is carried out so that it will not lead to an increased nutrient load or nutrient enrichment (particularly nitrogen and phosphorus).
		AS22.4 Stormwater and on-site wastewater do not contaminate surface and ground water flows.
PC23	Development retains the existing hydrological regime (surface and ground water cycle and flow) to protect significant vegetation and habitats.	AS23.1 Existing flows of surface and ground water are not altered through construction of channelled flows or the redirection or interruption of flows OR
		AS23.2 Earthworks and changes to drainage, groundwater levels, flooding and tidal hydraulics are designed and constructed to avoid detrimental impacts on wetland habitat.
PC24	Construction and operational management of development mitigates adverse impacts on wetlands.	AS24.1 Environmental protection and management measures are in place to prevent or control sedimentation, erosion and other pollutants from construction activities.

Performance Criteria		Acceptable Solutions
<i>Noise and Light Emissions</i>		
PC25	Mechanical plant and equipment, including lift motors, air conditioning equipment and swimming pool pumps and filters, is specified, located, installed and if necessary enclosed to achieve noise levels compatible with a residential environment.	AS25.1* Noise generated at the boundary of premises is not greater than: <ul style="list-style-type: none"> (a) 5dB(A) above the background noise level between 7:00AM and 10:00PM; and (b) 3dB(A) above background noise level between 10:00PM and 7:00AM (measured as the $L_{Amax,adj,T}$ parameter).
PC26	Artificial lighting, including ornamental lighting, security lighting and lighting of outdoor recreational facilities, is specified, located, installed and shrouded to achieve noise levels compatible with a residential environment.	AS26.1* Illumination emanating from premises does not exceed 8 lux measured at any point 1.5 metres outside the boundary of the site, at or above ground level.

4.9 Assessment table for Commercial Zone

4.9.1 Assessment categories for Commercial Zone

The assessment categories are identified for development in the Commercial zone in column 2 of Table 4.5 as follows—

- (a) making a material change of use for a defined use, or another use in a defined use class, listed in column 1; or
- (b) other development listed in column 1, including—
 - (i) carrying out building work not associated with a material change of use;
 - (ii) excavating or filling not associated with a material change of use;
 - (iii) reconfiguring a lot; and
 - (iv) carrying out operational work for reconfiguring a lot.

4.9.2 Relevant assessment criteria for self-assessable development and assessable development in the Commercial Zone

The relevant assessment criteria in the Commercial zone are referred to in column 3 of Table 4.5.

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

Table 4.5. Assessment Categories and Relevant Assessment Criteria for Commercial Zone—Making A Material Change Of Use and Other Development

Commercial Zone		
<p><u>Notes:</u></p> <ol style="list-style-type: none"> The level of assessment may change if land is subject to an overlay map/s in Part 5. Planning Scheme Policy 5/07 State Approvals identifies other State assessment requirements that may apply to development. 		
Column 1 Development Type	Column 2 Assessment Category	Column 3 Applicable Codes
Material change of use		
Bulk Store	<i>Impact assessable</i>	
Bulky Goods Retailing	<p><i>Code assessable</i> if – not exceeding 500m² gross floor area</p> <p><i>or</i></p>	<p>Commercial Zone Code</p> <p>Excavation and Filling Code</p> <p>Infrastructure Code</p> <p>Landscape Design Code</p> <p>Nuisance Code</p> <p>Parking and Access Code</p>

Column 1 Development Type	Column 2 Assessment Category	Column 3 Applicable Codes
	<i>Impact assessable</i>	
Carpark	<i>Self assessable</i> if – on a vacant site <i>or</i>	Acceptable solutions identified with an asterisk (*) in the following codes: <ul style="list-style-type: none"> Commercial Zone Code Excavation and Filling Code Infrastructure Code Landscape Design Code Parking and Access Code
	<i>Code assessable</i> if – (a) not on a vacant site; or (b) acceptable solutions of applicable codes are not complied with	Commercial Zone Code Excavation and Filling Code Infrastructure Code Landscape Design Code Nuisance Code Parking and Access Code
Child Care Centre	<i>Self assessable</i> if – in an existing building <i>or</i>	Acceptable solutions identified with an asterisk (*) in the following codes: <ul style="list-style-type: none"> Commercial Zone Code Infrastructure Code Parking and Access Code
	<i>Code assessable</i> if – (a) not in an existing building; or (b) in an existing building but acceptable solutions of applicable codes are not complied with	Commercial Zone Code Commercial Development (Child Care Centres and Service Stations) Code Excavation and Filling Code Infrastructure Code Landscape Design Nuisance Code Parking and Access Code
Fast Food Premises	<i>Self assessable</i> if – in an existing building <i>or</i>	Acceptable solutions identified with an asterisk (*) in the following codes: <ul style="list-style-type: none"> Commercial Zone Code Infrastructure Code Parking and Access Code
	<i>Code assessable</i> if – (a) not in an existing building; or (b) in an existing building but acceptable solutions of applicable codes are not complied with	Commercial Zone Code Excavation and Filling Code Infrastructure Code Landscape Design Code Nuisance Code Parking and Access Code
Health Care Service	<i>Self assessable</i> if – in an existing building <i>or</i>	Acceptable solutions identified with an asterisk (*) in the following codes: <ul style="list-style-type: none"> Commercial Zone Code Infrastructure Code Parking and Access Code
	<i>Code assessable</i> if – (a) not in an existing building; or (b) in an existing building but acceptable solutions of applicable codes are not	Commercial Zone Code Excavation and Filling Code Infrastructure Code Landscape Design Code

Column 1 Development Type	Column 2 Assessment Category	Column 3 Applicable Codes
	complied with	Nuisance Code Parking and Access Code
Indoor Entertainment	<i>Self assessable</i> if – in an existing building <i>or</i>	Acceptable solutions identified with an asterisk (*) in the following codes: <ul style="list-style-type: none"> • Commercial Zone Code • Infrastructure Code • Parking and Access Code
	<i>Code assessable</i> if – (a) not in an existing building; or (b) in an existing building but acceptable solutions of applicable codes are not complied with	Commercial Zone Code Excavation and Filling Code Infrastructure Code Landscape Design Code Nuisance Code Parking and Access Code
Local Utility	<i>Exempt</i>	
Motel	<i>Code assessable</i>	Commercial Zone Code Residential Development Code Excavation and Filling Code Infrastructure Code Landscape Design Code Nuisance Code Parking and Access Code
Office	<i>Self assessable</i> if – in an existing building <i>or</i>	Acceptable solutions identified with an asterisk (*) in the following codes: <ul style="list-style-type: none"> • Commercial Zone Code • Infrastructure Code • Parking and Access Code
	<i>Code assessable</i> if – (a) not in an existing building; or (b) in an existing building but acceptable solutions of applicable codes are not complied with	Commercial Zone Code Excavation and Filling Code Infrastructure Code Landscape Design Code Nuisance Code Parking and Access Code
Open Space and Recreation	<i>Exempt</i>	
Place of Assembly	<i>Self assessable</i> if – in an existing building <i>or</i>	Acceptable solutions identified with an asterisk (*) in the following codes: <ul style="list-style-type: none"> • Commercial Zone Code • Infrastructure Code • Parking and Access Code
	<i>Code assessable</i> if – (a) not in an existing building; or (b) in an existing building but acceptable solutions of applicable codes are not complied with	Commercial Zone Code Excavation and Filling Code Infrastructure Code Landscape Design Code Nuisance code Parking and Access Code
Plant Nursery	<i>Code assessable</i>	Commercial Zone Code

Column 1 Development Type	Column 2 Assessment Category	Column 3 Applicable Codes
		Excavation and Filling Code Infrastructure Code Landscape Design Code Nuisance Code Parking and Access Code
Public Infrastructure	<i>Self assessable</i> if – in an existing building <i>or</i>	Acceptable solutions identified with an asterisk (*) in the following codes: <ul style="list-style-type: none"> • Commercial Zone Code • Community Infrastructure Code • Infrastructure Code • Parking and Access Code
	<i>Code assessable</i> if – (a) not in an existing building; or (b) in an existing building but acceptable solutions of applicable codes are not complied with	Commercial Zone Code Community Infrastructure Code Excavation and Filling Code Infrastructure Code Landscape Design Code Nuisance Code Parking and Access Code
Restaurant	<i>Self assessable</i> if – in an existing building <i>or</i>	Acceptable solutions identified with an asterisk (*) in the following codes: <ul style="list-style-type: none"> • Commercial Zone Code • Infrastructure Code • Parking and Access Code
	<i>Code assessable</i> if – (a) not in an existing building; or (b) in an existing building but acceptable solutions of applicable codes are not complied with	Commercial Zone Code Excavation and Filling Code Infrastructure Code Landscape Design Code Nuisance Code Parking and Access Code
Shop	<i>Self assessable</i> if – in an existing building and not exceeding 500m ² gross floor area <i>or</i>	Acceptable solutions identified with an asterisk (*) in the following codes: <ul style="list-style-type: none"> • Commercial Zone Code • Infrastructure Code • Parking and Access Code
	<i>Code assessable</i> if – (a) not in an existing building and not exceeding 500m ² gross floor area; or (b) in an existing building and not exceeding 500m ² gross floor area but acceptable solutions of applicable codes are not complied with <i>or</i>	Commercial Zone Code Excavation and Filling Code Infrastructure Code Landscape Design Code Nuisance Code Parking and Access Code
	<i>Impact assessable</i> if – exceeding 500m ² gross floor area	
Shop - Neighbourhood	<i>Self assessable</i> if – in an existing building <i>or</i>	Acceptable solutions identified with an asterisk (*) in the following codes: <ul style="list-style-type: none"> • Commercial Zone Code • Infrastructure Code

Column 1 Development Type	Column 2 Assessment Category	Column 3 Applicable Codes
		<ul style="list-style-type: none"> • Parking and Access Code
	<i>Code assessable</i> if – (a) not in an existing building; or (b) in an existing building but acceptable solutions of applicable codes are not complied with	Commercial Zone Code Excavation and Filling Code Infrastructure Code Landscape Design Code Nuisance Code Parking and Access Code
Telecommunications Facilities	<i>Code assessable</i>	Commercial Zone Code Telecommunications Facilities Code Excavation and Filling Code Infrastructure Code Landscape Design Code Nuisance Code Parking and Access Code
Tourist Facility	<i>Self assessable</i> if – in an existing building or <i>Code assessable</i> if – (a) not in an existing building; or (b) in an existing building but acceptable solutions of applicable codes are not complied with	Acceptable solutions identified with an asterisk (*) in the following codes: <ul style="list-style-type: none"> • Commercial Zone Code • Infrastructure Code • Parking and Access Code
	<i>Code assessable</i> if – (a) not in an existing building; or (b) in an existing building but acceptable solutions of applicable codes are not complied with	Commercial Zone Code Excavation and Filling Code Infrastructure Code Landscape Design Code Nuisance Code Parking and Access Code
Other material change of use (not identified in Column 1 of this table or not defined)	<i>Impact assessable</i>	
Other Development		
Building work where not associated with a material change of use	<i>Exempt</i> if – Minor Building Work or	
	<i>Self assessable</i> if – not Minor Building Work or	Acceptable solutions identified with an asterisk (*) in the following codes: <ul style="list-style-type: none"> • Commercial Zone Code
	<i>Code assessable</i> if – acceptable solutions of applicable codes are not complied with	Commercial Zone Code
Operational work for excavation or filling of land not associated with a material change of use	<i>Exempt</i> if – Involving not more than 20m ³ of material or	
	<i>Self assessable</i> if – Involving more than 20m ³ of material	Acceptable solutions identified with an asterisk (*) in the following code: <ul style="list-style-type: none"> • Excavation and Filling Code

Column 1 Development Type	Column 2 Assessment Category	Column 3 Applicable Codes
	<i>or</i>	
	<i>Code assessable</i> if – acceptable solutions of applicable codes are not complied with	Excavation and Filling Code
Operational work associated with reconfiguring a lot	<i>Code assessable</i>	Reconfiguring a Lot Code Infrastructure Code Landscape Design Code
Reconfiguring a lot	<i>Code assessable</i> if – complying with minimum lot sizes specified in the applicable code <i>or</i> <i>Impact assessable</i>	Commercial Zone Code Reconfiguring a Lot Code Infrastructure Code Landscape Design Code
Other	<i>Exempt</i>	

4.10 Assessment criteria for Commercial Zone

4.10.1 Commercial Zone Code

The provisions in this Section comprise the Commercial Zone Code. They are:

- (a) Compliance with the Commercial Zone Code;
- (b) Overall Outcomes for the Commercial Zone Code; and
- (c) Assessment Criteria (performance criteria, including consistent and inconsistent uses, and associated acceptable solutions) for the Commercial Zone.

4.10.2 Compliance with the Commercial Zone Code

Development that is consistent with the performance criteria of the Commercial Zone Code complies with the Commercial Zone Code.

4.10.3 Overall Outcomes for the Commercial Zone Code

The overall outcomes are the purpose of the Commercial Zone Code. The overall outcomes sought for the Commercial Zone are the following:

- (a) Commercial development comprises predominantly retail, administration, business and personal services, community facilities and services, and recreation and entertainment activities in attractive, compact and accessible activity centres in established town and village areas.

- (b) Commercial development complements the roles of the different locations within the centre hierarchy, and does not threaten the role of designated centres at the Wide Bay regional level;
- (c) Childers is the district level activity centre with a compact central business district;
- (d) In Childers commercial development caters for both daily and weekly needs of persons in the district catchment;
- (e) Cordalba and Apple Tree Creek are local level activity centres with lower order commercial development servicing the daily needs of residents in the locality;
- (f) Woodgate is a local level activity centre with lower order commercial development that services the daily needs of residents and holiday-makers in the locality;
- (g) Residential uses developed in this zone do not fragment the compact form of the commercial centre and do not result in conflicts between land uses;
- (h) Entertainment and recreational activities are provided to diversify the economic base and add interest and vitality to activity centres;
- (i) Community services and facilities are sited in locations allowing convenient and equitable access by the community;
- (j) Tourism uses are appropriately located, taking advantage of the economic potential of significant activities, elements and features of the Shire;
- (k) Development enhances the character and amenity of streetscapes;
- (l) Development is complementary to the existing heritage character and traditional commercial 'main street' function of Churchill Street, Childers;
- (m) Development protects and enhances the ecological features and processes of significant natural features including the quality of surface and groundwater; and
- (n) Development has an appropriate level of flood immunity and does not result in an increase in flood level or duration on surrounding properties.

4.10.4 Consistent uses (performance criteria)

The following defined uses are consistent uses and are located in the Commercial Zone:

- Accommodation Unit (where located above ground storey)
- Bulky Goods Retailing
- Carpark
- Child Care Centre
- Fast Food Premises
- Funeral Parlour
- Health Care Services
- Hotel
- Indoor Entertainment

- Motel
- Multiple Dwelling (where located above ground storey)
- Office
- Place of Assembly
- Public Infrastructure
- Open Space and Recreation
- Restaurant
- Service Station
- Shop
- Shop - Neighbourhood
- Tavern
- Tourist Facility.

4.10.5 Inconsistent uses (performance criteria)

The following defined uses are inconsistent uses and are not located in the Commercial Zone:

- Agriculture
- Animal husbandry
- Aquaculture (Minor Impact)
- Aquaculture (Major Impact)
- Detached Dwelling
- Extractive Industry
- Forest Practice
- Fuel Depot
- Industry
- Intensive Animal Husbandry
- Kennel
- Packing shed
- Retirement Accommodation
- Roadside Stall
- Rural Home Industry
- Rural Industry
- Rural Tourist Facility
- Saleyard
- Salvage Yard
- Stable.

4.10.6 Commercial Zone Code assessment criteria

Performance Criteria		Acceptable Solutions	
<p><i>Note: Self assessable development must comply only with the acceptable solutions identified with an asterisk (*). Development that is identified as self assessable in the assessment tables but does not comply with the acceptable solutions identified with an asterisk is code assessable development.</i></p>			
<p><i>Building Height</i></p>			
PC1	<p>The height of the proposed buildings complements the height of existing commercial uses in the surrounding area and is sited to not cause significant loss of amenity having regard to:</p> <ul style="list-style-type: none"> (a) overshadowing, (b) views and vistas from streets, parks and other prominent public places, (c) building character and appearance, and (d) building massing and scale as seen from neighbouring properties. 	AS1.1*	<p>The building is not more than 9m in height and has a maximum of 2 storeys.</p>
<p><i>Streetscape Character and Design</i></p>			
PC2	<p>Building setbacks are consistent with the established streetscape and create an active, comfortable and attractive edge between the building and the street.</p>	AS2.1	<p>Buildings are built to the street alignment except where:</p> <ul style="list-style-type: none"> (a) variations to the setback are used to provide pedestrian amenities including seating, landscaped areas and outdoor dining; (b) minor variations in setback are provided to achieve performance criterion PC2; or (c) continuity with neighbouring buildings is required to maintain a consistent streetscape character; (d) an applicable zone code requires a different setback.
		AS2.2	<p>Ground level on-site vehicle parking is provided at the rear of buildings.</p>
PC3	<p>The architectural treatment of facades and elevations avoids large blank walls,</p>	AS3.1	<p>The building incorporates most or all of the following design elements:</p>

Performance Criteria		Acceptable Solutions	
	provides continuous weather protection for pedestrians and uses minor variations in setbacks to articulate building surfaces and contribute positively to the streetscape.		(a) colonnades; (b) verandahs; (c) awnings; (d) balconies; (e) eaves; and (f) shallow recesses in the street elevation.
PC4	Infill development or alterations in a business centre respects the form, scale and massing of existing traditional buildings to create a coherent streetscape.	AS4.1	Where traditional frontages and facades set the architectural theme for a street, infill buildings or alterations respect and reflect the architectural qualities and traditional materials of those buildings.
PC5	Buildings are finished with high quality materials and colours that: (a) are durable and do not require high levels of maintenance; and (b) are not mirrored or highly reflected.	AS5.1	No acceptable solution prescribed.
PC6	The top level of the building and roof form is shaped to: (a) reduce apparent bulk and provide a visually attractive skyline silhouette; and (b) screen mechanical plant from view.	AS6.1	No acceptable solution prescribed.
PC7	Development incorporates street trees and site landscaping to contribute to the character, amenity, utility and safety of public and semi-public thoroughfares and spaces.	AS7.1	No acceptable solution prescribed.
PC8	Development contributes to the creation of safe and secure pedestrian environments by: (a) allowing casual surveillance to and from the street and other public spaces; (b) orienting upper level windows so they overlook the street and other public spaces; (c) ensuring entrances to buildings are clearly defined and visible from the street, carparking areas and pathways; (d) providing adequate lighting of	AS8.1	No acceptable solution prescribed.

Performance Criteria		Acceptable Solutions	
<p>entrances;</p> <p>(e) providing clear sightlines for pathways and routes;</p> <p>(f) presenting an active face to the street by generous provision of windows and openings and avoiding the use of security shutters that obscure the visibility of shop fronts;</p> <p>(h) using external building materials and finishes that are robust and durable; and</p> <p>(i) avoid blank, exposed walls to discourage vandalism.</p>			
<i>Environmental Protection and Amenity²⁵</i>			
PC9	<p>Development is sited, constructed and managed such that:</p> <p>(a) the generation of any noise does not cause unreasonable nuisance to adjoining properties or other noise sensitive areas;</p> <p>(b) any emissions of pollutants do not cause a nuisance beyond the site boundaries;</p> <p>(c) there is no significant adverse impact on the quality of any surface water or ground water resource;</p> <p>(d) the ecological and hydraulic processes of any waterway or wetland are not adversely affected; and</p> <p>(e) areas of nature conservation significance are not adversely affected.</p>	AS9.1	No acceptable solution prescribed.
<i>Macrossan Street, Childers</i>			
PC10	The commercial area fronting Macrossan Street provides specialist and professional offices (e.g. accountants, medical practitioners)	AS10.1	No acceptable solution prescribed.
PC11	Lots redeveloped along Churchill Street provide through arcade linkages to the commercial area fronting Macrossan Street.	AS11.1	No acceptable solution prescribed.

²⁵ The Natural Features and Resources Overlay Maps in Part 5 cover land which contains significant natural features. Other land not covered by the overlay may contain these attributes.

Performance Criteria	Acceptable Solutions
<i>Additional character requirements for Churchill Street, Childers</i>	
<p>PC12 The external design of new buildings and repairs, extensions or renovations to existing buildings incorporates awnings, verandahs, sunshading devices, bay windows, signage, and various forms of ornamentation of design complementary to that on existing commercial buildings exhibiting a heritage character.</p>	<p>AS12.1* Development retains, re-uses and refurbishes existing buildings.</p> <p>AS12.2 Where buildings are constructed of masonry, any repair or restoration is undertaken using materials, mortar composition and colours that match or closely match the original.</p> <p>AS12.3 Windows and doors are of similar style to those of existing buildings with a heritage character. Where original detailing has been removed, detailing matching the original (as evidenced elsewhere on the building or another similar building) is reinstated.</p> <p>AS12.4 Finials, where missing on gable ends, are reinstated to re-establish original building skylines.</p> <p>AS12.5 New shopfronts to existing or proposed buildings are designed and constructed in a compatible heritage style. Shopfronts and windows of commercial buildings comprise materials with similar profiles to weatherboards and shall incorporate a splayed recessed entrance and timber framed windows. New shopfronts shall be modelled on existing representative examples.</p> <p>AS12.6 Renovations of buildings which exhibit a heritage character are designed with appropriate detailing for the period of the building.</p> <p>AS12.7 Cantilevered awnings are replaced with a post-supported awning.</p> <p>AS12.8 New commercial buildings are compatible in scale to existing buildings. Building facades are compatible in height to existing adjacent buildings, and incorporate any repetitive architectural accent common both along the streetscape skyline, and in the horizontal or vertical</p>

Performance Criteria	Acceptable Solutions
	<p>accents of the buildings.</p> <p>AS12.9 Where adjacent buildings are constructed along the Churchill Street property boundary, new development is constructed on the property boundary to Churchill Street.</p> <p>AS12.10 Vehicle access from Churchill Street to a lot shall not be provided along Churchill Street, east of Broadhurst Street and west of Taylor Street, where alternative satisfactory access can be obtained from a road to the rear of the lot.</p> <p>AS12.11 Buildings which exhibit a heritage character are painted in appropriate heritage derived colour schemes.</p> <p>AS12.12 Buildings adjacent to heritage buildings which can improve the contribution that a heritage building makes to the streetscape are painted in colours which complement the colours of the heritage building.</p> <p>AS12.13 Verandahs are reinstated where these formerly existed. Verandah awnings are elaborately detailed with fascias highlighted in contrasting colours.</p> <p>AS12.14 Outdoor advertising signs are located only on the facade of the building, verandah facias, shop windows and sides of buildings where visible from the street.</p> <p>AS12.15 Advertisements are painted or placed on the roof of a verandah, awning or building. No illuminated advertising signs are located on or above the ground floor awning fascia. No form of advertisement alters the form of an existing building.</p> <p>AS12.16* Development maintains and where appropriate augments the existing formal arrangement of mature leopard trees in the central commercial area of Churchill Street.</p>
<i>Wetlands</i>	
<p>PC13 Development retains, enhances and maintains the environmental values of wetlands by providing adequate setbacks and buffers.</p>	<p>AS13.1* Natural buffer areas are maintained to wetlands, with a minimum width of:</p> <p>(a) 100 metres from the Highest Astronomical Tide (HAT) level, where the wetland is a tidal wetland; or</p> <p>(b) 50 metres from the maximum water</p>

Performance Criteria	Acceptable Solutions
	<p>level identifiable by distinctive vegetation, where the wetland is a freshwater wetland.</p> <p>AS13.2* Clearing does not occur in:</p> <p>(a) wetlands including natural wetlands within regional ecosystems 12.1.1, 12.1.2, 12.1.3, 12.2.5, 12.2.5a, 12.2.7, 12.2.11, 12.2.12, 12.2.15, 12.2.15a, 12.3.1, 12.3.2, 12.3.3, 12.3.4, 12.3.5, 12.3.6, 12.3.7, 12.3.8, 12.3.9, 12.3.10, 12.3.11, 12.3.12, 12.3.13, 12.3.15, 12.5.4, 12.5.9, 12.8.21, 12.8.22, 12.8.23, 12.9/10.10, 12.9/10.11, 12.9/10.15, 12.9/10.22, 12.11.4, 12.11.13, 12.11.21, 12.12.12, 12.12.17 and 12.12.18; and</p> <p>(b) 50 metres of the static high water mark of a natural wetland.</p> <p>AS13.3* Mechanical clearing does not occur between 50 and 100 metres of the static high water mark of a natural wetland.</p> <p>AS13.4* Development does not interfere with the natural drainage systems associated with the wetland.</p>
<p>PC14 Bank stability, channel integrity and in-stream habitat is protected from degradation and maintained or improved at a standard commensurate with pre-development environmental conditions.</p>	<p>AS14.1* No direct interference or modification of wetland channels, banks or riparian habitat occurs.</p>
<p>PC15 Development ensures that water quality levels are protected, maintained or improved by incorporating water-sensitive urban design.</p>	<p>AS15.1 Water quality levels for stormwater, on-site wastewater and any site run-off meet the standards set in the <i>Australian and New Zealand Guidelines for Fresh and Marine Water Quality</i> (ANZECC, 2000) or the <i>Queensland Water Quality Guidelines</i>.</p> <p>AS15.2 Discharge of stormwater to a wetland occurs only where the water has been treated prior to discharge to remove or reduce contaminants such as sediment, litter, excess nutrients, oil and grease.</p> <p>AS15.3 Development is carried out so that it will not lead to an increased nutrient load or nutrient enrichment (particularly nitrogen and phosphorus).</p> <p>AS15.4 Stormwater and on-site wastewater do not contaminate surface and ground water</p>

Performance Criteria		Acceptable Solutions	
			flows.
PC16	Development retains the existing hydrological regime (surface and ground water cycle and flow) to protect significant vegetation and habitats.	AS16.1	Existing flows of surface and ground water are not altered through construction of channelled flows or the redirection or interruption of flows OR
		AS16.2	Earthworks and changes to drainage, groundwater levels, flooding and tidal hydraulics are designed and constructed to avoid detrimental impacts on wetland habitat.
PC17	Construction and operational management of development mitigates adverse impacts on wetlands.	AS17.1	Environmental protection and management measures are in place to prevent or control sedimentation, erosion and other pollutants from construction activities.
<i>Flood Management</i>			
PC18	Development does not alter the shape, direction or capacity of drainage paths in a way that diverts flood flows onto other land or prevents or slows the escape of flood water from other land.	AS18.1	No acceptable solution prescribed.
PC19	Natural hydrological systems, landforms and drainage lines and the flood conveyance capacity of floodplains and waterways are maintained.	AS19.1	No acceptable solution prescribed.
PC20	Development and community infrastructure has an acceptable level of flood immunity, providing for the protection of development at an acceptable level of risk ²⁶ .	AS20.1*	Floor levels for habitable rooms are – (a) for areas where minimum floor levels are specified, not less than the specified level; or (b) for areas where flood modelling is available, not less than 300mm above the modelled 1% AEP (Q100) flood level; or (c) for areas where flood modelling is not available, not less than 300mm above the highest known flood level or 300mm above ground level where no flood level is known.
		AS20.2*	Community infrastructure is located at or above the recommended flood levels identified in Schedule 6.

²⁶ The Council has adopted minimum floor levels for habitable rooms for development in various parts of the Shire under section 53 of the *Standard Building Regulation 1993*.

4.11 Assessment table for Industry Zone

4.11.1 Assessment categories for Industry Zone

The assessment categories are identified for development in the Industry Zone in column 2 of Table 4.6 as follows—

- (a) making a material change of use for a defined use, or another use in a defined use class, listed in column 1; or
- (b) other development listed in column 1, including—
 - (i) carrying out building work not associated with a material change of use;
 - (ii) excavating or filling not associated with a material change of use;
 - (iii) reconfiguring a lot; and
 - (iv) carrying out operational work for reconfiguring a lot.

4.11.2 Relevant assessment criteria for self-assessable development and assessable development in the Industry Zone

The relevant assessment criteria in the Industry Zone are referred to in column 3 of Table 4.6.

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

Table 4.6. Assessment Categories and Relevant Assessment Criteria for Industry Zone—Making a Material Change of Use and Other Development

Industry Zone		
Notes:		
1. The level of assessment may change if land is subject to an overlay map/s in Part 5. 2. Planning Scheme Policy 5/07 State Approvals identifies other State assessment requirements that may apply to development.		
Column 1 Development Type	Column 2 Assessment Category	Column 3 Applicable Codes
Material change of use		
Bulk Store	<i>Self assessable</i> or	Acceptable solutions identified with an asterisk (*) in the following codes: <ul style="list-style-type: none"> • Industry Zone Code • • Excavation and Filling Code • Infrastructure Code • Landscape Design Code

Column 1 Development Type	Column 2 Assessment Category	Column 3 Applicable Codes
		<ul style="list-style-type: none"> • Parking and Access Code
Caretaker's Residence	<p><i>Code assessable</i> if – acceptable solutions of applicable codes are not complied with</p> <p><i>Self assessable</i></p> <p>or</p> <p><i>Code assessable</i> if – acceptable solutions of applicable codes are not complied with</p>	<p>Industry Zone Code</p> <p>Excavation and Filling Code</p> <p>Infrastructure Code</p> <p>Landscape Design Code</p> <p>Nuisance Code</p> <p>Parking and Access Code</p> <p>Acceptable solutions identified with an asterisk (*) in the following codes:</p> <ul style="list-style-type: none"> • Industry Zone Code • Residential Development Code • Excavation and Filling Code • Infrastructure Code • Landscape Design Code • Parking and Access Code <p>Industry Zone Code</p> <p>Residential Development Code</p> <p>Excavation and Filling Code</p> <p>Infrastructure Code</p> <p>Landscape Design Code</p> <p>Nuisance Code</p> <p>Parking and Access Code</p>
Industry	<p><i>Self assessable</i></p> <p>or</p> <p><i>Code assessable</i> if – acceptable solutions of applicable codes are not complied with</p>	<p>Acceptable solutions identified with an asterisk (*) in the following codes:</p> <ul style="list-style-type: none"> • Industry Zone Code • Excavation and Filling Code • Infrastructure Code • Landscape Design Code • Parking and Access Code <p>Industry Zone Code</p> <p>Excavation and Filling Code</p> <p>Infrastructure Code</p> <p>Landscape Design Code</p> <p>Nuisance Code</p> <p>Parking and Access Code</p>
Landscape Supplies	<p><i>Self assessable</i></p> <p>or</p> <p><i>Code assessable</i> if – acceptable solutions of applicable codes are not complied with</p>	<p>Acceptable solutions identified with an asterisk (*) in the following codes:</p> <ul style="list-style-type: none"> • Industry Zone Code • Excavation and Filling Code • Infrastructure Code • Landscape Design Code • Parking and Access Code <p>Industry Zone Code</p> <p>Excavation and Filling Code</p> <p>Infrastructure Code</p> <p>Landscape Design Code</p> <p>Nuisance Code</p> <p>Parking and Access Code</p>

Column 1 Development Type	Column 2 Assessment Category	Column 3 Applicable Codes
Local Utility	<i>Exempt</i>	
Open Space and Recreation	<i>Exempt</i>	
Manufacturer's Shop	<i>Self assessable</i> <i>or</i>	Acceptable solutions identified with an asterisk (*) in the following codes: <ul style="list-style-type: none"> • Industry Zone Code • • Excavation and Filling Code • Infrastructure Code • Landscape Design Code • Parking and Access Code
	<i>Code assessable</i> if – acceptable solutions of applicable codes are not complied with	Industry Zone Code Excavation and Filling Code Infrastructure Code Landscape Design Code Nuisance Code Parking and Access Code
Packing Shed	<i>Self assessable</i> <i>or</i>	Acceptable solutions identified with an asterisk (*) in the following codes: <ul style="list-style-type: none"> • Industry Zone Code • • Excavation and Filling Code • Infrastructure Code • Landscape Design Code • Parking and Access Code
	<i>Code assessable</i> if – acceptable solutions of applicable codes are not complied with	Industry Zone Code Excavation and Filling Code Infrastructure Code Landscape Design Code Nuisance Code Parking and Access Code
Plant Nursery	<i>Self assessable</i> <i>or</i>	Acceptable solutions identified with an asterisk (*) in the following codes: <ul style="list-style-type: none"> • Industry Zone Code • • Excavation and Filling Code • Infrastructure Code • Landscape Design Code • Parking and Access Code
	<i>Code assessable</i> if – acceptable solutions of applicable codes are not complied with	Industry Zone Code Excavation and Filling Code Infrastructure Code Landscape Design Code Nuisance Code Parking and Access Code
Rural Industry	<i>Self assessable</i> <i>or</i>	Acceptable solutions identified with an asterisk (*) in the following codes: <ul style="list-style-type: none"> • Industry Zone Code

Column 1 Development Type	Column 2 Assessment Category	Column 3 Applicable Codes
		<ul style="list-style-type: none"> • Excavation and Filling Code • Infrastructure Code • Landscape Design Code • Parking and Access Code
	<i>Code assessable</i> if – acceptable solutions of applicable codes are not complied with	Industry Zone Code Excavation and Filling Code Infrastructure Code Landscape Design Code Nuisance Code Parking and Access Code
Salvage Yard	<i>Code assessable</i>	Industry Zone Code Excavation and Filling Code Infrastructure Code Landscape Design Code Nuisance Code Parking and Access Code
Service Station	<i>Code assessable</i>	Industry Zone Code Commercial Development (Child Care Centres and Service Stations) Code Excavation and Filling Code Infrastructure Code Landscape Design Code Nuisance Code Parking and Access Code
Telecommunications Facilities	<i>Code assessable</i>	Industry Zone Code Telecommunications Facilities Code Excavation and Filling Code Infrastructure Code Landscape Design Code Nuisance Code Parking and Access Code
Vehicle Depot	<i>Code assessable</i>	Industry Zone Code Excavation and Filling Code Infrastructure Code Landscape Design Code Nuisance Code Parking and Access Code
Other material change of use (not identified in Column 1 of this table or not defined)	<i>Impact assessable</i>	
Other Development		
Building work where not associated with a material change of use	<i>Exempt</i> if – Minor Building Work <i>or</i>	
	<i>Self assessable</i> if – not Minor Building Work <i>or</i>	Acceptable solutions identified with an asterisk (*) in the following codes: <ul style="list-style-type: none"> • Industry Zone Code

Column 1 Development Type	Column 2 Assessment Category	Column 3 Applicable Codes
	<i>Code assessable</i> if – acceptable solutions of applicable codes are not complied with	Industry Zone Code
Operational work for excavation or filling of land not associated with a material change of use	<i>Exempt</i> if – Involving not more than 20m ³ of material <i>or</i>	
	<i>Self assessable</i> if – Involving more than 20m ³ of material <i>or</i>	Acceptable solutions identified with an asterisk (*) in the following code: • Excavation and Filling Code
	<i>Code assessable</i> if – acceptable solutions of applicable codes are not complied with	Excavation and Filling Code
Operational work associated with reconfiguring a lot	<i>Code assessable</i>	Reconfiguring a Lot Code Infrastructure Code Landscape Design Code
Reconfiguring a lot	<i>Code assessable</i> if – complying with minimum lot sizes specified in the applicable code <i>or</i> <i>Impact assessable</i>	Industry Zone Code Reconfiguring a Lot Code Infrastructure Code Landscape Design Code
Other	<i>Exempt</i>	

4.12 Assessment criteria for Industry Zone

4.12.1 Industry Zone Code

The provisions in this Section comprise the Industry Zone Code. They are:

- (a) Compliance with the Industry Zone Code;
- (b) Overall Outcomes for the Industry Zone Code; and
- (c) Assessment Criteria (performance criteria, including consistent and inconsistent uses, and associated acceptable solutions) for the Industry Zone.

4.12.2 Compliance with the Industry Zone Code

Development that is consistent with the performance criteria of the Industry Zone Code complies with the Industry Zone Code.

4.12.3 Overall Outcomes for the Industry Zone Code

The overall outcomes are the purpose of the Industry Zone Code. The overall outcomes sought for the Industry Zone are the following:

- (a) Industrial, manufacturing, distribution, processing and storage activities addressing the Shire's needs are developed within the Industry Zone;
- (b) The industrial base of the Shire is diversified, including development of rural and secondary industries;
- (c) Development in the Industry Zone does not significantly impact upon other forms of development and sensitive receptors;
- (d) Non-industrial activities directly service or are complementary to industrial development;
- (e) Development protects and enhances the ecological features and processes of significant natural features including the quality of surface and groundwater; and
- (f) Development has an appropriate level of flood immunity and does not result in an increase in flood level or duration on surrounding properties.

4.12.4 Consistent uses (performance criteria)

The following defined uses are consistent uses and are located in the Industry Zone:

- Bulk Store
- Caretaker's Residence
- Fuel Depot
- Industry
- Landscape Supplies
- Manufacturer's Shop
- Packing Shed
- Plant Nursery
- Rural Industry
- Salvage Yard
- Service Station
- Telecommunication Facilities
- Vehicle Depot.

4.12.5 Inconsistent uses (performance criteria)

The following defined uses are inconsistent uses and are not located in the Industry Zone:

- Accommodation Unit
- Bed and Breakfast Accommodation

- Bulky Goods Retailing
- Caravan Park
- Detached Dwelling
- Health Care Service
- Home-based Business
- Hospital
- Hotel
- Motel
- Multiple Dwelling
- Outdoor Entertainment
- Place of Assembly
- Relatives' Apartment
- Restaurant
- Retirement Accommodation
- Rural Tourist Facility
- Shop
- Tavern
- Tourist Facility.

4.12.6 Industry Zone Code assessment criteria

Performance Criteria		Acceptable Solutions
<p><i>Note: Self assessable development must comply only with the acceptable solutions identified with an asterisk (*). Development that is identified as self assessable in the assessment tables but does not comply with the acceptable solutions identified with an asterisk is code assessable development.</i></p>		
<p><i>Building Height</i></p>		
PC1	<p>The height of the proposed buildings complements the height of existing industrial uses in the surrounding area and is sited to not cause significant loss of amenity having regard to:</p> <ul style="list-style-type: none"> (a) overshadowing, (b) building character and appearance, and (c) building massing and scale as seen 	<p>AS1.1* The building is not more than 9m in height and has a maximum of 2 storeys.</p>

Performance Criteria		Acceptable Solutions
from neighbouring properties.		
<i>Amenity</i>		
PC2	<p>Buildings are:</p> <ul style="list-style-type: none"> (a) not visually intrusive where adjacent to residential areas, public places or sensitive uses; (b) designed and finished to an appropriate standard; and (c) of a high quality appearance where: <ul style="list-style-type: none"> • fronting or visible from an arterial road; or • adjacent to or visible from residential areas or public open space. 	<p>AS2.1* Office components are sited and oriented towards the principal road frontage of the site.</p> <p>AS2.2* Large areas of blank wall visible from a public place or residential area are screened or broken up by landscaping, building articulation and use of different materials, textures and colours.</p> <p>AS2.3* Buildings are constructed of durable, low maintenance materials including masonry and pre-finished steel sheeting.</p>
PC3	Boundary fences adjoining residential areas, public places and other sensitive uses are constructed and maintained to be attractive and compatible with the adjoining development.	<p>AS3.1* Unless a higher standard is necessary for acoustic attenuation purposes, boundary fences adjoining residential areas, public places and other sensitive uses are:</p> <ul style="list-style-type: none"> (a) a minimum height of 2m; (b) constructed of solid timber, masonry, brick or colorbond; (c) non-reflective and of a colour that is compatible with the use and character of the adjoining development; and (d) maintained in good repair and condition at all times.
PC4	Industrial activities near residential areas operate at times that do not create nuisance to residents.	<p>AS4.1* Where the site is within 150 metres of a residential use, hours of operation are limited to between 7.00am and 6.00pm Mondays to Saturdays, with no operations on Sundays or public holidays.</p>
PC5	<p>The industrial activity incorporates a site layout that:</p> <ul style="list-style-type: none"> (a) maximises efficient use of the site; (b) is appropriate to the local streetscape; 	<p>AS5.1* The industrial building covers no more than:</p> <ul style="list-style-type: none"> (a) 70% of the site if located in Childers or Woodgate; or

Performance Criteria		Acceptable Solutions
	and (c) does not significantly adversely affect adjoining land.	(b) 40% of the site if located elsewhere. AS5.2* The building is setback from the main road frontage to accommodate carparking and landscaping between the building and the adjoining road. AS5.3* The building is setback not less than 10m to any boundary adjoining a land use other than industrial, commercial or rural. AS5.4* Open storage areas, waste receptacle and other unsightly areas, are screened from view from public places (including the street) and from adjoining land, by buildings, fencing or landscaping. AS5.5* A landscaped setback with a minimum width of 15m is provided to all site boundaries, other than for industrial development located in Childers or Woodgate.
<i>Environmental Protection and Amenity²⁷</i>		
PC6	Chemicals and materials used in industrial operations and related activities should be stored and handled on site in a manner which adequately guards against hazard from spills and exposure to the elements and unsightly view.	AS6.1* Chemicals and materials are stored in covered, bunded areas or in sealed containers within bunded areas. AS6.2* Bunded areas are not in the path of stormwater flows.
PC7	Development is sited, constructed and managed such that: (a) the generation of any noise does not cause unreasonable nuisance to adjoining properties or other noise sensitive areas; (b) any emissions of pollutants do not cause a nuisance beyond the site boundaries; (c) there is no significant adverse impact on the quality of any surface water or ground water resource; (d) the ecological and hydraulic processes of any waterway or wetland are not	AS7.1 No acceptable solution prescribed.

²⁷ The Natural Features and Resources Overlay Maps in Part 5 cover land which contains significant natural features. Other land not covered by the overlay may contain these attributes.

Performance Criteria		Acceptable Solutions	
	adversely affected; and (e) areas of nature conservation significance are not adversely affected.		
<i>Flood Management</i>			
PC8	Development does not alter the shape, direction or capacity of drainage paths in a way that diverts flood flows onto other land or prevents or slows the escape of flood water from other land.	AS8.1	No acceptable solution prescribed.
PC9	Natural hydrological systems, landforms and drainage lines and the flood conveyance capacity of floodplains and waterways are maintained.	AS9.1	No acceptable solution prescribed.
PC10	Development and public infrastructure has an acceptable level of flood immunity, providing for the protection of development at an acceptable level of risk ²⁸ .	AS10.1*	Floor levels for habitable rooms are – (a) for areas where minimum floor levels are specified, not less than the specified level; or (b) for areas where flood modelling is available, not less than 300mm above the modelled 1% AEP (Q100) flood level; or (c) for areas where flood modelling is not available, not less than 300mm above the highest known flood level or 300mm above ground level where no flood level is known. AS10.2* Community infrastructure is located at or above the recommended flood levels identified in Schedule 6.
<i>Wetlands</i>			
PC11	Development retains, enhances and maintains the environmental values of wetlands by providing adequate setbacks and buffers.	AS11.1*	Natural buffer areas are maintained to wetlands, with a minimum width of: (a) 100 metres from the Highest Astronomical Tide (HAT) level, where the wetland is a tidal wetland; or (b) 50 metres from the maximum water level identifiable by distinctive vegetation, where the wetland is a freshwater wetland. AS11.2* Clearing does not occur in: (a) wetlands including natural wetlands

²⁸ The Council has adopted minimum floor levels for habitable rooms in various parts of the Shire under section 53 of the *Standard Building Regulation 1993*.

Performance Criteria		Acceptable Solutions
		<p>within regional ecosystems 12.1.1, 12.1.2, 12.1.3, 12.2.5, 12.2.5a, 12.2.7, 12.2.11, 12.2.12, 12.2.15, 12.2.15a, 12.3.1, 12.3.2, 12.3.3, 12.3.4, 12.3.5, 12.3.6, 12.3.7, 12.3.8, 12.3.9, 12.3.10, 12.3.11, 12.3.12, 12.3.13, 12.3.15, 12.5.4, 12.5.9, 12.8.21, 12.8.22, 12.8.23, 12.9/10.10, 12.9/10.11, 12.9/10.15, 12.9/10.22, 12.11.4, 12.11.13, 12.11.21, 12.12.12, 12.12.17 and 12.12.18; and</p> <p>(b) 50 metres of the static high water mark of a natural wetland.</p> <p>AS11.3* Mechanical clearing does not occur between 50 and 100 metres of the static high water mark of a natural wetland.</p> <p>AS11.4* Development does not interfere with the natural drainage systems associated with the wetland.</p>
PC12	Bank stability, channel integrity and in-stream habitat is protected from degradation and maintained or improved at a standard commensurate with pre-development environmental conditions.	AS12.1* No direct interference or modification of wetland channels, banks or riparian habitat occurs.
PC13	Development ensures that water quality levels are protected, maintained or improved by incorporating water-sensitive urban design.	<p>AS13.1 Water quality levels for stormwater, on-site wastewater and any site run-off meet the standards set in the <i>Australian and New Zealand Guidelines for Fresh and Marine Water Quality</i> (ANZECC, 2000) or the <i>Queensland Water Quality Guidelines</i>.</p> <p>AS13.2 Discharge of stormwater to a wetland occurs only where the water has been treated prior to discharge to remove or reduce contaminants such as sediment, litter, excess nutrients, oil and grease.</p> <p>AS13.3 Development is carried out so that it will not lead to an increased nutrient load or nutrient enrichment (particularly nitrogen and phosphorus).</p> <p>AS13.4 Stormwater and on-site wastewater do not contaminate surface and ground water flows.</p>
PC14	Development retains the existing hydrological regime (surface and ground water cycle and flow) to protect significant vegetation and habitats.	AS14.1 Existing flows of surface and ground water are not altered through construction of channelled flows or the redirection or interruption of flows

Performance Criteria		Acceptable Solutions
		OR AS14.2 Earthworks and changes to drainage, groundwater levels, flooding and tidal hydraulics are designed and constructed to avoid detrimental impacts on wetland habitat.
PC15	Construction and operational management of development mitigates adverse impacts on wetlands.	AS15.1 Environmental protection and management measures are in place to prevent or control sedimentation, erosion and other pollutants from construction activities.
<i>Childers</i>		
PC16	Industrial activity within Childers involves predominantly smaller scale manufacturing, fabrication, processing and service activities.	AS16.1* Industrial activity in Childers or Woodgate does not involve a building or buildings with a gross floor area of greater than 2,000m ² or a site area of greater than 5,000m ² .
<i>Isis Central Mill and South Isis Industrial Areas</i>		
PC17	Larger scale industrial activity that is of a medium to heavy nature, that involves a significant amount of heavy vehicle movement or that requires a large area of land is located around the Isis Central Mill.	AS17.1 No acceptable solution prescribed.
<i>Woodgate Precinct Plan</i>		
PC18	Industrial development in Woodgate meets the needs of the local area and avoids impacts on the amenity of adjacent land uses.	AS18.1* Industrial development in Woodgate is located in Precinct 5 on the Woodgate Precinct Plan. AS18.2 Industrial development in Woodgate is of a scale and nature that primarily provides a service to the local community. AS18.3* One access road connection only is provided to Woodgate Road from land in Precinct 5 on the Woodgate Precinct Plan. AS18.4* Land in Precinct 5 on the Woodgate Precinct Plan does not have direct vehicle access to Woodgate Road. AS18.5 Industrial development in Precinct 5 on the Woodgate Precinct Plan is buffered in the following ways: (a) buffers to all adjoining land uses of: (i) minimum width 100m if the buffer is not vegetated; or (ii) if the buffer is vegetated or otherwise enhanced, a width determined with regard to the

Performance Criteria		Acceptable Solutions
		<p>nature of the proposed or likely industrial uses and the existing or likely uses of adjoining land.</p> <p>(b) a densely planted vegetated buffer 10m in width to the Woodgate Road frontage.</p>
<i>Caretaker's Residence</i>		
PC19	The caretaker's residence is subordinate to the non-residential development on the site.	<p>AS19.1* The caretaker's residence has a gross floor area not exceeding 200m².</p> <p>AS19.2* Only one caretaker's residence is established on the site.</p> <p>AS19.3* The caretaker's residence does not have a separate land title from the balance area of the site.</p>
PC20	The caretaker's residence has a reasonable standard of residential amenity and services including adequate private open space and car parking.	<p>AS20.1* The caretaker's residence contains an area of private open space directly accessible from a habitable room, which:</p> <p>(a) if located at ground level, has a minimum area of 50m² and a minimum dimension of 4m; or</p> <p>(b) otherwise, has a minimum area of 15m² and a minimum dimension of 2.5m.</p> <p>AS20.2* A dedicated car parking space is provided on-site for use by occupants of the caretaker's residence.</p>
<i>Retail Sales</i>		
PC21	Retail sales are ancillary to the industrial use.	<p>AS21.1* On-site retail sale of goods (including display areas) does not exceed a gross floor area of 50m².</p> <p>OR</p> <p>AS21.2* On-site retail sale of goods, including display areas is:</p> <p>(a) limited to goods manufactured or assembled on the premises; and</p> <p>(b) the area does not exceed 10% or 200m² of the gross floor area of the premises whichever is the lesser.</p>

4.13 Assessment table for Open Space and Recreation Zone

4.13.1 Assessment categories for Open Space and Recreation Zone

The assessment categories are identified for development in the Open Space and Recreation Zone in column 2 of Table 4.7 as follows—

- (a) making a material change of use for a defined use, or another use in a defined use class, listed in column 1; or
- (b) other development listed in column 1, including—
 - (i) carrying out building work not associated with a material change of use;
 - (ii) excavating or filling not associated with a material change of use;
 - (iii) reconfiguring a lot; and
 - (iv) carrying out operational work for reconfiguring a lot.

4.13.2 Relevant assessment criteria for self-assessable development and assessable development in the Open Space and Recreation Zone

The relevant assessment criteria in the Open Space and Recreation Zone are referred to in column 3 of Table 4.7.

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

Table 4.7. Assessment Categories and Relevant Assessment Criteria for Open Space and Recreation Zone—Making a Material Change of Use and Other Development

Open Space and Recreation Zone		
Notes:		
1. The level of assessment may change if land is subject to an overlay map/s in Part 5. 2. Planning Scheme Policy 5/07 State Approvals identifies other State assessment requirements that may apply to development.		
Column 1 Development Type	Column 2 Assessment Category	Column 3 Applicable Codes
Material change of use		
Forest Practice	<i>Code assessable</i>	Open Space and Recreation Zone Code Rural Development Code Excavation and Filling Code Infrastructure Code Landscape Design Code Nuisance Code Parking and Access Code

Column 1 Development Type	Column 2 Assessment Category	Column 3 Applicable Codes
Indoor Entertainment	<i>Code assessable</i>	Open Space and Recreation Zone Code Excavation and Filling Code Infrastructure Code Landscape Design Code Nuisance Code Parking and Access Code
Local Utility	<i>Exempt</i>	
Open Space and Recreation	<i>Exempt</i>	
Outdoor Entertainment	<i>Self assessable</i> <i>or</i>	Acceptable solutions identified with an asterisk (*) in the following codes: <ul style="list-style-type: none"> • Open Space and Recreation Zone Code • • Excavation and Filling Code • Infrastructure Code • Landscape Design Code • Parking and Access Code
	<i>Code assessable</i> if – acceptable solutions of the applicable code is not complied with.	Open Space and Recreation Zone Code Excavation and Filling Code Infrastructure Code Landscape Design Code Nuisance Code Parking and Access Code
Public Infrastructure	<i>Self assessable</i> <i>or</i>	Acceptable solutions identified with an asterisk (*) in the following codes: <ul style="list-style-type: none"> • Open Space and Recreation Zone Code • Community Infrastructure Code • Excavation and Filling Code • Infrastructure Code • Landscape Design Code • Parking and Access Code
	<i>Code assessable</i> if – acceptable solutions of the applicable code is not complied with.	Open Space and Recreation Zone Code Community Infrastructure Code Excavation and Filling Code Infrastructure Code Landscape Design Code Nuisance Code Parking and Access Code
Tourist Facility	<i>Code assessable</i>	Open Space and Recreation Zone Code Excavation and Filling Code Infrastructure Code Landscape Design Code Nuisance Code Parking and Access Code
Other material change of use (not identified in Column 1 of this table or not defined)	<i>Impact assessable</i>	

Column 1 Development Type	Column 2 Assessment Category	Column 3 Applicable Codes
Other Development		
Building work where not associated with a material change of use	<i>Exempt</i> if – Minor Building Work <i>or</i>	
	<i>Self assessable</i> if – not Minor Building Work <i>or</i>	Acceptable solutions identified with an asterisk (*) in the following codes: • Open Space and Recreation Zone Code
	<i>Code assessable</i> if – acceptable solutions of applicable codes are not complied with	Open Space and Recreation Zone Code
Operational work for excavation <i>or</i> filling of land not associated with a material change of use	<i>Exempt</i> if – Involving not more than 20m ³ of material <i>or</i>	
	<i>Self assessable</i> if – Involving more than 20m ³ of material <i>or</i>	Acceptable solutions identified with an asterisk (*) in the following code: • Excavation and Filling
	<i>Code assessable</i> if – acceptable solutions of applicable codes are not complied with	Excavation and Filling Code
Operational work associated with reconfiguring a lot	<i>Code assessable</i>	Reconfiguring a Lot Code Infrastructure Code Landscape Design Code
Reconfiguring a lot	<i>Code assessable</i> if – complying with minimum lot sizes specified in the applicable code <i>or</i> <i>Impact assessable</i>	Open Space and Recreation Zone Code Reconfiguring a Lot Code Infrastructure Code Landscape Design Code
Other	<i>Exempt</i>	

4.14 Assessment criteria for Open Space and Recreation Zone

4.14.1 Open Space and Recreation Zone Code

The provisions in this section comprise the Open Space and Recreation Zone Code. They are:

- (a) Compliance with the Open Space and Recreation Zone Code;

- (b) Overall Outcomes for the Open Space and Recreation Zone Code; and
- (c) Assessment Criteria (performance criteria, including consistent and inconsistent uses, and associated acceptable solutions) for the Open Space and Recreation Zone.

4.14.2 Compliance with the Open Space and Recreation Zone Code

Development that is consistent with the performance criteria of the Open Space and Recreation Zone Code complies with the Open Space and Recreation Zone Code.

4.14.3 Overall Outcomes for the Open Space and Recreation Zone Code

The overall outcomes are the purpose of the Open Space and Recreation Zone Code. The overall outcomes sought for the Open Space and Recreation Zone are the following:

- (a) Areas are provided within the Shire for active and passive recreation, nature, scenic and landscape conservation, and natural resource management;
- (c) A range of community services, sporting clubrooms and associated facilities that complement the needs of residents and visitors are provided and maintained;
- (d) Development protects and enhances the ecological features and processes of significant natural features including the quality of surface and groundwater;
- (e) Scenic landscapes and vistas are protected from intrusive development; and
- (f) Areas that perform important environmental management functions including riparian corridors, flood plains, overland flow areas and wetlands are protected and enhanced.

4.14.4 Consistent uses (performance criteria)

The following defined uses are consistent uses and are located in the Open Space and Recreation Zone:

- Open Space and Recreation
- Outdoor Entertainment
- Public Infrastructure.

4.14.5 Inconsistent uses (performance criteria)

The following defined uses are inconsistent uses and are not located in the Open Space and Recreation Zone:

- Accommodation Unit
- Aquaculture (Minor Impact)
- Aquaculture (Major Impact)

- Bed and Breakfast Accommodation
- Bulk Store
- Bulky Goods Retailing
- Carpark
- Detached Dwelling
- Extractive Industry
- Fuel Depot
- Funeral Parlour
- Health Care Service
- Home-based Business
- Hospital
- Hotel
- Industry
- Intensive Animal Husbandry
- Manufacturer's Shop
- Motel
- Multiple Dwelling
- Packing Shed
- Relatives' Apartment
- Retirement Accommodation
- Rural Home Industry
- Rural Industry
- Saleyard
- Salvage Yard
- Service Station
- Shop
- Shop - Neighbourhood
- Tavern
- Vehicle Depot

4.14.6 Open Space and Recreation Zone Code assessment criteria

Performance Criteria	Acceptable Solutions
<p><i>Note: Self assessable development must comply only with the acceptable solutions identified with an asterisk (*).</i></p>	

Performance Criteria		Acceptable Solutions
<i>Development that is identified as self assessable in the assessment tables but does not comply with the acceptable solutions identified with an asterisk is code assessable development.</i>		
<i>Building Height</i>		
PC1	The height of buildings and structures complements the natural attributes of the open space.	AS1.1* The building is not more than 9 metres in height and has a maximum of 2 storeys.
<i>Building Setback</i>		
PC2	Buildings and structures are appropriately setback from road frontages and side property boundaries to maintain open space character.	AS2.1* All buildings and structures are set back a minimum of 10 metres from all property boundaries.
<i>Site Coverage</i>		
PC3	The site coverage does not result in a built form that is visually intrusive and results in a loss of amenity.	AS3.1* Site coverage does not exceed 10% of the total area of the site.
<i>Environmental Protection and Amenity²⁹</i>		
PC4	Development must not impact on: (a) the open space and recreation character or amenity of the area; and (b) important scenic landscapes or vistas.	AS4.1 Development is located below any ridgelines and screened by landscaping or the topography of the land.
PC5	Development is sited, constructed and managed such that: (a) the generation of any noise does not cause unreasonable nuisance to adjoining properties or other noise sensitive areas; (b) any emissions of pollutants do not cause a nuisance beyond the site boundaries; (c) there is no significant adverse impact on the quality of any surface water or ground water resource; (d) the ecological and hydraulic processes of any waterway or wetland are not adversely affected; and (e) areas of nature conservation significance are not adversely affected.	AS5.1 No acceptable solution prescribed.

²⁹ The Natural Features and Resources Overlay Maps in Part 5 cover land which contains significant natural features. Other land not covered by the overlay may contain these attributes.

Performance Criteria		Acceptable Solutions	
<i>Landscaping</i>			
PC6	The development is suitably landscaped and buffered from adjoining land uses and enhances the visual amenity and character of the local area.	AS6.1	No acceptable solution prescribed.
<i>Flood Management</i>			
PC7	Development does not alter the shape, direction or capacity of drainage paths in a way that diverts flood flows onto other land or prevents or slows the escape of flood water from other land.	AS7.1	No acceptable solution prescribed.
PC8	Natural hydrological systems, landforms and drainage lines and the flood conveyance capacity of floodplains and waterways are maintained.	AS8.1	No acceptable solution prescribed.
PC9	Development and public infrastructure has an acceptable level of flood immunity, providing for the protection of development at an acceptable level of risk ³⁰ .	AS9.1* AS9.2*	Floor levels for habitable rooms are – (a) for areas where minimum floor levels are specified, not less than the specified level; or (b) for areas where flood modelling is available, not less than 300mm above the modelled 1% AEP (Q100) flood level; or (c) for areas where flood modelling is not available, not less than 300mm above the highest known flood level or 300mm above ground level where no flood level is known. Community infrastructure is located at or above the recommended flood levels identified in Schedule 6.
<i>Wetlands</i>			
PC10	Development retains, enhances and maintains the environmental values of wetlands by providing adequate setbacks and buffers.	AS10.1*	Natural buffer areas are maintained to wetlands, with a minimum width of: (a) 100 metres from the Highest Astronomical Tide (HAT) level, where the wetland is a tidal wetland; or (b) 50 metres from the maximum water level identifiable by distinctive vegetation, where the wetland is a freshwater wetland.

³⁰ The Council has adopted minimum floor levels for habitable rooms in various parts of the Shire under section 53 of the *Standard Building Regulation 1993*.

	Performance Criteria	Acceptable Solutions
		<p>AS10.2* Clearing does not occur in:</p> <p>(a) wetlands including natural wetlands within regional ecosystems 12.1.1, 12.1.2, 12.1.3, 12.2.5, 12.2.5a, 12.2.7, 12.2.11, 12.2.12, 12.2.15, 12.2.15a, 12.3.1, 12.3.2, 12.3.3, 12.3.4, 12.3.5, 12.3.6, 12.3.7, 12.3.8, 12.3.9, 12.3.10, 12.3.11, 12.3.12, 12.3.13, 12.3.15, 12.5.4, 12.5.9, 12.8.21, 12.8.22, 12.8.23, 12.9/10.10, 12.9/10.11, 12.9/10.15, 12.9/10.22, 12.11.4, 12.11.13, 12.11.21, 12.12.12, 12.12.17 and 12.12.18; and</p> <p>(b) 50 metres of the static high water mark of a natural wetland.</p> <p>AS10.3* Mechanical clearing does not occur:</p> <p>(a) between 50 and 100 metres of the static high water mark of a natural wetland.</p> <p>AS10.4* Development does not interfere with the natural drainage systems associated with the wetland.</p>
PC11	Bank stability, channel integrity and in-stream habitat is protected from degradation and maintained or improved at a standard commensurate with pre-development environmental conditions.	AS11.1* No direct interference or modification of wetland channels, banks or riparian habitat occurs.
PC12	Development ensures that water quality levels are protected, maintained or improved by incorporating water-sensitive urban design.	<p>AS12.1 Water quality levels for stormwater, on-site wastewater and any site run-off meet the standards set in the <i>Australian and New Zealand Guidelines for Fresh and Marine Water Quality</i> (ANZECC, 2000) or the <i>Queensland Water Quality Guidelines</i>.</p> <p>A12.2 Discharge of stormwater to a wetland occurs only where the water has been treated prior to discharge to remove or reduce contaminants such as sediment, litter, excess nutrients, oil and grease.</p> <p>AS12.3 Development is carried out so that it will not lead to an increased nutrient load or nutrient enrichment (particularly nitrogen and phosphorus).</p> <p>AS12.4 Stormwater and on-site wastewater do not contaminate surface and ground water flows.</p>
PC13	Development retains the existing hydrological regime (surface and ground	AS13.1 Existing flows of surface and ground water are not altered through construction of

Performance Criteria		Acceptable Solutions
	water cycle and flow) to protect significant vegetation and habitats.	channelled flows or the redirection or interruption of flows OR AS13.2 Earthworks and changes to drainage, groundwater levels, flooding and tidal hydraulics are designed and constructed to avoid detrimental impacts on wetland habitat.
PC14	Construction and operational management of development mitigates adverse impacts on wetlands.	AS14.1 Environmental protection and management measures are in place to prevent or control sedimentation, erosion and other pollutants from construction activities.

4.15 Assessment table for Infrastructure Zone

4.15.1 Assessment categories for Infrastructure Zone

The assessment categories are identified for development in the Infrastructure Zone in column 2 of Table 4.8 as follows—

- (a) making a material change of use for a defined use, or another use in a defined use class, listed in column 1; or
- (b) other development listed in column 1, including—
 - (i) carrying out building work not associated with a material change of use;
 - (ii) excavating or filling not associated with a material change of use;
 - (iii) reconfiguring a lot; and
 - (iv) carrying out operational work for reconfiguring a lot.

4.15.2 Relevant assessment criteria for self-assessable development and assessable development in the Infrastructure Zone

The relevant assessment criteria in the Infrastructure Zone are referred to in column 3 of Table 4.8.

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

Table 4.8. Assessment Categories and Relevant Assessment Criteria for Infrastructure Zone—Making a Material Change Of Use and Other Development

Infrastructure Zone		
<p><u>Notes:</u></p> <ol style="list-style-type: none"> The level of assessment may change if land is subject to an overlay map/s in Part 5. Planning Scheme Policy 5/07 State Approvals identifies other State assessment requirements that may apply to development. 		
Column 1 Development Type	Column 2 Assessment Category	Column 3 Applicable Codes
Material change of use		
Carpark	<p><i>Self assessable</i></p> <p><i>or</i></p>	<p>Acceptable solutions identified with an asterisk (*) in the following codes:</p> <ul style="list-style-type: none"> • Infrastructure Zone Code • • Excavation and Filling Code • Infrastructure Code • Landscape Design Code • Parking and Access Code
	<i>Code assessable if –</i>	Infrastructure Zone Code

Column 1 Development Type	Column 2 Assessment Category	Column 3 Applicable Codes
	acceptable solutions of applicable codes are not complied with	Excavation and Filling Code Infrastructure Code Landscape Design Code Nuisance Code Parking and Access Code
Child Care Centre	<i>Code assessable</i>	Infrastructure Zone Code Commercial Development (Child Care Centres and Service Stations) Code Excavation and Filling Code Infrastructure Code Landscape Design Code Nuisance Code Parking and Access Code
Educational Establishment	<i>Code assessable</i>	Infrastructure Zone Code Community Infrastructure Code Excavation and Filling Code Infrastructure Code Landscape Design Code Nuisance Code Parking and Access Code
Health Care Service	<i>Code assessable</i>	Infrastructure Zone Code Excavation and Filling Code Infrastructure Code Landscape Design Code Nuisance Code Parking and Access Code
Hospital	<i>Code assessable</i>	Infrastructure Zone Code Community Infrastructure Code Excavation and Filling Code Infrastructure Code Landscape Design Code Nuisance Code Parking and Access Code
Indoor Entertainment	<i>Code assessable</i>	Infrastructure Zone Code Excavation and Filling Code Infrastructure Code Landscape Design Code Nuisance Code Parking and Access Code
Local Utility	<i>Exempt</i>	
Open Space and Recreation	<i>Exempt</i>	
Outdoor Entertainment	<i>Code assessable</i>	Infrastructure Zone Code Excavation and Filling Code Infrastructure Code Landscape Design Code Nuisance Code Parking and Access Code
Place of Assembly	<i>Self assessable</i>	Acceptable solutions identified with an asterisk (*) in the following codes: <ul style="list-style-type: none"> • Infrastructure Zone Code

Column 1 Development Type	Column 2 Assessment Category	Column 3 Applicable Codes
	<i>or</i>	<ul style="list-style-type: none"> • Community Infrastructure Code • Excavation and Filling Code • Infrastructure Code • Landscape Design Code • Parking and Access Code
	<i>Code assessable if – acceptable solutions of applicable codes are not complied with</i>	Infrastructure Zone Code Community Infrastructure Code Excavation and Filling Code Infrastructure Code Landscape Design Code Nuisance Code Parking and Access Code
Public Infrastructure	<i>Self assessable</i> <i>or</i>	Acceptable solutions identified with an asterisk (*) in the following codes: <ul style="list-style-type: none"> • Infrastructure Zone Code • Community Infrastructure Code • Excavation and Filling Code • Infrastructure Code • Landscape Design Code • Parking and Access Code
	<i>Code assessable if – acceptable solutions of applicable codes are not complied with</i>	Infrastructure Zone Code Community Infrastructure Code Excavation and Filling Code Infrastructure Code Landscape Design Code Nuisance Code Parking and Access Code
Telecommunications Facilities	<i>Code assessable</i>	Infrastructure Zone Code Telecommunications Facilities Code Excavation and Filling Code Infrastructure Code Landscape Design Code Nuisance Code Parking and Access Code
Vehicle Depot	<i>Code assessable</i>	Infrastructure Zone Code Excavation and Filling Code Infrastructure Code Landscape Design Code Nuisance Code Parking and Access Code
Other material change of use (not identified in Column 1 of this table <i>or</i> not defined)	<i>Impact assessable</i>	
Other Development		
Building work where not associated with a material change of use	<i>Exempt if – Minor Building Work</i> <i>or</i>	
	<i>Self assessable if – not Minor Building Work</i> <i>or</i>	Acceptable solutions identified with an asterisk (*) in the following codes: <ul style="list-style-type: none"> • Infrastructure Zone Code

Column 1 Development Type	Column 2 Assessment Category	Column 3 Applicable Codes
	<i>Code assessable</i> if – acceptable solutions of applicable codes are not complied with	Infrastructure Zone Code
Operational work for excavation or filling of land not associated with a material change of use	<i>Exempt</i> if – Involving not more than 20m ³ of material <i>or</i>	
	<i>Self assessable</i> if – Involving more than 20m ³ of material <i>or</i>	Acceptable solutions identified with an asterisk (*) in the following code: <ul style="list-style-type: none"> Excavation and Filling Code
	<i>Code assessable</i> if – acceptable solutions of applicable codes are not complied with	Excavation and Filling Code
Operational work associated with reconfiguring a lot	<i>Code assessable</i>	Reconfiguring a Lot Code Infrastructure Code Landscape Design Code
Reconfiguring a lot	<i>Code assessable</i> if – complying with minimum lot sizes specified in the applicable code <i>or</i> <i>Impact assessable</i>	Infrastructure Zone Code Reconfiguring a Lot Code Infrastructure Code Landscape Design Code
Other	<i>Exempt</i>	

4.16 Assessment Criteria for Infrastructure Zone

4.16.1 Infrastructure Zone Code

The provisions in this Section comprise the Infrastructure Zone Code. They are:

- (a) Compliance with the Infrastructure Zone Code;
- (b) Overall Outcomes for the Infrastructure Zone Code; and
- (c) Assessment Criteria (performance criteria, including consistent and inconsistent uses, and associated acceptable solutions) for the Infrastructure Zone.

4.16.2 Compliance with the Infrastructure Zone Code

Development that is consistent with the performance criteria of the Infrastructure Zone Code complies with the Infrastructure Zone Code.

4.16.3 Overall Outcomes for the Infrastructure Zone Code

The overall outcomes are the purpose of the Infrastructure Zone Code. The overall outcomes sought for the Infrastructure Zone are the following:

- (a) An adequate supply of suitably located land is available to accommodate the needs of the community for public infrastructure and other related activities that support the social and economic functioning of the Shire;
- (b) Development is sympathetic and complementary to adjoining land uses;
- (c) Equitable and safe access is provided to the infrastructure and facilities;
- (d) Infrastructure is located in proximity to the community it directly serves;
- (e) Scenic landscapes and vistas are preserved from intrusive development;
- (f) Development protects and enhances the ecological features and processes of significant natural features including the quality of surface and groundwater; and
- (g) Development has an appropriate level of flood immunity and does not result in an increase in flood level or duration on surrounding properties.

4.16.4 Consistent uses (performance criteria)

The following defined uses are consistent uses and are located in the Infrastructure Zone:

- Carpark
- Educational Establishment
- Health Care Service
- Hospital
- Open Space and Recreation
- Place of Assembly
- Public Infrastructure
- Telecommunication Facilities

4.16.5 Inconsistent uses (performance criteria)

The following defined uses are inconsistent uses and are not located in Infrastructure Zone:

- Accommodation Unit
- Bed and Breakfast Accommodation
- Bulky Goods Retailing
- Caravan Park
- Detached Dwelling
- Fast Food Premises
- Home-based Business

- Hotel
- Motel
- Multiple Dwelling
- Relatives' Apartment
- Restaurant
- Retirement Accommodation
- Rural Industry
- Rural Tourist Facility
- Saleyard
- Salvage Yard
- Shop
- Shop - Neighbourhood
- Stable
- Tavern
- Tourist Facility.

4.16.6 Infrastructure Zone Code assessment criteria

Performance Criteria		Acceptable Solutions
<p><i>Note: Self assessable development must comply only with the acceptable solutions identified with an asterisk (*). Development that is identified as self assessable in the assessment tables but does not comply with the acceptable solutions identified with an asterisk is code assessable development.</i></p>		
<i>Building Height</i>		
PC1	<p>The height of the proposed buildings complements the height of existing uses in the surrounding area and is sited to not cause significant loss of amenity having regard to:</p> <p>(a) overshadowing;</p> <p>(b) building character and appearance, and</p> <p>(c) building massing and scale as seen from neighbouring properties.</p>	AS1.1* The building is not more than 9m in height and has a maximum of 2 storeys.
<i>Site Coverage</i>		
PC2	The overall site coverage does not result in	AS2.1* The site coverage is not greater than 75%

Performance Criteria		Acceptable Solutions
	a development that is visually intrusive and that impacts upon amenity.	for sewered sites and 50% for unsewered sites, of the total area of the site.
<i>Building Setback</i>		
PC3	All buildings and structures are setback from road frontages and side property boundaries to provide an open space character.	AS3.1* All buildings are set back a minimum of 10m from the road boundary and 6m from all side and rear property boundaries.
<i>Landscaping</i>		
PC4	Landscaping complements and enhances the visual amenity and character of the local area.	AS4.1 No acceptable solution prescribed.
PC5	Boundary fences between sensitive receptors and non-sensitive receptor uses are constructed and maintained to be attractive and compatible with the adjoining development.	AS5.1 Unless otherwise necessary for acoustic attenuation purposes, boundary fences adjoining sensitive receptors are: <ul style="list-style-type: none"> (a) a minimum height of 2 m; (b) constructed of solid timber, masonry, brick or factory colour treated metal; (c) non-reflective and of a colour that is compatible with the use and character of the adjoining development; and (d) Maintained in good repair and condition at all times.
<i>Environmental Protection and Amenity</i> ³¹		
PC6	Development is sited, constructed and managed such that: <ul style="list-style-type: none"> (a) the generation of any noise does not cause unreasonable nuisance to adjoining properties or other noise sensitive areas; (b) any emissions of pollutants do not cause a nuisance beyond the site boundaries; (c) there is no significant adverse impact on the quality of any surface water or ground water resource; (d) the ecological and hydraulic processes of any waterway or wetland are not adversely affected; and (e) areas of nature conservation significance are not adversely affected. 	AS6.1 No acceptable solution prescribed.

³¹ The Natural Features and Resources Overlay Maps in Part 5 cover land which contains significant natural features. Other land not covered by the overlay may contain these attributes.

Performance Criteria		Acceptable Solutions	
<i>Flood Management</i>			
PC7	Development does not alter the shape, direction or capacity of drainage paths in a way that diverts flood flows onto other land or prevents or slows the escape of flood water from other land.	AS7.1	No acceptable solution prescribed.
PC8	Natural hydrological systems, landforms and drainage lines and the flood conveyance capacity of floodplains and waterways are maintained.	AS8.1	No acceptable solution prescribed.
PC9	Development and public infrastructure has an acceptable level of flood immunity, providing for the protection of development at an acceptable level of risk ³² .	AS9.1*	Floor levels for habitable rooms are – <ul style="list-style-type: none"> (a) for areas where minimum floor levels are specified, not less than the specified level; or (b) for areas where flood modelling is available, not less than 300mm above the modelled 1% AEP (Q100) flood level; or (c) for areas where flood modelling is not available, not less than 300mm above the highest known flood level or 300mm above ground level where no flood level is known.
		AS9.2*	Community infrastructure is located at or above the recommended flood levels identified in Schedule 6.
<i>Wetlands</i>			
PC10	Development retains, enhances and maintains the environmental values of wetlands by providing adequate setbacks and buffers.	AS10.1*	Natural buffer areas are maintained to wetlands, with a minimum width of: <ul style="list-style-type: none"> (a) 100 metres from the Highest Astronomical Tide (HAT) level, where the wetland is a tidal wetland; or (b) 50 metres from the maximum water level identifiable by distinctive vegetation, where the wetland is a freshwater wetland.
		AS10.2*	Clearing does not occur in: <ul style="list-style-type: none"> (a) wetlands including natural wetlands within regional ecosystems 12.1.1, 12.1.2, 12.1.3, 12.2.5, 12.2.5a, 12.2.7, 12.2.11, 12.2.12, 12.2.15, 12.2.15a, 12.3.1, 12.3.2, 12.3.3, 12.3.4, 12.3.5, 12.3.6, 12.3.7,

³² The Council has adopted minimum floor levels for habitable rooms in various parts of the Shire under section 53 of the *Standard Building Regulation 1993*.

Performance Criteria		Acceptable Solutions
		<p>12.3.8, 12.3.9, 12.3.10, 12.3.11, 12.3.12, 12.3.13, 12.3.15, 12.5.4, 12.5.9, 12.8.21, 12.8.22, 12.8.23, 12.9/10.10, 12.9/10.11, 12.9/10.15, 12.9/10.22, 12.11.4, 12.11.13, 12.11.21, 12.12.12, 12.12.17 and 12.12.18; and</p> <p>(b) 50 metres of the static high water mark of a natural wetland.</p>
		<p>AS10.3* Mechanical clearing does not occur:</p> <p>(a) between 50 and 100 metres of the static high water mark of a natural wetland.</p>
		<p>AS10.4* Development does not interfere with the natural drainage systems associated with the wetland.</p>
PC11	Bank stability, channel integrity and in-stream habitat is protected from degradation and maintained or improved at a standard commensurate with pre-development environmental conditions.	<p>AS11.1* No direct interference or modification of wetland channels, banks or riparian habitat occurs.</p>
PC12	Development ensures that water quality levels are protected, maintained or improved by incorporating water-sensitive urban design.	<p>AS12.1 Water quality levels for stormwater, on-site wastewater and any site run-off meet the standards set in the <i>Australian and New Zealand Guidelines for Fresh and Marine Water Quality</i> (ANZECC, 2000) or the <i>Queensland Water Quality Guidelines</i>.</p> <p>AS12.2 Discharge of stormwater to a wetland occurs only where the water has been treated prior to discharge to remove or reduce contaminants such as sediment, litter, excess nutrients, oil and grease.</p> <p>AS12.3 Development is carried out so that it will not lead to an increased nutrient load or nutrient enrichment (particularly nitrogen and phosphorus).</p> <p>AS12.4 Stormwater and on-site wastewater do not contaminate surface and ground water flows.</p>
PC13	Development retains the existing hydrological regime (surface and ground water cycle and flow) to protect significant vegetation and habitats.	<p>AS13.1 Existing flows of surface and ground water are not altered through construction of channelled flows or the redirection or interruption of flows</p> <p>OR</p> <p>AS13.2 Earthworks and changes to drainage, groundwater levels, flooding and tidal hydraulics are designed and constructed to</p>

Performance Criteria		Acceptable Solutions
		avoid detrimental impacts on wetland habitat.
PC14	Construction and operational management of development mitigates adverse impacts on wetlands.	AS14.1 Environmental protection and management measures are in place to prevent or control sedimentation, erosion and other pollutants from construction activities.
Woodgate Precinct Plan		
PC15	Community infrastructure and services at Woodgate are provided in an integrated way at an accessible location.	<p>PC15.1 Community infrastructure at Woodgate is located in Precinct 8 on the Woodgate Precinct Plan.</p> <p>PC15.2 Community infrastructure in Precinct 8 on the Woodgate Precinct Plan includes education, health, medical, welfare, government administration, police, fire and ambulance services, sporting ovals and indoor and outdoor sports facilities.</p>