Part 8. Overlay codes

8.1. Preliminary

(1) Overlays identify areas within the planning scheme that reflect State and local level interests and that have one or more of the following characteristics:

(a) there is a particular sensitivity to the effects of development;

(b) there is a constraint on land use or development outcomes;

(c) there is the presence of valuable resources;

(d) there are particular opportunities for development.

(2) Overlays are mapped and included in Schedule 2. Each overlay map may include one or multiple overlays. Some overlay codes address matters associated with more than one overlay.

(3) The changed categories of development or assessment, if applicable, for development affected by an overlay are in Part 5.

(4) Some overlays may be included for information purposes only. This should not result in a change to the category of development or assessment or any additional assessment benchmarks.

(5) Some overlays do not have codes, but may be referred to in the assessment benchmarks contained within a zone code, local plan code or development code.

(6) Assessment benchmarks for an overlay may be contained in one or more of the following:

(a) a map for an overlay;

(b) a code for an overlay;

(c) a zone code;

(d) a local plan code;

(e) a development code.

(7) Where development is proposed on premises partly affected by an overlay, the assessment benchmarks for the overlay only relates to the part of the premises affected by the overlay.

(8) The overlay codes for the planning scheme are:

(a) Acid sulfate soils overlay code;

(b) Airport environs overlay code;

(c) Biodiversity overlay code;

(d) Bushfire hazard overlay code;

(e) Coastal hazard overlay code;

(f) Extractive resources overlay code;

(g) Flood hazard overlay code;

(h) Landslide hazard overlay code;

(i) Heritage place overlay code;

(j) Scenic amenity overlay code

(k) Water resource areas overlay code.

(9) The following overlays mapped for the planning scheme without codes are:

(a) Agricultural land Class A and Class B overlay;

(b) Drainage problem area overlay;

(c) Extractive and mining resource area overlay;

(i) Historic, current or potential mining and extractive resource;

(d) Regional infrastructure overlays;

(i) Declared stock route;

(ii) Major electricity infrastructure;

(e) Road hierarchy overlays;

(f) Transport infrastructure overlays;

(i) State controlled road;

(ii) Railway;

(g) Transport noise corridor overlays;

(i) State controlled road noise corridor; ~~and~~

(ii) Rail network noise corridor; and

(h) Height limits overly.

Editor's note: These overlays do not have an overlay code; however, they may be referred to in the assessment benchmarks contained within a zone code, local plan code or development code.

8.2. Overlay codes

8.2.1. Acid sulfate soils overlay code

8.2.1.1. Application

This code applies to assessable development.

This code applies to the assessment of development if it is identified as an applicable code for development, as specified in the assessment benchmarks column in the tables of assessment located in Part 5 of the planning scheme.

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

All subject matter in this code is applicable to the development assessment, unless the following circumstance arises:

(1) The heading of a specific benchmarks for assessment table specifies otherwise; or

(2) A heading within a specific benchmark for assessment table specifies that the outcomes apply to a specific type of development or to development at a specific location; or

(3) A performance outcome or acceptable outcome specifies that the outcomes apply to a specific type of development or to development at a specific location.

In the circumstance where point (2) or point (3) above arises the following applies:

(1) the development assessment outcomes apply only to the type of development specified or only to development at the location specified; and

(2) the development must still be assessed against all other general subject matter of the code.

8.2.1.2. Purpose

The purpose of the acid sulfate soils code is to ensure that development which may disturb acid sulfate soils is planned and managed to avoid potential adverse impacts on the natural and built environment, including infrastructure.

8.2.1.3. Overall outcomes

The purposes of the code will be achieved through the following overall outcomes:

(1) the presence and extent of acid sulfate soils are identified; and

(2) the generation or release of acid and metal contaminants into the environment from acid sulfate soils is avoided by:

  (a) not disturbing acid sulfate soils when excavating or otherwise removing soil or sediment, extracting groundwater or filling land; or

  (b) treating and, if required, undertaking ongoing best practice management of any disturbed acid sulfate soils and drainage waters.

8.2.1.4. Specific benchmarks for assessment

Table 8.2.1.4.1 – Outcomes for assessable development

Performance outcomes	Acceptable outcomes
PO1 Development assesses the extent and severity of potential acid sulfate soils risk.	**AO1.1** An acid sulfate soils investigation report is prepared for the site by a suitably qualified person, and the report: (a) confirms if acid sulphate soils are present and identifies the extent and severity of potential acid sulfate soils risk; or

Performance outcomes	Acceptable outcomes
	(b) confirms that there are no acid sulphate soils present on the site.
PO2 Development does not result in the release of acid and metal contaminants which may damage the natural environment, the built environment or infrastructure.	**AO2.1** Where acid sulfate soils are present and may be disturbed, an acid sulfate soils management plan is prepared to: (a) protect the natural environment, buildings and infrastructure; and (b) neutralise existing acidity and ensure the release of acid and metal contaminants does not occur. Editor's notes: A condition may be included on an approval requiring certification from a suitably qualified and experienced person confirming that the management of the acid sulfate soils has complied with the approved management plan.

8.2.2. Airport environs overlay code

8.2.2.1. Application

This code applies to the assessment of development if it is identified as an applicable code for development, as specified in the assessment benchmarks column in the tables of assessment located in Part 5 of the planning scheme.

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

All subject matter in this code is applicable to the development assessment, unless the following circumstance arises:

(1) The heading of a specific benchmarks for assessment table specifies otherwise; or

(2) A heading within a specific benchmark for assessment table specifies that the outcomes apply to a specific type of development or to development at a specific location; or

(3) A performance outcome or acceptable outcome specifies that the outcomes apply to a specific type of development or to development at a specific location.

In the circumstance where point (2) or point (3) above arises the following applies:

(1) the development assessment outcomes apply only to the type of development specified or only to development at the location specified; and

(2) the development must still be assessed against all other general subject matter of the code.

8.2.2.2. Purpose

The purpose of the airport environs overlay code is to ensure that:

(1) the current and future operations of the Rockhampton airport are not adversely impacted by development; and

(2) development within the vicinity of the Rockhampton airport is not adversely impacted by the operation of the airport and aviation facilities.

8.2.2.3. Overall outcomes

The purposes of the code will be achieved through the following overall outcomes:

(1) the obstacle limitation surface surrounding the airport and aviation facilities is protected from intrusion by development;

(2) development near the airport does not create a hazard to aircraft operations by way of smoke, flames, lighting or attraction of birds, bats and flying foxes; and

(3) development does not result in sensitive land uses occurring at locations likely to result in land use conflict due to proximity to the Rockhampton airport and associated operational areas.

8.2.2.4. Specific benchmarks for assessment

Table 8.2.2.4.1 — Outcomes for assessable development

Performance outcomes	Acceptable outcomes
Airport environs – Australian Noise Exposure Forecast contours	
PO1 Development involving sensitive land use does not occur at locations that are likely to result in adverse impacts on human health due to aircraft noise exposure.	**AO1.1** Development does not result in sensitive land use located within the twenty (20) to twenty-five (25) Australian Noise Exposure Forecast contour. Editor's note: Reference should be made to the definition of sensitive land use contained within Table SC1.2.2 – administrative definitions.

Performance outcomes	Acceptable outcomes
	AO1.2 Reconfiguring a lot does not result in lots located within the twenty (20) to twenty-five (25) Australian Noise Exposure Forecast contour.
Editor's note: Where the acceptable outcomes cannot be met, a Noise Assessment Report prepared by an appropriately qualified acoustic consultant may be prepared to demonstrate compliance with this performance outcome.	
Airport environs – obstacle limitation surface	
PO2 Development does not involve permanent, temporary or transient physical obstructions (natural or man-made) which adversely affect operational airspace. Editor's notes: ▪ Development which exceeds the obstacle limitation surface contour levels (expressed in metres AHD) may be referred by Council to the airport operator whose advice and decision on the proposal will be considered by Council in deciding a development application. ▪ Obstacle limitation surface contour height restrictions prevail over the acceptable building heights detailed in zone codes.	No acceptable outcome is nominated.
Editor's note: A development proposal involving a building, structure, crane or other construction equipment which encroaches into the operational airspace of a Leased Federal or other strategic airport must be referred to the airport manager for assessment, who will on refer the proposal to the Australian Government if required. Encroachments into a Height Restriction Zone for a defence or joint-user airfield must be referred to the Department of Defence (DoD) for assessment. Refer to the SPP guidelines for more information regarding the Australian Government's role and assessment processes for intrusions into operational airspace of strategic airports.	
PO3 Development does not generate emissions which will significantly increase air turbulence, reduce visibility or compromise the operation of aircraft engines in a strategic airport's operational airspace.	No acceptable outcome is nominated.
Editor's note: A development proposal involving emission of airborne particulates that may impair visibility in operational airspace must be referred to the airport manager who will on refer the proposal to CASA for assessment. Proposals with the potential to affect visibility in a Height Restriction Zone for a defence or joint-user airfield must be referred to DoD for assessment. Practice notes 1 and 2 of the SPP guideline: Strategic airports and aviation facilities provide more information regarding the Australian Government's role and assessment processes for intrusions into operational airspace of strategic airports. It is recommended proponents seek CASA or DoD advice during pre-lodgement stage of the development assessment process.	
Airport environs – distance to runways overlay	
PO4 Development and any associated processes do not materially increase the risk of creating wildlife hazards in an airport's operational airspace by attracting a significant number of flying vertebrates such as birds, flying foxes or bats.	**AO4.1** Moderate and high risk land uses identified in Table 8.2.2.4.2, do not occur unless a report is prepared by an appropriately qualified wildlife management expert which demonstrates to the satisfaction of the assessment manager that the implementation of wildlife management measures mitigates risks to the airport's operational airspace to an acceptable level.
Editor's note: A development proposal in the vicinity of a strategic airport that may increase risk of wildlife strike should be referred to the airport manager for assessment. A development proposal in the vicinity of a defence or joint-user airfield that may increase risk of wildlife strike should be referred to DoD for assessment. Where local government seek to approve land uses which may increase the risk of wildlife strike near existing airports, steps should be taken to mitigate risk in consultation with the airport manager and qualified bird and wildlife management experts.	

Performance outcomes	Acceptable outcomes
Airport environs - artificial lighting	
PO5 Development does not involve external lighting or reflective surfaces which may appear to be an airport runway, or in any other way distract or confuse pilots. Editor's note: The standards specified in Civil Aviation Safety Authority (CASA) Guidelines: Lighting in the vicinity of aerodromes: Advice to lighting designers may be used to demonstrate compliance with this performance outcome.	**AO5.1** Development within the lighting buffer zone for the strategic airport does not include any of the following types of outdoor lighting: (a) straight parallel lines of lighting 500 metres to 1000 metres long; (b) flare plumes; (c) upward shining lights; (d) flashing lights; (e) laser lights; (f) sodium lights; (g) reflective surfaces. **AO5.2** Development within the lighting buffer zone for the strategic airport does not emit light that will exceed the maximum light intensity specified for the area. Editor's note: For further information on lighting buffer zones, reference should be made to the *National Airports Safeguarding Framework Guideline E: Managing the Risk of Distractions to Pilots from Lighting in the Vicinity of Airports.* In general, for airport light restriction zones the maximum intensity of light sources measured at three (3) degrees above the horizontal is as follows: ▪ Light Restriction Zone A: 0 candelas; ▪ Light Restriction Zone B: 50 candelas; ▪ Light Restriction Zone C: 150 candelas; ▪ Light Restriction Zone D: 450 candelas. Despite the above Light Restriction Zone standards, written confirmation is to be sought from the airport manager to confirm all lighting requirements, as there may be overriding factors which require more restrictive controls to avoid conflict with airport operations.
Editor's note: A development proposal within six (6) kilometres of a strategic airport involving installation of external lighting that is likely to affect aircraft operations must be referred to the airport manager for assessment who will refer the proposal to the Australian Government if required. Both the Civil Aviation Safety Authority (CASA) (under the Civil Aviation Act 1988 and Regulation 94 of the Civil Aviation Regulations 1988) and the Department of Defence (DoD) have legislative powers to cause lighting which may cause distraction, confusion or glare to pilots flying aircraft to be turned off or modified. Lighting design matters should be addressed during pre-lodgement stage of the development assessment process to avoid CASA or DoD directives to modify lighting after it has been installed. CASA can provide advice about the design and installation of lighting within six (6) kilometres of a strategic airport on the request of local government or an applicant.	

Table 8.2.2.4.2 — Land uses associated with increases in wildlife strikes and hazards

Column 1: High Risk Uses	Column 2: Moderate Risk Uses
(a) Aquaculture involving: (i) fish processing/packaging plant; (b) Cropping involving: (i) a turf farm; (ii) a fruit tree farm; (c) Environment facility involving: (i) conservation estate wetlands; (d) High impact industry involving:	(a) Animal husbandry involving: (i) a cattle farm; (ii) a dairy farm; (b) Environment facility: (i) conservation estate (all other); (c) Intensive animal industry involving: (i) Poultry; (d) Major sport, recreation and entertainment

Column 1: High Risk Uses	Column 2: Moderate Risk Uses
(i) food processing plant; (e) Intensive animal industry involving: (i) A piggery; (f) Low Impact Industry involving: (i) food processing plant; (g) Major sport, recreation and entertainment facility involving: (i) showgrounds; (h) Medium impact industry involving: (i) food processing plant; (i) Outdoor sport and recreation involving: (i) showgrounds; (j) Utility installation involving: (i) Transfer, composting or disposal of food, organic material or other putrescible waste.	facility (if not involving showgrounds); (e) Outdoor sport and recreation (if not involving showgrounds); (f) Park; (g) Utility installation involving: (i) Sewage and wastewater treatment; (ii) Disposal or transfer of non-putrescible waste.

8.2.3. Biodiversity overlay code

8.2.3.1. Application

This code applies to the assessment of development if it is identified as an applicable code for development, as specified in the assessment benchmarks column in the tables of assessment located in Part 5 of the planning scheme.

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

All subject matter in this code is applicable to the development assessment, unless the following circumstance arises:

(1) The heading of a specific benchmarks for assessment table specifies otherwise; or

(2) A heading within a specific benchmark for assessment table specifies that the outcomes apply to a specific type of development or to development at a specific location; or

(3) A performance outcome or acceptable outcome specifies that the outcomes apply to a specific type of development or to development at a specific location.

In the circumstance where point (2) or point (3) above arises the following applies:

(1) the development assessment outcomes apply only to the type of development specified or only to development at the location specified; and

(2) the development must still be assessed against all other general subject matter of the code.

For the purpose of this code, any reference to matters of environmental significance is an all-encompassing reference to matters of national environmental significance (MNES), matters of state environmental significance (MSES), and matters of local environmental significance (MLES).

Areas that are known to contain matters of environmental significance or which may contain matters of environmental significance are identified by the series of biodiversity overlays.

The table below provides an outline of the biodiversity overlays and the matters of environmental significance. The table may assist when using this code.

Overlays	Description
Matters of National Environmental Significance (MNES)	
Matters of national environmental significance are protected under the *Environment Protection and Biodiversity Conservation Act 1999.* Matters of national environmental significance and matters of State environmental significance are generally not located in isolation to each other or other ecological values. There may therefore be MNES located in areas identified on planning scheme overlay maps as MSES. Editor's note: Commonwealth Government internet search tools are available to assist in determining whether MNES are present and whether actions require approval from the relevant federal minister.	
Matter of State Environmental Significance (MSES)	
Declared fish habitat	The overlay identifies State fish habitat areas that are management (A) areas or management (B) areas declared under the *Fisheries Act 1994*. These areas protect all fish habitats within from adverse impacts which may result from physical disturbance from coastal development. These areas still allow for legal fishing activities.
High ecological significance wetlands	The overlay identifies wetlands in a wetland protection area or wetlands of high ecological significance shown on a map of referable wetlands under the Environmental Protection Regulation 2008.
High ecological value waters (watercourses)	The overlay identifies watercourses in high ecological value waters as defined in the Environmental Protection (Water) Policy 2009.
High ecological value waters (wetlands)	The overlay identifies wetlands in high ecological value waters as defined in the Environmental Protection (Water) Policy 2009.
Marine Park	The overlay identifies State marine parks and zones declared under

	the *Marine Parks Act 2004.* The marine park may consist of marine national park, marine conservation park, scientific research zone, preservation zones or buffer zones.
Protected Area	The overlay identifies State protected area estates (including all classes of protected area except coordinated conservation areas) declared under the *Nature Conservation Act 1992.*
Regulated vegetation	The overlay identifies regulated vegetation under the *Vegetation Management Act 1999*, that is: • Category B areas on the regulated vegetation management map that are 'endangered' or 'of concern' regional ecosystems; • Category C areas on the regulated vegetation management map that are 'endangered' or 'of-concern' regional ecosystems; • Category R areas on the regulated vegetation management map; • Regional ecosystems that intersect with wetlands identified on the vegetation management wetlands map.
Wildlife habitat	The overlay identifies threatened wildlife and areas of essential habitat for wildlife prescribed as endangered or vulnerable under the *Nature Conservation Act 1992*.
Matters of Local Environmental Significance (MLES)	
Habitat and vegetation	The overlay identifies local environmentally significant habitat and vegetation. These areas may include tracts of native remnant vegetation, vegetation growing on serpentine geology, and other locally identified important vegetation.
Local biodiversity corridors	The overlay identifies local and sub-regional corridors of wildlife habitat in areas of the planning scheme area that are facing urban development pressure. These corridors provide connections which enable the migration of flora and fauna.
Waterways	The overlay identifies local environmentally significant waterways. Values associated with waterways include provision of flora and fauna habitat, and contribution to natural hydrological cycles and surrounding ecosystems.
Wetlands	The overlay identifies local environmentally significant wetlands. Values associated with wetlands include provision of flora and fauna habitat, and contribution to natural hydrological cycles and surrounding ecosystems.

8.2.3.2. Purpose

The purpose of the biodiversity overlay code is to identify, protect, enhance and rehabilitate areas containing matters of environmental significance and the ecological processes and biodiversity values of terrestrial and aquatic ecosystems.

8.2.3.3. Overall outcomes

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

(1) matters of environmental significance and corridors which link them are identified, protected, enhanced and rehabilitated to maintain ecological processes and biodiversity;

(2) nature corridors or links are maintained and where appropriate, rehabilitated and expanded to support:

  (a) the natural movement and proliferation of native species;

  (b) ecological responses to climate change;

  (c) the maintenance of large scale migratory lifecycle processes; and

(d) connectivity between significant habitat areas and areas of remnant vegetation;

(3) development does not cause significant adverse impacts on areas containing matters of environmental significance, by appropriately addressing impacts on issues including but not limited to the following:

(a) species or habitat loss or disturbance, including terrestrial and aquatic wildlife corridors;

(b) soil degradation, pollution, erosion, contamination, acidification or salinization;

(c) modification to natural processes; and

(d) reduction in water quality, ecological values and the natural hydrological regimes of surface and ground waters;

(4) development maintains or increases the resilience of ecosystems and wildlife habitats to threatening processes, including the impacts of climate change; ~~and~~

(5) development facilitates land tenure and other management arrangements for the long-term conservation of environmentally significant areas, ecological processes and biodiversity values~~.~~;

(6) corridors and associated buffers have dimensions which suitably provide for:

(a) movement of native fauna;

(b) viable habitat areas;

(c) minimisation of edge effects;

(d) maintenance of the hydrological functions of waterways or wetlands;

(e) appropriate access for sustainable recreation; and

(f) any additional maintenance and bushfire setback functions to be located outside the areas required for ecological purposes; and

(7) fragmentation of existing habitat areas is minimised, particularly where it impacts on the future health of populations of native fauna and flora species.

8.2.3.4. Specific benchmarks for assessment

Table 8.2.3.4.1 — Outcomes for assessable development

Performance outcomes	Acceptable outcomes
Land use	
PO1 In areas identified as having matters of environmental significance, all uses are located, designed and operated to: (a) retain and protect significant environmental values; and (b) maintain the underlying ecological functions and biophysical processes of the site and surrounds.	No acceptable outcome is nominated. Editor's note: Schedule SC7.5 identifies the primary attributes included in areas containing matters of State environmental significance. Site-specific investigation will be required to confirm the extent and nature of values indicated on the overlay map.
Native vegetation and habitat	
PO2 Development retains and regenerates native vegetation in such a way as to: (a) retain vegetation that is in patches of greatest size and smallest possible edge-to-area ratio; (b) maximise the linkages between vegetation located on the subject site;	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
(c) maximise linkages between vegetation located on adjacent properties within the biodiversity network; allow the dispersal or movement through biodiversity corridors; and (d) protect riparian vegetation in and adjacent to watercourses. Editor's note: Council may adopt an offsets planning scheme policy for matters of local environmental significance at a future date. Editor's note: Development applications proposed in areas identified as having matters of environmental significance that prepare all relevant material in accordance with Schedule SC7.5 Environmental Management Planning Scheme Policy, will assist in demonstrating achievement of these performance outcomes.	
PO3 Development retains, protects and enhances areas of habitat that support a critical life stage in ecological process such as feeding, breeding or roosting for the identified species. Editor's note: Council may adopt an offsets planning scheme policy for matters of local environmental significance at a future date. Editor's note: Development applications lodged with Council must identify all species listed that are present within or adjacent to the premises and habitats that may be affected by the proposal. In particular applications are to identify and describe how the development protects or enhances wildlife habitat at any critical life stage ecological processes within or adjacent to the development area. This should be reflected in an ecological assessment report prepared in accordance with the Schedule SC7.5.	No acceptable outcome is nominated.
PO4 Development protects existing biodiversity corridors and assists in the establishment of new corridors which have adequate dimensions and characteristics to support: (a) unimpeded movement of terrestrial and aquatic fauna that are associated with or are likely to use the biodiversity corridor as part of their normal life cycle evolutionary and genetic processes; (b) the natural change in distributions of species and connectivity between populations of species over long periods of time; (c) ecological responses to climate change; (d) maintenance of large scale seasonal/ migratory species processes and movement of fauna; (e) connectivity between large tracts and patches of native remnant vegetation and habitat areas; and	**AO4.1** Development involving roads, pipelines, pedestrian access and in-stream structures: (a) does not create barriers to the movement of fauna (including fish passage) along or within biodiversity corridors; or (b) provides effective wildlife movement infrastructure in accordance with best practice which: (i) enables fauna to safely negotiate a development area; and (ii) separates fauna from potential hazards through the use of appropriate fencing. **AO4.2** Development ensures that biodiversity corridors have a sufficient width to protect habitat, minimise impacts from adjoining land use, and to enhance connectivity in accordance with the following: (a) regional corridors retain a width of at least

Performance outcomes	Acceptable outcomes
(f) effective and continuous movement of terrestrial and aquatic fauna.	five-hundred (500) metres; and (b) local corridors retain a width of at least fifty (50) metres.
Wetlands and waterways	
PO5 Development retains waterways and wetlands and avoids impacts on: (a) native riparian vegetation; (b) habitat; (c) ecological functions; (d) water quality; and (e) nature conservation values.	**PO5.1** A buffer surrounding a waterway or wetland is established and maintained free of development, the width of which is supported by an evaluation of the environmental values and functions and threats to matters of State or local environmental significance. Editor's note: The Queensland wetland buffer guideline, Department of Environment and Heritage, 2011 should be referred to when planning detailed buffer design to position development, determine any alternative buffer widths, and establish operating measures that avoid adverse impacts on a wetland.
PO6 Development does not cause land degradation near a waterway or wetland, including: (a) mass movement, gully erosion, rill erosion, sheet erosion, tunnel erosion, stream bank erosion, wind erosion, or scalding; and (b) loss or modification of chemical, physical or biological properties or functions of soil.	**AO6.1** Native vegetation is retained or where retention is unavoidable, it is reinstated within riparian areas and buffer areas. **AO6.2** Foreshore areas are fenced to prevent stock access. **AO6.3** Riparian areas are fenced to limit stock access to a limited number of watering holes.
All matters of environmental significance	
PO7 All matters of environmental significance are identified and protected from significant adverse impacts associated with development. Editor's note – Council may adopt an offsets planning scheme policy for matters of local environmental significance at a future date.	No acceptable outcome is nominated.
Hydrology	
PO8 Development enhances or maintains the existing surface water hydrological regime of all areas containing matters of environmental significance.	No acceptable outcome is nominated.
PO9 Development: (a) enhances or maintains the existing groundwater hydrological regime of all areas containing matters of environmental significance; (b) ensures that the water table and hydrostatic pressure in the area of environmental	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
significance is returning to its natural state; and (c) does not result in ingress of saline water into freshwater aquifers.	
Ongoing management, construction and operation	
PO10 During the construction and operation of development, ongoing management, monitoring and maintenance is undertaken to ensure impacts on environmentally significant areas, biodiversity values and ecological processes, including water quality and hydrology, are avoided or minimised.	No acceptable outcome is nominated.
PO11 Development transfers into public ownership, or incorporates within a voluntary statutory covenant registered under the *Land Title Act 1994*, any land required for public access or for some other public purpose consistent with its ecological functions, including: (a) access for maintenance; (b) linking core and remnant habitat areas; and (c) land protecting water quality and ecological processes.	No acceptable outcome is nominated.
Rehabilitation	
PO12 Areas degraded as a result of development are rehabilitated by the proponent as near as is practicable to the naturally occurring local native plant species and ecological communities. Editor's note: A rehabilitation plan supported by expert ecological advice prepared in accordance with Schedule SC7.5 will assist in demonstrating achievement of this performance outcome.	No acceptable outcome is nominated.
Vegetation clearing	
PO13 Development avoids indiscriminate and unnecessary clearing of vegetation in order to protect: (a) the visual integrity of the natural landscape; (b) ecological features and processes that underpin biodiversity.	**AO13.1** Vegetation clearing: (a) does not occur; or (b) where it cannot be avoided, is carried out in accordance with the Development Works Code.
PO14 Development retains and protects locally significant species, including but not limited to the following: (a) *Cycas ophiolitica;* (b) *Byfield Fern;* (c) *Stackhousia tryonii; and* (d) *Koala.*	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
If reconfiguring a lot	
PO15 The ecological function and biodiversity values of existing vegetation and habitat are maintained by ensuring that reconfiguring a lot in areas containing matters of environmental significance does not result in significant adverse impacts on the values present. Editor's note – Council may adopt an offsets planning scheme policy for matters of local environmental significance at a future date. Editor's note: Development applications proposed in areas identified as having matters of environmental significance that prepare all relevant material in accordance with Schedule SC7.5 Environmental Management Planning Scheme Policy, will assist in demonstrating achievement of these performance outcomes.	**AO15.1** Reconfiguring a lot does not result in the following: (a) the creation of additional lots within areas mapped as containing matters of environmental significance; or (b) the creation of new lots adjoining areas mapped as containing matters of environmental significance of less than ten (10) hectares.
PO16 Reconfiguring a lot incorporates a buffer to areas containing matters of environmental significance in accordance with minimum best practice standards and the buffer area has characteristics to minimise development impacts on the values present. Editor's note: The Queensland wetland buffer guideline, Department of Environment and Heritage, 2011 should be referred to when planning detailed buffer design to position development, determine any alternative buffer widths, and establish operating measures that avoid adverse impacts on a wetland.	No acceptable outcome is nominated.

8.2.4. Bushfire hazard overlay code

8.2.4.1. Application

This code applies to the assessment of development if it is identified as an applicable code for development, as specified in the assessment benchmarks column in the tables of assessment located in Part 5 of the planning scheme.

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

All subject matter in this code is applicable to the development assessment, unless the following circumstance arises:

(1) The heading of a specific benchmarks for assessment table specifies otherwise; or

(2) A heading within a specific benchmark for assessment table specifies that the outcomes apply to a specific type of development or to development at a specific location; or

(3) A performance outcome or acceptable outcome specifies that the outcomes apply to a specific type of development or to development at a specific location.

In the circumstance where point (2) or point (3) above arises the following applies:

(1) the development assessment outcomes apply only to the type of development specified or only to development at the location specified; and

(2) the development must still be assessed against all other general subject matter of the code.

Editor's note—The bushfire hazard area is a natural hazard area for the purpose of State Planning Policy. Within this area, susceptibility to bushfire has been identified. The area identified in the bushfire hazard overlay maps may not reflect the full extent of the area that may be affected by bushfire.

8.2.4.2. Purpose

The purpose of the bushfire hazard overlay code is to ensure that development in bushfire prone areas does not increase risk to life, property, community, economic activity and the environment during bushfire events.

8.2.4.3. Overall outcomes

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

(1) development is located where bushfire hazard risk to personal safety and property is avoided or minimised and mitigated to acceptable levels;

(2) highly vulnerable and community uses are not located in bushfire hazard areas;

(3) vegetation which is identified as matters of State or local environmental significance is not cleared to achieve bushfire hazard minimisation;

(4) natural processes and the protective function of landforms and vegetation are maintained in bushfire hazard areas;

(5) access is provided for safe entry and exit requirements for residents during bushfire events;

(6) development provides for the efficient operational requirements of fire fighters during bushfire events;

(7) development is provided with adequate water supply and fittings for fire-fighting vehicles, and access arrangements for fire fighters;

(8) emergency services facilities are located and designed to function effectively during and after a bushfire;

(9) development does not create an unacceptable burden on disaster management response or recovery capacity and capabilities; and

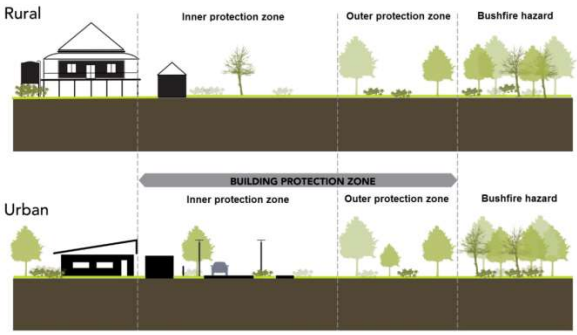
(10) development avoids the storage of hazardous materials in a bushfire hazard area.

Editor's note—For building assessment provisions, the bushfire hazard (bushfire prone) areas defined by the planning scheme overlays are designated to be the bushfire prone area for the purposes of the National Construction Code.

8.2.4.4. Specific benchmarks for assessment

Table 8.2.4.4.1 — Outcomes for assessable development

Performance outcomes	Acceptable outcomes
Development other than reconfiguring a lot where located in bushfire hazard areas identified as potential impact buffer, or medium potential bushfire intensity, or high potential bushfire intensity, or very high potential bushfire intensity	
Bushfire planning	
PO1 Development does not expose people and property to unacceptable risk from bushfire hazard taking into account: (a) vegetation type; (b) slope; (c) aspect; (d) bushfire history; (e) ongoing maintenance; and (f) on-site and off-site fire hazard implications. Editor's note: Off-site impacts may include potential hazard from land up to ten (10) kilometres away from the site. For example, it may be relevant to consider how large tracts of forest away from the site may impact on the bushland that surrounds the site. Editor's note: *Schedule 6, Part 2 of the Planning Regulation, 2017*, makes specific development within a bushfire hazard overlay located on a lot smaller than 2,000m^2 which is zoned residential accepted development.	**AO1.1** Development is located within a building protection zone approved as part of a Development Permit for reconfiguration of a lot, and the building protection zone was determined in accordance with SC7.2 Bushfire hazard planning scheme policy. **AO1.2** If the development is not located within an approved building protection zone for the site in accordance with AO1.1, then the development occurs only if it is located in accordance with a bushfire management plan which has been prepared in accordance with SC7.2 Bushfire hazard planning scheme policy, and the bushfire management plan demonstrates that: (a) the development is not in a medium, high or very high bushfire hazard area; or (b) the outermost walls or living spaces of buildings on the site are separated from the edge of the bushfire hazard source, the greater of the following: (i) sufficient distance to achieve a bushfire attack level no greater than 29kW/m^2; or (ii) a distance of twenty (20) metres; or (iii) no less than 1.5 times the mature tree canopy height in the hazard hazardous vegetation. Editor's note: The Bushfire Attack Level is calculated in accordance with the methodology described in the Australian Standard AS 3959 – Construction of buildings in bushfire prone areas. Editor's note: Council may accept a bushfire management plan that was prepared for a previous development approval over the land, prior to the SC7.2 Bushfire hazard planning scheme policy coming into effect, subject to further assessment to ensure compliance with current standards. **AO1.3** Buildings and structures are located within a building protection zone which achieves the following: (a) the inner zone and outer zone of the building protection zone have slopes under thirty-three (33) per cent; and (b) the inner zone has the following

Performance outcomes	Acceptable outcomes
	characteristics: (i) it has a minimum distance of ten (10) metres, or a distance sufficient to achieve a bushfire attack level no greater than 29kW/m^2; and (ii) tree canopy cover in the zone is less than ten (10) per cent; and (iii) three canopy is located greater than two (2) metres from any part of the roofline of a building; and (c) the outer zone has the following characteristics: (i) it has a minimum distance of ten (10) metres plus one (1) metre for every degree of downslope vegetation; and (ii) tree canopy cover in the zone is less than thirty (30) per cent. Note: The following figures illustrate the desired outcome.  Editor's note: The term 'building protection zone' is explanatory in nature. In documents other than this Code, it may also be referred to as an asset protection zone, building radiation zone, or defendable space. Regardless of the name, the above figures illustrate the key features of the zone.
Land use	
PO2 In areas determined to be at an unacceptable risk from bushfire hazards, development does not occur if it is for a use which: (a) results in a significant concentration of people at any one time; or (b) results in a significant increase in people living or working in the area; or (c) involves institutional uses where evacuating people may be difficult; or (d) involves a significant number of vulnerable people; or (e) involves essential public infrastructure; or (f) involves manufacture or storage of hazardous materials.	No acceptable outcome is nominated.
PO3 In areas determined to have bushfire hazard risk within tolerable levels, development occurs only	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
if: (a) it adequately mitigates potential adverse impacts from bushfire hazard through siting, design, and other mitigation measures; (b) it supports safe and efficient evacuation and emergency services access to the site in the event of a bushfire; and (c) essential public infrastructure is not put at significant risk from destruction or failure during and immediately after bushfire events.	
Vegetation protection	
PO4 Buildings, structures and their associated buffer areas, access routes and fire management trails, are located to maximise the protection of vegetation in areas of high biodiversity or scenic value. Editor's note: For assessable development, building locations envelopes may be accepted in some cases, in place of buildings being illustrated on plans. Editor's note: Due to the conflict between the need for vegetation clearing for bushfire mitigation and the need for protecting vegetation with biodiversity values or scenic values, a site will need to be chosen where development has no significant adverse impacts on biodiversity values or scenic values, while achieving the required bushfire objectives.	**AO4.1** Buildings, structures and their associated buffer areas, access routes and fire management trails, avoid causing significant adverse impacts on the following: (a) areas identified as containing matters of environmental significance; and (b) areas identified as: (i) Scenic amenity management area A; or (ii) Scenic amenity management area B; or (iii) Coastal green break; or (iv) Coastline foreshore.
Internal access	
PO5 Development ensures that the location, siting, and design of development and associated internal access ways: (a) avoid potential for entrapment during a bushfire; and (b) enable safe evacuation of the site during a bushfire for site occupants.	**AO5.1** Internal access ways have: (a) a minimum cleared width of six (6) metres; (b) a minimum cleared height of 4.8 metres; (c) a minimum formed width of four (4) metres; (d) a maximum gradient of twenty-five (25) per cent if sealed, or eighteen (18) per cent if unsealed; (e) where the length of the access way is greater than thirty (30) metres, an average gradient no greater than 14.4 per cent; (f) a cross fall no greater than eighteen (18) per cent if sealed, or 12.5 per cent if unsealed; (g) where there are dips or peaks, entry and exit angles no greater than 12.5 per cent; (h) adequate drainage to prevent soil erosion; (i) where the site: (i) is located within a reticulated municipal water supply area, a maximum length of seventy (70) metres from the development to an all-weather public road designed with culverts and bridges constructed with a minimum load bearing of fifteen (15) tonnes; or (ii) is not located within a reticulated

Performance outcomes	Acceptable outcomes
	municipal water supply area, a maximum length of 200 metres from the development to an all-weather public road designed with culverts and bridges constructed with a minimum load bearing of eight (8) tonnes.
Emergency access	
PO6 Development has adequate access to external road networks which can be utilised by emergency vehicles, and provides safe evacuation in the event of a bushfire.	**AO6.1** Where located on a property greater than two-thousand (2000) square metres in area, the development has direct access to a constructed all-weather public road which is capable of carrying emergency service vehicles.
Water supply for firefighting purposes	
PO7 Development provides adequate water supply for firefighting purposes and the water supply is safely located and freely accessible for firefighting.	**AO7.1** Development involving existing or new buildings having a gross floor area greater than fifty (50) square metres comply with the following: (a) the development site has access to a reliable municipal reticulated water supply with sufficient flow and pressure characteristics for fire-fighting purposes at all times (the minimum pressure and flow is 10 litres per second at 200 kPa; or (b) all buildings are located within ten (10) metres of a water tank, which: (i) is constructed with fire-proof materials or is located underground with above-ground access points; (ii) meets the minimum water supply requirements outlined in Table 8.2.4.4.3; (iii) is located more than nine (9) metres from any potential fire hazards (such as venting gas bottles and combustible structures); (iv) is located within six (6) metres of a hardstand area allowing access for a heavy rigid fire appliance; (v) is fitted with fire brigade tank fittings consisting of: (A) for above ground tanks, a fifty (50) millimetre ball valve and male camlock coupling and metal pipe fittings; or (B) for underground tanks, an access hole having a minimum diameter of 200 millimetres to allow access for suction lines; and (vi) is identified by directional signage clearly provided at the street access point. Editor's note: Water supply for fire-fighting is in addition to water supply for household use. Where a non-reticulated supply of water is required, swimming pools, creeks and dams

Performance outcomes	Acceptable outcomes
	should not be used as a substitute for a dedicated static supply as these sources of water are not reliable during drought conditions.
Activities involving hazardous material	
PO8 The manufacture or storage of hazardous materials does not increase the risk of fire hazard.	**AO8.1** Development does not involve the manufacture or storage of hazardous materials beyond that which is commonly associated with domestic use.
Landscaping and fencing	
PO9 Landscaping does not create an unacceptable risk to people or property and provides for ongoing management of risk to the development and people from a bushfire.	**AO9.1** Development complies with a landscaping plan which: (a) is prepared in compliance with an approved bushfire management plan; (b) preserves the requirements of any building protection zone; and (c) does not increase the exposure of a habitable building not located in a building protection zone to a bushfire hazard.
PO10 Development utilises fencing that: (a) does not contribute to the spread of bushfire; (b) provides access for fire-fighting purposes; (c) facilitates the safe movement of fauna in rural areas.	**AO10.1** Fences are constructed: (a) using non-combustible or fire retardant materials within twenty (20) metres of any building used for accommodation; (b) with gates that can be freely accessed for fire-fighting purposes (if applicable); and (c) to not impede the safe movement of fauna (where applicable).
Reconfiguring a lot where located in bushfire hazard areas identified as potential impact buffer, or medium potential bushfire intensity, or high potential bushfire intensity, or very high potential bushfire intensity Note: The following performance outcomes and acceptable outcomes apply only to the following categories of development: ▪ Reconfiguring a lot in the Rural zone and in the Emerging Community zone; ▪ Reconfiguring a lot in any other zone where more than 6 additional lots are created and a new road is created.	
Bushfire planning	
PO11 The lot layout is designed as a consequence of, and in accordance with the recommendations of a bushfire hazard assessment and management plan. Editor's note: A bushfire hazard assessment and management plan should precede the reconfiguring design and inform the lot layout, not vice versa. Editor's note: The recommendations of a bushfire hazard assessment and management plan (if considered suitable) may be attached to the conditions of any development approval (if given).	No acceptable outcome is nominated.
PO12 A bushfire hazard assessment and management plan demonstrates that all future buildings are able to be separated from the bushfire hazard by	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
a distance which is the greater of the following: (a) a sufficient distance to achieve a bushfire attack level no greater than 29kW/m^2; or (b) no less than 1.5 times the mature tree canopy height in the hazard hazardous vegetation; or (c) for forest or woodland vegetation, a sufficient area to create a building protection zone which achieves the following: (i) the inner zone and outer zone of the building protection zone have slopes under thirty-three (33) per cent; and (ii) the inner zone has the following characteristics: (A) it has a minimum distance of ten (10) metres, or a distance sufficient to achieve a bushfire attack level no greater than 29kW/m^2; and (B) tree canopy cover in the zone is less than ten (10) per cent; and (C) three canopy is located greater than two (2) metres from any part of the roofline of a building; and (iii) the outer zone has the following characteristics: (A) it has a minimum distance of ten (10) metres plus one (1) metre for every degree of downslope vegetation; and (B) tree canopy cover in the zone is less than thirty (30) per cent. Editor's note: The separation area between buildings and the bushfire hazard may include: ▪ a cleared road reserve of adequate width; or ▪ open space acceptable to Council as a reserve contributed as part of the open space requirements of a development; or ▪ maintainable land retained in private ownership in lots which are large enough to contain the required separation distance; or ▪ maintainable open space or fire trail in a Community Management Scheme owned and maintained by the body corporate.	
PO13 Lot design minimises the number of lots which have a direct interface with the bushfire hazard.	**AO13.1** No more than twenty (20) per cent of the total number of lots in the development interface directly with the fire hazard.
Access	
PO14 The reconfiguring design ensures that the road network, future driveways and access routes: (a) avoid potential for entrapment during a bushfire; (b) provide safe and efficient movement of	**AO14.1** Where creating lots having an area less than two (2) hectares: (a) all lots are separated from hazardous vegetation by a constructed all-weather, public road;

Performance outcomes	Acceptable outcomes
residents, workers and visitors out of the subdivision and away from an approaching bushfire; (c) provides alternative access and egress considering the most likely bushfire scenarios; (d) ensures that the location, siting, and design of development and associated driveways and access routes enables safe and efficient access for emergency services vehicles during and after a bushfire. Editor's note: A bushfire hazard assessment and management plan can assist in demonstrating compliance with this performance outcome.	(b) the road layout provides for at least one alternative access route connecting all lots in the development to a public road that meets the requirements in Table 8.2.4.4.2 and which is connects to a collector road; and (c) cul-de-sacs are avoided except where: (i) a perimeter road with a cleared width of twenty (20) metres separates the lots at the head of the cul-de-sac from hazardous vegetation; and (ii) the cul-de-sac is no longer than seventy (70) metres from the intersection with another road to the furthest future building. Editor's note: Where staged development occurs or development is in accordance with an approved master plan, a temporary perimeter road may be considered, subject to availability of reticulated water supply. **AO14.2** Where creating lots having an area greater than two (2) hectares: (a) all lots have a driveway or private road access which connects directly to a constructed all-weather public road; (b) dead-end roads are a maximum length of 200 metres and an alternative emergency evacuation route is provided away from the most likely source of bushfire risk. **AO14.3** For all lots, private roads and access driveways comply with the requirements specified in Table 8.2.4.4.2. **AO14.4** Where the lots: (a) are required to be supplied with reticulated municipal water supply, private roads and access driveways have a maximum length of seventy (70) metres from an all-weather public road designed with culverts and bridges constructed with a minimum load bearing of fifteen (15) tonnes; or (b) are not required to be supplied with reticulated municipal water supply, private roads and access driveways have a maximum length of 200 metres from an all-weather public road designed with culverts and bridges constructed with a minimum load bearing of eight (8) tonnes.
Water for fire fighting purposes	
PO15	**AO15.1**

Performance outcomes	Acceptable outcomes
Development involving new premises provides adequate infrastructure to support firefighting.	Where the development is connected to a reticulated water supply, lots are provided with water supply and pressure in accordance with Australian Standard AS2419 Fire Hydrant Installations.

Table 8.2.4.4.2 — Emergency services vehicles road and access design requirements

Emergency service vehicle road and access design standards
Public roads (other than within the buffer area) are constructed to the following minimum standards: (a) Two-wheel drive, all weather roads, accommodating two way traffic; (b) Perimeter roads are connected to internal road networks at regular intervals; (c) A minimum formed width of 7.5 metres; (d) A minimum six (6) metres clear of standing flammable vegetation (excluding street trees); (e) A minimum cleared height of 4.8 metres; (f) Curves have a minimum inner radius of six (6) metres and they are not excessive in number to allow for rapid access and egress; (g) The minimum distance between inner and outer curves is six (6) metres; (h) Maximum grades for sealed roads do not exceed twenty-five (25) per cent and an average grade of not more than eighteen (18) per cent, or other gradient specified by road design standards, whichever is the greater; (i) Capacity to carry a fully loaded firefighting vehicle (approximately fifteen (15) tonnes for areas with municipal reticulated water supply, or eight (8) tonnes in other areas), with load limits clearly marked on any bridges.
Private roads and fire trails are constructed to the following minimum standards: (a) A minimum formed width of four (4) metres including any gates; (b) A minimum six (6) metres clear of standing flammable vegetation; (c) A minimum cleared height of 4.8 metres; (d) Where less than six (6) metres formed width and greater than 200 metres in length, passing bays twenty (20) metres long by three (3) metres wide, or turning facilities every 200 metres; (e) Adequate drainage and erosion control devices; (f) A gradient no greater than 12.5 per cent and a cross fall of no greater than eighteen (18) per cent; (g) Access at each end of the private road or the fire trail from a public road; (h) Access point signed and direction of travel identified; and (i) Suitable arrangements in place to ensure maintenance in perpetuity. For private roads, capacity to carry a fully loaded firefighting vehicles (approximately fifteen (15) tonnes for areas with municipal reticulated water supply, or eight (8) tonnes in other areas), with load limits clearly marked on any bridges.

Table 8.2.4.4.3 — Water storage requirements

Lot size / use type	Minimum water requirement (per dwelling, combined or independent living quarters, combined or independent living unit, cabin, habitable building, non-habitable building having an area greater than 50 square metres, or similar) located on each lot
Lots less than 1,000 square metres	5,000 litres

Lots between 1,000 square metres and less than one (1) hectare	10,000 litres
Lots greater than one (1) hectare	25,000 litres
Other development requirements	
Where the development does not involve a circumstance identified above, the minimum water requirement must be in accordance with water supply recommendations determined as part of a bushfire hazard assessment report and bushfire management plan which has been prepared by a suitably qualified person in accordance with Planning Scheme Policy SC7.2.	

8.2.5. Coastal hazard overlay code

8.2.5.1. Application

This code applies to the assessment of development if it is identified as an applicable code for development, as specified in the assessment benchmarks column in the tables of assessment located in Part 5 of the planning scheme.

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

All subject matter in this code is applicable to the development assessment, unless the following circumstance arises:

(1) The heading of a specific benchmarks for assessment table specifies otherwise; or

(2) A heading within a specific benchmark for assessment table specifies that the outcomes apply to a specific type of development or to development at a specific location; or

(3) A performance outcome or acceptable outcome specifies that the outcomes apply to a specific type of development or to development at a specific location.

In the circumstance where point (2) or point (3) above arises the following applies:

(1) the development assessment outcomes apply only to the type of development specified or only to development at the location specified; and

(2) the development must still be assessed against all other general subject matter of the code.

The coastal hazard overlays include the following:

(1) storm tide hazard inundation areas; and

(2) erosion prone areas.

Storm tide inundation areas:

(1) The storm tide hazard inundation areas mapping includes:

  (a) areas where detailed storm tide hazard modelling has been undertaken*; and

  (b) areas where detailed storm tide hazard modelling has not been undertaken.

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(2) In areas where detailed storm tide hazard modelling has been undertaken, Council has adopted the following planning assumptions for the minimum floor levels of habitable rooms:

  (a) the 1% annual exceedance probability (AEP) modelling;

  (b) an assumed 0.8m sea level rise to account for climate change to 2100;

(3) In areas where detailed storm tide modelling has not been undertaken, the defined storm tide hazard level is identified as two (2) metres above highest astronomical tide, which includes a sea level rise factor of 0.8 metres to account for climate change projections to 2100.

Schedule 9 of the planning scheme provides further detailed information relating to storm tide modelling and adopted hazard resiliency levels.

Erosion prone areas:

(1) The erosion prone areas shown on the coastal erosion prone overlay map are declared by the Department of Environment and Heritage Protection (EHP) under section 70 of the Coastal Protection and Management Act 1995, commencing 8 July 2015.

(2) The erosion prone areas mapping includes a 0.8 metre sea level rise to account for climate change projections.

Editor's notes:
- Applicants must be aware that in storm tide hazard areas, flood hazard may also affect land.
- For development located in both the storm tide inundation and coastal erosion prone areas, all performance outcomes below are applicable.

8.2.5.2. Purpose

The purpose of the coastal hazard overlay code is to ensure that development in the coastal zone is planned, designed, constructed and operated to:

(1) avoid, or minimise and mitigate risk to people and property from coastal hazards including storm tide inundation and coastal erosion, taking into account predicted effects of climate change; and

(2) protect coastal resources and allow for natural fluctuations in coastal processes as far as possible.

8.2.5.3. Overall outcomes

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

(1) foreshore ecosystems and biological diversity are protected and managed to maintain their natural protective functions and allow for natural fluctuations to continue as far as possible;

(2) ~~in areas zoned for urban development,~~ risk from coastal hazards (including predicted effects of climate change) is avoided or mitigated and managed to acceptable levels;

(3) matters of State or local environmental significance are not adversely impacted on in order to achieve hazard minimisation or mitigation;

(4) coastal dependent land use and infrastructure is undertaken in a manner which minimises impacts on coastal resources and mitigates risks to people and property;

(5) emergency services facilities and vulnerable community uses are located and designed to function effectively during and after coastal hazard events;

(6) development does not create an unacceptable burden on disaster management response or recovery capacity and capabilities;

(7) development avoids the storage of hazardous materials in a coastal hazard area;

(8) public access to the foreshore is maintained and enhanced; and

(9) development does not include canals and artificial waterways that connect to tidal waterways.

8.2.5.4. Specific benchmarks for assessment

Table 8.2.5.4.1 — Outcomes for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Storm tide hazard areas	
PO1 Development of an existing lot is designed and constructed to avoid adverse impacts on people and property from storm tide inundation.	**AO1.1** Where an existing lot, development~~,~~ (including additions and alterations) achieves the following: (a) the floor level of habitable rooms is located at or above the defined minimum habitable floor height for the site (refer Schedule 9, Table SC9.1.1); (b) the floor level of non-habitable rooms is located above the adopted inundation levels for the site and intended use (refer Schedule 9, Table SC9.1.2, Table SC9.1.3, and Table SC9.1.6 as relevant to the development); (c) other than AO1.1(d) below, parts of a building below the floor level of habitable rooms are completely unenclosed to allow for flow-through water movement; (d) a lower level enclosure of no more than five

Performance outcomes	Acceptable outcomes
	(5) square metres may accommodate a laundry or workshop use and is constructed from flood resilient materials; and (e) water tanks located below the minimum floor level of habitable rooms are constructed of reinforced concrete with sufficient footings or supports to resist wave forces. Note: Not all locations within the planning scheme area have detailed modelling. Where detailed modelling has not been undertaken, the defined storm tide hazard level is identified as two (2) metres above the highest astronomical tide, which includes a sea level rise factor of 0.8 metres to account for climate change projections to 2100. An additional freeboard allowance may be required for habitable room floor levels. Editor's note: To assist with determining the suitability of the development, Council may require that a coastal hazard risk assessment is undertaken as part of a development application in accordance with SC7.4 Coastal hazard planning scheme policy.
PO2 Development involving essential electrical services is located and designed to ensure public safety and minimise consequences of damage due to storm tides. Editor's note: Essential electrical services include any area or room used for fire control panel, telephone PABX, sensitive substation equipment including transformers, low voltage switch gear, high voltage switch gear, battery chargers, protection control and communication equipment, low voltage cables, high voltage cables, and lift or pump controls.	**AO2.1** Essential electrical services are located: (a) at or above the defined minimum habitable floor height for the site (refer to Schedule 9); or (b) within an existing basement only where: (i) the basement is a waterproof structure with walls and floors impermeable to the passage of water; and (ii) all entry points are located at or above the defined minimum habitable floor level for the property.
PO3 A basement (excluding basement storage used only for bike storage, or change room, or building maintenance storage) is suitably located and designed to ensure public safety.	**AO3.1** If development involves a basement (excluding basement storage used only for bike storage, or change room, or building maintenance storage), the basement is located and designed to achieve the following: (a) the basement is a waterproof structure with walls and floors impermeable to the passage of water; and ~~(a)~~(b) all entry points are located at or above the defined minimum habitable floor level for the property.
PO4 The development does not change storm tide characteristics, which may cause adverse impacts external to the site.	**AO4.1** The development does not involve the following: (a) new buildings or structures or additions to existing buildings or structures (including any impermeable parts thereof) located below the defined storm tide hazard level if: (i) having an enclosed space having a volume exceeding fifty (50) cubic metres; or (ii) resulting in a net increase in building materials resulting in a volume exceeding fifty (50) cubic metres; or (b) a net increase in filling on the site greater than

Performance outcomes	Acceptable outcomes
	fifty (50) cubic metres; or (c) filling material with a height greater than one-hundred (100) millimetres; or (d) block or solid walls or fences; or (e) garden beds or other structures with a height more than one-hundred (100) millimetres.
PO5 Development is located, designed and constructed to avoid adverse impacts on people and property from storm tide inundation.	**AO5.1** Development: (a) does not result in: (i) an increase in the number of dwellings at the site; or (ii) an increase in the number of people permanently employed at the site; and (b) is located, designed, constructed and operated to ensure structures can withstand wave action, inundation and recession of flood waters from a defined storm tide event.
PO6 Land, buildings and structures used for the manufacture, transport or storage of hazardous materials in bulk, are located and designed to prevent hazardous materials, whether loose or in containers, from entering any water body, waterway or storm tide inundation area.	**AO6.1** Land, buildings and structures used for the manufacture, transport or storage of hazardous materials in bulk, are located outside a storm tide inundation area.
PO7 Emergency services facilities or vulnerable community uses are located and designed to function effectively during and after coastal hazard. Editor's note: Emergency services and vulnerable community uses include: emergency services facilities, emergency shelters, hospitals and associated facilities, major switch yards and substations, fire and police facilities, power stations, sewage treatment plants, communication network facilities, retirement village, homes for the aged, hospice, child care centres, educational facilities, stores of valuable records or items of historical or cultural significance (for example galleries and libraries), water treatment plants and works of any electricity entity not listed in this table.	**AO7.1** Development of emergency services or vulnerable community uses are: (a) located above the storm tide event resiliency level for the specific use as specified in Schedule 9,Table SC9.1.6; or (b) designed to ensure any components of the infrastructure that are likely to fail or may result in contamination when inundated by storm tide inundation, are located above the storm tide event level for that activity in specified in Schedule 9, Table SC9.1.6.
PO8 Development is located, designed and operated to maintain or enhance existing levels of public access to and along the foreshore.	**AO8.1** Existing public access ways or roads which provide public access to the foreshore: (a) are retained in place; or (b) are re-located subject to Council approval.
PO9 Minor public marine development minimises disturbance of the natural environment within waterways.	**AO9.1** New minor public marine development: (a) relies on a natural channel of a depth adequate for the intended vessels; and (b) is designed and located such that maintenance dredging following initial construction is not required.

Performance outcomes	Acceptable outcomes
Erosion prone areas	
~~**PO3**~~**PO10** Development is located, designed and constructed to avoid adverse impacts on people and property from coastal erosion.	~~**AO3**~~**AO10.1** Development is: (a) essential community infrastructure which cannot be located elsewhere; or (b) coastal-dependent development; or (c) temporary, readily relocatable or able to be abandoned. ~~**AO3**~~**AO10.2** Where involving an additional building or extensions or alterations to an existing building, the development does not extend any further seaward than existing buildings or structures.

Table 8.2.5.4.2 — Additional outcomes for assessable development

Performance outcomes	Acceptable outcomes
Storm tide hazard areas	
~~**PO4**~~ ~~Development is located, designed and constructed to avoid adverse impacts on people and property from storm tide inundation.~~	~~Development:~~ ~~does not result in any increase in the numbers of people living or working on the site; and~~ ~~is located, designed, constructed and operated to ensure structures can withstand wave action, inundation and recession of flood waters from a defined storm tide event.~~
PO11 New lots and development associated with reconfiguring a lot does not create an unacceptable risk of adverse impact to people, property, and infrastructure due to storm tide hazard and inundation.	No acceptable outcome is nominated.
PO12 The development does not directly, indirectly or cumulatively increase the severity of the coastal hazard and the potential damage of other properties.	No acceptable outcome is nominated.~~No acceptable outcome specified.~~
~~**PO5**~~ ~~A basement (excluding basement storage used only for bike storage, or change room, or building maintenance storage) is suitably located and designed to ensure public safety.~~	~~**AO5.1**~~ ~~A basement (excluding basement storage used only for bike storage, or change room, or building maintenance storage):~~ ~~(b) is a waterproof structure with walls and floors impermeable to the passage of water; and~~ ~~(c) all entry points are located at or above the defined minimum habitable floor level for the property.~~
~~Land, buildings and structures used for the manufacture, transport or storage of hazardous~~	~~Land, buildings and structures used for the manufacture, transport or storage of hazardous~~

Performance outcomes	Acceptable outcomes
~~materials in bulk, are located and designed to prevent hazardous materials, whether loose or in containers, from entering any water body, waterway or storm tide inundation area.~~	~~materials in bulk, are located outside a storm tide inundation area.~~
~~PO13~~ Development does not include man-made canals or artificial waterways that connect to tidal waterways.	No acceptable outcome is nominated.
~~Emergency services facilities and vulnerable community uses are located and designed to function effectively during and after coastal hazard.~~ ~~Editor's note: Emergency services and vulnerable community uses include: emergency services facilities, emergency shelters, hospitals and associated facilities, major switch yards and substations, fire and police facilities, power stations, sewage treatment plants, communication network facilities, retirement village, homes for the aged, hospice, child care centres, educational facilities, stores of valuable records or items of historical or cultural significance (for example galleries and libraries), water treatment plants and works of any electricity entity not listed in this table.~~	~~Development is either:~~ ~~(a) located above the storm tide event resiliency level for the specific use as specified in Schedule 9,Table SC9.1.6; or~~ ~~(b) designed to ensure any components of the infrastructure that are likely to fail or may result in contamination when inundated by storm tide inundation, are located above the storm tide event level for that activity in specified in Schedule 9, Table SC9.1.6.~~
~~PO14~~ Development maintains existing natural environmental features such as mangroves and wetlands to mitigate impacts from storm-tide inundation and permanent inundation due to sea-level rise.	No acceptable outcome is nominated.
~~Development is located, designed and operated to maintain or enhance existing levels of public access to and along the foreshore.~~	~~Existing public access ways or roads which provide public access to the foreshore;~~ ~~(a) are retained in place, or~~ ~~(b) re-located subject to Council approval.~~
~~Minor public marine development minimises disturbance of the natural environment within waterways~~	~~New minor public marine development:~~ ~~(a) relies on a natural channel of a depth adequate for the intended vessels; and~~ ~~(b) is designed and located such that maintenance dredging following initial construction is not required.~~
~~Reconfiguring a lot~~	
~~Development is located and designed to avoid adverse impacts on people and property from storm tide inundation.~~	~~Development:~~ ~~is located outside of a storm tide inundation area; or~~ ~~where not containing matters of environmental significance, the land is filled to ensure that the ground level of each lot achieves the required storm tide hazard resiliency for the location, as specified in Schedule 9, without directly, indirectly or cumulatively increasing the severity of storm tide inundation to other properties.~~

Performance outcomes	Acceptable outcomes
Erosion prone areas	
PO15 Development avoids or mitigates any increase in risk to people and property from adverse coastal erosion impacts by: (a) minimising the area of the development footprint within the erosion prone area; (b) locating development as far landward as possible; (c) maximising the ability for buildings or structures to be abandoned, or disassembled for relocation either on the site or to another site; (d) installing and maintaining on-site coastal protection works.	No acceptable outcome is nominated.
PO16 New lots and development associated with reconfiguring a lot does not create an unacceptable risk of adverse impact to people, property and infrastructure due to erosion resulting from storm tide hazards.	No acceptable outcome is nominated.
PO17 Where used, coastal protection works are: (a) consistent with a shoreline erosion management plan that has been prepared for the area; or ~~(b)~~ undertaken in response to a demonstrated need to protect existing permanent structures from an imminent threat of coastal erosion, where abandonment or relocation of the structures is not feasible, and a relevant shoreline erosion management plan has not been prepared. ~~(c)~~(b)	No acceptable outcome is nominated.
PO18 Development in an erosion prone area: (a) maintains, protects or enhances vegetation on coastal landforms; (b) maintains sediment volumes of dunes and near-shore coastal landforms; or (c) mitigates any increased risks from erosion through the location, design, construction and operating standards of development; (d) maintains physical coastal processes beyond the development including longshore transport of sediment along the coast; and (e) prevents increasing the risk of shoreline erosion for areas adjacent to the development, unless the development is an erosion control structure. Editor's note: Applications are to be supported by a report	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
certified by a registered professional engineer that demonstrates this performance outcome will be achieved	
~~**Reconfiguring a lot**~~	
~~Development is located and designed to avoid adverse impacts on people and property from erosion resulting from storm tide hazards.~~	~~No acceptable outcome is nominated.~~

8.2.6. Extractive resources overlay code

8.2.6.1. Application

This code applies to the assessment of development if it is identified as an applicable code for development, as specified in the assessment benchmarks column in the tables of assessment located in Part 5 of the planning scheme.

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

All subject matter in this code is applicable to the development assessment, unless the following circumstance arises:

(1) The heading of a specific benchmarks for assessment table specifies otherwise; or

(2) A heading within a specific benchmark for assessment table specifies that the outcomes apply to a specific type of development or to development at a specific location; or

(3) A performance outcome or acceptable outcome specifies that the outcomes apply to a specific type of development or to development at a specific location.

In the circumstance where point (2) or point (3) above arises the following applies:

(1) the development assessment outcomes apply only to the type of development specified or only to development at the location specified; and

(2) the development must still be assessed against all other general subject matter of the code.

8.2.6.2. Purpose

The purposes of the extractive resources overlay code are:

(1) to ensure that extractive and mineral resources and associated haulage routes are protected from encroachment by sensitive development that might compromise safe, efficient and effective operations;

(2) to manage development that may have an adverse impact on the current and/or future operational efficiency of areas of significant extractive resources; and

(3) to minimise significant adverse impacts on natural environmental values and on nearby sensitive land uses in the vicinity of extractive resources, extractive operations and transport routes.

8.2.6.3. Overall outcomes

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

(1) development protects the resources in Key Resource Area for its long-term extraction potential and value;

(2) development within a Key Resource Area does not undermine the efficient long-term extraction, processing or the transportation of extractive resources;

(3) separation areas are maintained to:

  (a) prevent encroachment of sensitive land uses near resources and processing areas;

  (b) protect sensitive land uses from the impacts of extractive industry;

  (c) protect the efficiency and role of the transportation route for the haulage of extractive material to and from the resource/processing area;

(4) development within a separation area is sited, orientated and designed to mitigate the impacts of extraction, processing and transportation of resource material; and

(5) vehicular access to transport routes does not adversely impact on the safety and efficiency of bulk resource material haulage.

8.2.6.4. Specific benchmarks for assessment

Table 8.2.6.4.1 — Outcomes for assessable development

Performance outcomes	Acceptable outcomes
Key Resource Area: resource and processing areas	
PO1 Development: (a) does compromise the ability to extract the natural resource in a safe, efficient and sustainable manner; and (b) does not introduce or increase uses that are sensitive to the impacts of extractive industry. Editor's note — applicants should have regard to the State Planning Policy Guideline in addressing this performance outcome.	No acceptable outcome is nominated.
Key Resource Area separation areas	
PO2 Development: (a) does not compromise the current or future extraction, processing and transportation of resources; (b) is orientated away from a resource/processing area to minimise views towards the extractive industry; and (c) does not increase the number of people living within the separation area.	No acceptable outcome is nominated.
PO3 Development does not significantly impact on the amenity of existing sensitive land uses or residential category zones located within and external to the separation area.	No acceptable outcome is nominated.
PO4 Development within a Key Resource Area transport route separation area: (a) does not adversely impact on the efficient transportation of extractive material; and (b) ensures safe access onto a designated transport route.	**AO4.1** The number of property access points to the Key Resource Area transport route does not increase. **AO4.2** Access points are designed in accordance with the Development Works Code.

8.2.7. Flood hazard overlay code

8.2.7.1. Application

This code applies to the assessment of development if it is identified as an applicable code for development, as specified in the assessment benchmarks column in the tables of assessment located in Part 5 of the planning scheme.

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

All subject matter in this code is applicable to the development assessment, unless the following circumstance arises:

(1) The heading of a specific benchmarks for assessment table specifies otherwise; or

(2) A heading within a specific benchmark for assessment table specifies that the outcomes apply to a specific type of development or to development at a specific location; or

(3) A performance outcome or acceptable outcome specifies that the outcomes apply to a specific type of development or to development at a specific location.

In the circumstance where point (2) or point (3) above arises the following applies:

(1) the development assessment outcomes apply only to the type of development specified or only to development at the location specified; and

(2) the development must still be assessed against all other general subject matter of the code.

In this planning scheme:

(1) the defined flood event for all catchments is the one (1) per cent annual exceedance probability (AEP) flood;

(2) the defined flood level is the mapped area of the inundation of the defined flood event identified by an overlay;

(3) the declared freeboard is 300 millimetres; and

(4) the defined flood hazard level is the combination of the defined flood level, plus the declared freeboard height of 300 millimetres.

Editor's notes:

- Where flood modelling has been undertaken, Council will make available the height of the defined flood level for any particular location upon request.
- Some undeveloped parts of the planning scheme area may be affected by local flooding, for which Council does not have detailed flood modelling. Applicants are advised to undertake their own investigations prior to undertaking development.
- Applicants must be aware that in flood prone areas, storm tide hazard may also affect land.

8.2.7.2. Purpose

The purpose of the flood hazard overlay code is to ensure that development in flood hazard areas avoids, or minimises and mitigates risk to life, property, community and the environment during floods, to an acceptable level.

8.2.7.3. Overall outcomes

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

(1) known areas of flood risk, and the probability of future flooding, are identified;

(2) development does not occur in areas at risk from flood inundation unless undertaken in a manner that minimises and mitigates the risk to life, property, community and the environment during floods, to an acceptable level;

(3) matters of State or local environmental significance are not adversely impacted on in order to achieve hazard minimisation or mitigation;

(4) development does not increase flood risk for land upstream and downstream of the development site and the hydraulic connectivity and capacity of flood hazard areas are not adversely affected by development;

(5) emergency services, community facilities and infrastructure required during a flood emergency are located above flood hazard areas and they are designed to function effectively during and immediately after flood events;

(6) development does not create an unacceptable burden on disaster management response or recovery capacity and capabilities;

(7) no further fragmentation of land occurs within flood hazard areas;

(8) where possible, development intensity in flood hazard areas is progressively reduced over time; and

(9) development avoids the storage of hazardous materials in a flood hazard area.

8.2.7.4. Specific benchmarks for assessment

Table 8.2.7.4.1 — Outcomes for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Location, design, siting, operation	
PO1 The development is sited and designed such that risk to people and property from flood inundation is avoided or minimised.	**AO1.1** The finished floor level of all habitable rooms is located at or above the defined flood hazard level. **AO1.2** If the development involves an ~~alteration,~~ addition or extension to an existing ~~approved~~ building(s) ~~(including any domestic outbuildings)~~: ~~(i) it does not result in an enclosed space having a volume exceeding 50 cubic metres that is located below the defined flood hazard level;~~ (a) it does not result in an increase in the number of dwellings on the site; ~~and~~ (b) the total number of bedrooms in any existing dwelling does not exceed four (4); and (c) all buildings are constructed in accordance with the *Queensland Development Code – MP3.5 — Construction of buildings in flood hazard areas.*
PO2 The development is located and designed such that all buildings, structures and driveways on the site do not obstruct the free drainage of flood waters after a flood.	**AO2.1** All buildings, structures and driveways are constructed: (a) on a single building pad which is above the defined flood level; or (b) so that spaces between buildings, structures and driveways are able to drain freely.
PO3 All water, sewer, electricity and telecommunications infrastructure servicing the development maintains effective functioning during and after a flood.	**AO3.1** All water, sewer, electricity and telecommunications infrastructure: (a) is located above the defined flood level; or (b) is designed to exclude water intrusion and

Performance outcomes	Acceptable outcomes
	resist hydrodynamic and hydrostatic forces from damaging the infrastructure.
PO4 ~~The development~~Development does not ~~change flood characteristics which may~~ cause adverse impacts on property, infrastructure or the natural environment (on-site or off-site) due to flooding.~~external to the site.~~ Editor's note: To assist with demonstrating compliance with this performance outcome, a report should be prepared by an appropriately qualified person which demonstrates to the satisfaction of the assessment manager, that the development does not cause adverse impacts external to the site due to: (a) reductions of flood storage capacity; or (b) changes to depth, duration and velocity of flood waters; or (c) changes to flood flow paths; or ~~(a)~~(d) reductions in flood warning times elsewhere on the floodplain.	**AO4.1** The development does not involve the following: (a) new buildings or structures or additions to existing buildings or structures (including any impermeable parts thereof) located below the defined flood hazard level if: (i) having an enclosed space having a volume exceeding fifty (50) cubic metres; or (ii) if resulting in a net increase in building materials resulting in a volume exceeding fifty (50) cubic metres; or (b) a net increase in filling on the site greater than fifty (50) cubic metres; or (c) filling material with a height greater than one-hundred (100) millimetres; or (d) block or solid walls or fences. ~~The development does not involve the following:~~ ~~(a) new buildings having an enclosed space having a volume exceeding 50 cubic metres that is located below the defined flood hazard level; or~~ ~~(b) a net increase in filling on the site greater than fifty (50) cubic metres; or~~ ~~(c) filling with a height greater than 100 millimetres; or~~ ~~(d) block or solid walls or fences; or~~ ~~(e) garden beds or other structures with a height more than 100 millimetres; or~~ ~~the planting of dense shrub hedges; or~~ ~~(a) a report is prepared by an appropriately qualified person which demonstrates to the satisfaction of the assessment manager, that the development does not cause adverse impacts external to the site due to:~~ ~~(i) reductions of flood storage capacity; or~~ ~~(ii) changes to depth, duration and velocity of flood waters; or~~ ~~(iii) changes to flood flow paths; or~~ ~~reductions in flood warning times elsewhere on the floodplain.~~
~~**PO5**~~ ~~Development for non-residential purposes is able to provide a safe refuge for people and for the storage of goods during times of flood inundation.~~ ~~Editor's note: This area can be used on a daily basis as an office, storage area or the like.~~	~~No acceptable outcome is nominated.~~
~~**PO6**~~**PO5** Development avoids the release of hazardous	~~**AO6**~~**AO5.1** All areas associated with the manufacturing and

Performance outcomes	Acceptable outcomes
materials into floodwaters.	storage of hazardous materials in excess of 2,500 litres or 2,500 kilograms, are located above the defined flood hazard level.
~~PO7~~PO6 Development is located to minimise susceptibility to and potential impacts of flooding.	~~AO7~~AO6.1 Underground ~~car~~ vehicle parking areas ~~is~~are designed to prevent the intrusion of ~~flood waters~~floodwaters by the incorporation of a bund or similar barrier above the defined flood hazard level.
~~PO8~~PO7 Development ~~of~~ involving temporary or moveable residential structures (for example caravan parks and camping grounds) ~~are~~ is located to minimise susceptibility and potential impacts of flooding.	~~AO8~~AO7.1 Development involving temporary or moveable residential structures~~Development~~ is located on the highest part of the site and in an area where there is at least twenty-four (24) hours flood warning time to enable safe evacuation.
~~PO9~~PO8 Development does not change the flood characteristics of the area, taking into account the cumulative impact of development outside of the site.	~~AO9~~AO8.1 Development does not result in changes to downstream flood characteristics including: (a) loss of flood storage; (b) increased scour and erosion; (c) loss of or changes to flow paths; (d) flow acceleration or retardation; (e) increase in the depth and duration of flood waters; and (f) reduction in flood warning times. Editor's note — in reference to all acceptable outcomes nominated above, Council may require the preparation of a flood study to demonstrate compliance with these acceptable outcomes. This is to be prepared in accordance with Schedule SC7.6.
~~PO10~~PO9 Development for essential public services, community activities and other important public assets and infrastructure are able to function effectively during and immediately after a defined flood event.	~~AO10~~AO9.1 The uses listed in Table 8.2.7.4.1.1 below are not located on land below the defined flood event and they have at least one flood free access road during the flood event. **Table 8.2.7.4.1.1** **Use (description)** / **Defined flood event level per cent annual exceedance probability** Emergency services (other) — 0.2 Emergency/evacuation shelters — 0.5 Emergency services (fire and police stations) — 0.5 Hospitals and associated facilities — 0.2 Stores of valuable record or — 0.2

<table>
<tr><th>Performance outcomes</th><th>Acceptable outcomes</th></tr>
<tr><td></td><td>
<table>
<tr><td>items of historic/cultural significance</td><td></td></tr>
<tr><td>Air services</td><td>0.5</td></tr>
<tr><td>Telecommunications facilities</td><td>0.5</td></tr>
<tr><td>Power stations</td><td>0.2</td></tr>
<tr><td>Major electricity infrastructure</td><td>0.2</td></tr>
<tr><td>Substations</td><td>0.5</td></tr>
<tr><td>Utility installation (sewage treatment plant)</td><td>1.0</td></tr>
<tr><td>Utility installation (water treatment plant)</td><td>0.2</td></tr>
<tr><td>Retirement facility, residential care facility and community residence</td><td>0.5</td></tr>
<tr><td>Community activities (including child care centres and educational establishments)</td><td>0.5</td></tr>
<tr><td>Regional fuel storage</td><td>0.5</td></tr>
<tr><td>Food storage warehouse</td><td>0.5</td></tr>
</table>
Note — 0.5 per cent annual exceedance probability and 0.2 per cent annual exceedance probability mapping is only available for some areas within the region. The applicant will be required to provide sufficient detail in the form of a flood impact report for development within areas that are not mapped in accordance with Schedule SC7.6
</td></tr>
<tr><td>~~PO11~~PO10
Development avoids the release of hazardous materials into floodwaters.</td><td>~~AO11~~AO10.1
In ~~the~~ high and extreme flood hazard areas, the manufacture or storage of hazardous materials in bulk does not occur.</td></tr>
<tr><td colspan="2">Trafficable access</td></tr>
<tr><td>~~PO12~~PO11
Development has safe access to and from the site during a defined flood event.</td><td>~~AO12~~AO11.1
Trafficable access to and from the development in local creek catchments is in accordance with Table 8.2.7.4.1.2 below.

Table 8.2.7.4.1.2 – Trafficable access requirements local catchments
<table>
<tr><th rowspan="2">Use category</th><th rowspan="2">Max access inundation depth and velocity</th><th colspan="2">Defined flood event per centum annual exceedance probability</th></tr>
<tr><th>Major road</th><th>Minor road</th></tr>
<tr><td>Rural</td><td>0.5 metres
1.2 metres per second</td><td>2</td><td>10</td></tr>
</table>
</td></tr>
</table>

Performance outcomes	Acceptable outcomes

Residential	0.3 metres 1.2 metres per second	2	10
Commercial	0.5 metres 1.2 metres per second	2	10
Industrial	0.5 metres 1.2 metres per second	2	10
Community recreation	0.3 metres 1.2 metres per second	2	10

Editor's note — local creek catchment flood modelling detailing annual exceedance probability (AEP) events is only available for some areas. The applicant may be required to provide sufficient detail in the form of a flood impact report for development within areas that are not mapped.

Editor's note — major road - refer to Capricorn Municipal Development Guideline

Editor's note — minor road - refer to Capricorn Municipal Development Guideline

~~AO12~~AO11.2

Trafficable access to and from the development within the Fitzroy River hazard areas are in accordance with Table 8.2.7.4.1.3.

Table 8.2.7.4.1.3 – Trafficable access requirements Fitzroy River flood hazard areas

Use category	Max access inundation depth and velocity	Defined flood event per centum annual exceedance probability	
		Major road	Minor road
Rural	0.5 metres 1.2 metres per second	1	2
Residential	0.3 metres 1.2 metres per second	1	2
Commercial	0.5 metres 1.2 metres per second	1	2
Industrial	0.5 metres 1.2 metres per second	1	2
Community recreation	0.3 metres 1.2 metres	1	2

Performance outcomes	Acceptable outcomes
	per second Editor's note — where Fitzroy River flood mapping overlaps local creek catchment mapping, trafficable access requirements for Fitzroy River flood hazard areas prevail. Editor's note — time of isolation during defined flood event is extended.
~~PO13~~PO12 New lots and development associated with reconfiguring a lot does not create an unacceptable risk of adverse impact to people, property, and infrastructure due to flood inundation ~~Development does not result in the creation of new lots.~~	~~AO13~~AO12.1 Development does not result in an increase in the number of lots in flood hazard areas.~~Reconfiguring a lot does not result in new lots.~~
~~PO14~~ ~~Development and actions to minimise or mitigate flood hazard do not adversely impact matters of State or local environmental significance.~~	~~No acceptable outcome is nominated.~~

Table 8.2.7.4.2 — Additional outcomes for assessable development

Performance outcomes	Acceptable outcomes
Location, design, siting, operation	
PO13 Development for non-residential purposes is able to provide a safe refuge for people and for the storage of goods during times of flood inundation. Editor's note: This area can be used on a daily basis as an office, storage area or the like.	No acceptable outcome is nominated.
PO14 Development and actions to minimise or mitigate flood hazard do not adversely impact matters of State or local environmental significance.	No acceptable outcome is nominated.

8.2.8. Landslide hazard overlay code

8.2.8.1. Application

This code applies to the assessment of development if it is identified as an applicable code for development, as specified in the assessment benchmarks column in the tables of assessment located in Part 5 of the planning scheme.

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

All subject matter in this code is applicable to the development assessment, unless the following circumstance arises:

(1) The heading of a specific benchmarks for assessment table specifies otherwise; or

(2) A heading within a specific benchmark for assessment table specifies that the outcomes apply to a specific type of development or to development at a specific location; or

(3) A performance outcome or acceptable outcome specifies that the outcomes apply to a specific type of development or to development at a specific location.

In the circumstance where point (2) or point (3) above arises the following applies:

(1) the development assessment outcomes apply only to the type of development specified or only to development at the location specified; and

(2) the development must still be assessed against all other general subject matter of the code.

Editor's note: The landslide hazard overlay area is a natural hazard area. Within this area, higher susceptibility to landslide has been identified. The area identified in the landslide hazard overlay map does not reflect the full extent of the area that may be affected by landslide.

8.2.8.2. Purpose

The purpose of the landslide hazard overlay code is to ensure that:

(1) development does not materially increase the extent or the severity of landslide hazard; and

(2) risk to life, property, community and the environment during landslide events is avoided or minimised and mitigated to an acceptable level.

8.2.8.3. Overall outcomes

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

(1) development is compatible with the level of risk associated with the landslide;

(2) development avoids a potential landslide hazard, or minimises and mitigates risk to personal safety and property to an acceptable level;

(3) the development is resilient to landslide hazard events by ensuring siting and design accounts for the potential risks of the landslide hazard to property;

(4) the development directly, indirectly and cumulatively avoids an unacceptable increase in severity of the landslide hazard and does not materially increase the potential for damage on the site or to other properties;

(5) matters of State or local environmental significance are not adversely impacted on in order to achieve hazard minimisation or mitigation;

(6) the development avoids the release of hazardous materials as a result of a landslide hazard event; natural processes and the protective function of landforms and/or vegetation are maintained in landslide hazard areas; and

(7) development does not create an unacceptable burden on disaster management response or recovery capacity and capabilities.

8.2.8.4. Specific benchmarks for assessment

Table 8.2.8.4.1 — Outcomes for assessable development

Performance outcomes	Acceptable outcomes
Land use	
PO1 In areas determined to be at an unacceptable risk from landslide hazards, development does not occur if it is for a use which: (a) results in a significant concentration of people at any one time; or (b) results in a significant increase in people living or working in the area; or (c) involves institutional uses where evacuating people may be difficult; or (d) involves a significant number of vulnerable people; or (e) involves essential public infrastructure; or (f) involves manufacture or storage of hazardous materials.	No acceptable outcome is nominated.
All development	
PO2 Development: (a) maintains the safety of people and property on the site and neighbouring sites from landslides; and (b) ensures acceptable risk during all phases of construction and use. Note: This includes consideration of landslide activity originating from sloping land above the development site, and the safe location of vehicle access.	**AO2.1** A site-specific slope stability assessment report that has been certified by a Registered Professional Engineer of Queensland, demonstrates to the assessment manager that: (a) the site is not subject to landslide hazard; or (b) the development does not increase risks to the safety of people and property on the site and neighbouring sites from landslide hazards. **AO2.2** Development incorporates the risk of landslide relevant to the full nature and end of the development, including ancillary buildings, structures and swimming pools into the design of the developments to ensure: (a) the long-term stability of the site considering the full nature and end use of the development; (b) site stability during all phases of construction and development.
PO3 Vegetation clearing on site does not result in landslide hazard increasing.	**AO3.1** Vegetation clearing which exposes the underlying soil or rock: (a) does not occur on land within the landslide overlay; or (b) occurs only in compliance with the recommendations of a site specific slope stability assessment report that has been certified by a Registered Professional

Performance outcomes	Acceptable outcomes
	Engineer of Queensland.
PO4 Vehicle and pedestrian access to the development can be achieved in a safe and efficient manner.	**AO4.1** The development: (a) has a frontage to a formed road; and (b) any section of a driveway or road internal to a site is not steeper than twenty-five (25) per cent.
PO5 Development involving the manufacture or storage of hazardous materials in bulk is not at risk from landslide hazard.	**AO5.1** The manufacture or storage of hazardous materials in bulk does not occur within the landslide hazard area.
PO6 Development and actions to minimise or mitigate landslide hazard do not adversely impact matters of State or local environmental significance.	No acceptable outcome is nominated.
Filling and excavation	
PO7 Filling and excavation: (a) maintains the safety of people and property on the site and neighbouring sites from landslides; and (b) ensures acceptable risk during all phases of construction.	**AO7.1** Filling and excavation is designed in accordance to the recommendations of a site-specific slope stability assessment report that has been certified by a Registered Professional Engineer of Queensland.
PO8 Filling and excavation do not create or increase risk on the site or neighbouring sites by changing the hydrology of the site.	**AO8.1** Filling and excavation works do not in any way restrict, impair or change the natural flow of runoff water, or cause a nuisance or worsening to adjoining properties or infrastructure.
Reconfiguring a lot	
PO9 Development ensures that: (a) each new lot does is not subject to unacceptable risks from landslide hazards; (b) on each new lot, the need for excessive work or change to the finished landform to reasonably construct a building or vehicular access route within the locations nominated is avoided; (c) future building location is not located in part of the site subject to landslide; and (d) future building location will not be adversely affected by, or be at unacceptable risk from, landslide activity originating on sloping land above the site.	**AO9.1** A site-specific slope stability assessment report that has been certified by a Registered Professional Engineer of Queensland, demonstrates to the assessment manager that: (a) each new lot is not subject to unacceptable risks from landslide hazards; and (b) future development on each lot does not increase risks to the safety of people and property on the site and neighbouring sites from landslide hazards. **AO9.2** When a lot has a slope of fifteen (15) per cent or greater, each new lot has a minimum size and road frontage in accordance with Table 8.2.8.4.1.1 Editor's note—The minimum lot size and road frontage stated in Table 8.2.8.4.1.1 prevails over the reconfiguring a lot code to the extent of any inconsistency.

Performance outcomes	Acceptable outcomes
	Table 8.2.8.4.1.1 — Minimum lot size and road frontage widths for slopes

Slope	Minimum lot size (square metres)	Minimum road frontage width
Equal to, or greater than fifteen (15) per cent but less than twenty (20) per centum.	1,400	Twenty-five (25) metres
Equal to, or greater than twenty (20) per cent but less than twenty-five (25) per centum.	1,700	Twenty-five (25) metres
Equal to, or greater than twenty-five (25) per cent	2,000	Thirty (30) metres

8.2.9. Heritage place overlay code

8.2.9.1. Application

This code applies to the assessment of development if it is identified as an applicable code for development, as specified in the assessment benchmarks column in the tables of assessment located in Part 5 of the planning scheme.

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

All subject matter in this code is applicable to the development assessment, unless the following circumstance arises:

(1) The heading of a specific benchmarks for assessment table specifies otherwise; or

(2) A heading within a specific benchmark for assessment table specifies that the outcomes apply to a specific type of development or to development at a specific location; or

(3) A performance outcome or acceptable outcome specifies that the outcomes apply to a specific type of development or to development at a specific location.

In the circumstance where point (2) or point (3) above arises the following applies:

(1) the development assessment outcomes apply only to the type of development specified or only to development at the location specified; and

(2) the development must still be assessed against all other general subject matter of the code.

8.2.9.2. Purpose

The purpose of the heritage place overlay code is to ensure that development undertaken at a heritage place or at locations which may have an impact on a heritage place, retain the significance of the place.

Editor's note: A local heritage place is a place entered on the Livingstone Shire Council local heritage register in accordance with the Queensland Heritage Act 1992, or a place that was listed on 17 October 2005 and has maintained its place as a heritage feature. There is also recognition of Queensland heritage listings and their boundaries which are also mapped. The triggers for development adjacent to a listed place have been tailored specifically to each place. The triggers for each development type have also been specifically stated.

8.2.9.3. Overall outcomes

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

(1) the significance of places, features, landscapes and buildings entered on the local heritage register is retained and their conservation supported;

(2) land uses and developments are of a nature and scale that do not compromise the cultural heritage significance of the heritage place;

(3) development does not degrade, disturb or cause encroachment on the heritage place;

(4) development within the heritage place occurs only when it is sympathetic to the nominated feature and its role within the streetscape and setting; and

(5) the biodiversity and geodiversity[1] of local heritage places are preserved.

8.2.9.4. Specific benchmarks for assessment

Table 8.2.9.4.1 — Outcomes for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes

[1] The term is used so as to ensure all aspects of the abiotic environment, be they geological, geomorphological or pedological, etc., are considered. Geodiversity includes the range of geological, geomorphological and soil features, assemblages, systems and processes. Many geo features have formed under conditions, climatic or geological, that are now inactive. They are essentially relict or "fossil" features that once disturbed, will never recover or will be removed forever. (Source: Conserving Geodiversity, The Importance Of Valuing Our Geological Heritage, website for the Department of Primary Industries, Water and Environment, Tasmania).

Performance outcomes	Acceptable outcomes
All development within a heritage place and in proximity to a nominated place	
PO1 Development for an advertising device is designed and sited in a manner that: (a) is compatible with the significance of the heritage place; (b) does not detrimentally impact the values or setting of the heritage place; and (c) does not obscure the appearance or prominence of features of the heritage place when viewed from adjacent public or semi-public streets or open spaces.	**AO1.1** Development for an advertising device is only one of the following advertising device types: (a) Awning fascia sign or return fascia sign; or (b) Balloon sign; or (c) Banner sign; or (d) Business hours sign; or (e) Business name plate sign; or (f) Fence sign; or (g) Hamper sign; or (h) Information board sign; or (i) Park sign; or (j) Stall board; or (k) Under awning sign; or (l) Window sign. **AO1.2** Of the advertising device types specified in AO1.1, the advertising device complies with the corresponding design standards contained in Table 9.3.2.4.4 of the development works code. **AO1.3** The placement of the advertising device is not building work. **AO1.4** The placement of the advertising device does not cover up heritage markings, notations, or stone walls. **AO1.5** Advertising devices must be able to be placed and removed without marking or damaging buildings or features.
PO2 Development: (a) is designed and sited to conserve the features of the heritage place that contribute to its heritage significance with the reuse of existing buildings, preservation of vegetation and landscape features, and continuation of uses relevant to the local heritage place; (b) where for the reuse of a heritage place, this occurs by: (i) retaining or restoring the original use of the heritage place; or (ii) not requiring significant modification to	**AO2.1** The development: (a) is in an existing building or on that part of the site that is intended for the development; and (b) does not result in the need for a new access driveway; and (c) does not involve clearing of vegetation at a heritage place – vegetation, but is for landscape gardening purposes; and (d) does not involve building work or minor building work (other than work undertaken in the course of repairs, maintenance or restoration in keeping with the historical

Performance outcomes	Acceptable outcomes
the fabric of the heritage place; or (iii) other means that results in the use of the premises in a manner that ensures its conservation; (c) must maintain the essential characteristics which make a place or building significant; and (d) ensures that the essential characteristics remain as visually dominant. Editor's note: Where necessary a heritage impact assessment report is prepared verifying the proposal is in accordance with the *Burra Charter Practice Note — Understand and assessing cultural significance.*	significance of the place).

Table 8.2.9.4.2 — Additional outcomes for assessable development

Performance outcomes	Acceptable outcomes
Within a heritage place	
PO3 Demolition, removal or alteration of a feature is undertaken only when supported by a heritage impact assessment report. The report is to ascertain the nature of the new development, the intended role of the feature and details of the works and its impact, and to address the listing and give an account of why the place is not considered significant. Editor's note: Where necessary, a heritage impact assessment report (a statement of significance) is prepared by a suitably qualified person as detailed in Schedule SC7.8.	No acceptable outcome is nominated.
PO4 Development undertaken on the site of a heritage place, avoids, retains and protects the cultural heritage significance and values of the heritage place. Editor's note: Where necessary, a heritage impact assessment report is prepared verifying the proposal is in accordance with the *Burra Charter Practice Note — Understand and assessing Cultural Significance* or development is undertaken in accordance with an approval or exemption certificate issued under the *Queensland Heritage Act 1992.*	No acceptable outcome is nominated.
PO5 Development addresses all matters relevant to the conservation of the heritage place and in accordance with any conservation management plans applying to the place including the statements of significance and description for places on the Queensland Heritage Register. Editor's note: Where necessary, a heritage impact assessment report is prepared verifying the proposal is in accordance with the *Burra Charter Practice Note — Preparing studies and reports: contractual and ethical issues.*	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
Development adjacent to and in proximity (as detailed in the tables of assessment) to the place	
PO6 Development is sited, designed and constructed in a manner that does not adversely affect the cultural heritage significance of the heritage place, including its context, setting, appearance and archaeology.	No acceptable outcome is nominated.
PO7 The scale, location and design of development is compatible with the cultural heritage significance of the adjoining place, including its siting, context, setting and appearance.	No acceptable outcome is nominated.
PO8 If development is proposed adjacent to a site that has been identified as an archaeological place, an archaeological investigation is carried out for development involving a high level of surface or sub-surface disturbance.	No acceptable outcome is nominated.
PO9 Development involving operational works adjacent to a site that has been identified as a heritage place, avoids, retains and protects the heritage significance and values of the heritage place.	No acceptable outcome is nominated.

Note—SC7.8 provides requirements for sites to be included onto the local heritage place register.

8.2.10. Scenic amenity overlay code

8.2.10.1. Application

This code applies to the assessment of development if it is identified as an applicable code for development, as specified in the assessment benchmarks column in the tables of assessment located in Part 5 of the planning scheme.

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

All subject matter in this code is applicable to the development assessment, unless the following circumstance arises:

(1) The heading of a specific benchmarks for assessment table specifies otherwise; or

(2) A heading within a specific benchmark for assessment table specifies that the outcomes apply to a specific type of development or to development at a specific location; or

(3) A performance outcome or acceptable outcome specifies that the outcomes apply to a specific type of development or to development at a specific location.

In the circumstance where point (2) or point (3) above arises the following applies:

(1) the development assessment outcomes apply only to the type of development specified or only to development at the location specified; and

(2) the development must still be assessed against all other general subject matter of the code.

Editor's note: The provisions of the scenic amenity overlay are based on the *Capricorn Coast Landscape Study, prepared by Chenoweth, April 2003* which identifies major landscape values within the overlay area. The *Capricorn Coast Landscape Study, prepared by Chenoweth, April 2003 is available on Council's website.*

8.2.10.2. Purpose

The purpose of the scenic amenity overlay code is to ensure that development contributes to the protection of the significant scenic landscape features identified within the overlay area.

8.2.10.3. Overall outcomes

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

(1) development integrates all aspects of engineering, architecture, building, operational work and landscaping with the natural features and characteristics of the site, to minimise adverse effects on the environment and the landscape; and

(2) areas identified as having landscape values are protected from development or the effects of development that may reduce those values in terms of:

  (a) physical changes to the natural environment;

  (b) damage or removal of vegetation; and

  (c) prominence of development within its landscape setting and the extent of associated visual detraction.

8.2.10.4. Specific benchmarks for assessment

Table 8.2.10.4.1 — Outcomes for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Scenic amenity management area A or B	
PO1 Development located within scenic amenity management area A or scenic amenity management area B minimises impacts on the visual amenity of the setting and:	**AO1.1** If located in a residential category zone and the lot has an area equal to or greater than 1,500 square metres, site cover does not exceed thirty (30) per cent.

Performance outcomes	Acceptable outcomes
(a) is not visually prominent against the natural skyline when viewed from a public coastal viewer place; (b) is not visually prominent against the surrounding vegetation or other natural landscape; (c) incorporates articulation in the design of buildings to create shadows and interest in roof forms and external walls; (d) incorporates vegetation to visually screen buildings, structures, earthworks and access routes; (e) does not result in: (i) scarring by exposed earthwork; or (ii) canopy removal on hilltops, prominent headlands, ridges and hillslopes; or (iii) modification of the natural environment which dominates the landscape; and (f) is finished with subdued and non-reflective colours; and (g) buildings include overhangs, articulated roof and building forms. Editor's note: Although dense vegetation for visual screening is required, this requirement is to be satisfied in conjunction with other Planning Scheme requirements such as bushfire hazard mitigation. Editor's note: Reference should be made to SC7.10 scenic amenity planning scheme policy for guidance on information that may be required to support a development application affected by a scenic amenity overlay.	**AO1.2** Buildings and structures have a height that does not exceed 8.5 metres above ground level. **AO1.3** Roof lines are broken up and no single roof plane is longer than ten (10) metres. **AO1.4** Any retaining walls having a height exceeding 1.5 metres are not visible when viewed from a location external to the site. **AO1.5** Buildings do not include a wall in a single plane greater than ten (10) metres unless punctuated with: (a) at least one window with a shading device; or (b) a recessed section of wall at least two (2) square meters in area; or (c) a balcony or deck; or (d) contrasting texture of cladding material. **AO1.6** External wall and roof finishes have the same tonal value as the surrounding vegetation and do not include: (a) highly reflective surfaces; and (b) bright or high contrast colours including whites, yellows and reds. **AO1.7** Buildings and structures located on ridge tops and skylines are separated by dense vegetation at least twenty (20) metres wide and five (5) metres high. **AO1.8** Fences, entry structures, retaining walls and elevated swimming pools visible from coastal viewer places are either: (a) painted in muted colours to blend with the natural landscape; or (b) softened by vegetation so that straight lines and hard edges are not visible. **AO1.9** Damage or clearing of vegetation is limited to the building footprint area plus five (5) metres.

Performance outcomes	Acceptable outcomes
Coastal scenic transport routes	
PO2 Development located adjacent to a coastal scenic transport route does not detract from the natural visual amenity and: (a) is visually unobtrusive relative to its natural setting, urban setting, or non-urban setting; (b) maintains distant views along the transport route; and (c) retains and enhances existing vegetation to visually screen and soften built-form elements. Editor's note: Reference should be made to SC7.10 scenic amenity planning scheme policy for guidance on information that may be required to support a development application affected by a scenic amenity overlay.	**AO2.1** Where possible, driveway access to the development is taken from an alternative road to the scenic transport route to prevent removal of roadside vegetation. **AO2.2** Where access from an alternative road to the scenic transport route is not possible, there is only one (1) access point to the scenic highway. **AO2.3** Access points (including driveways) limit vegetation clearing to a maximum of four (4) metres wide for a driveway. **AO2.4** Where not located in an established urban category zone, new development includes a densely vegetated buffer area of vegetation along the full length of the common boundary with a coastal scenic transport route (excluding any access driveway) which: (a) is no less than ten (10) metres deep; (b) contains dense vegetation; (c) retains any established native tree species having a height exceeding two (2) metres, or a trunk diameter of thirty (30) centimetres; and (d) where natural vegetation is sparse, additional planting is undertaken to form a screen as follows: (i) there is a minimum of two (2) rounded canopy trees for every five (5) linear metres or part thereof of the length of the road frontage property boundary; and (ii) there is a minimum of two (2) shrubs for every three (3) linear metres or part thereof of the length of the road frontage property boundary. **AO2.5** Walls of buildings facing a coastal scenic transport route do not include a wall in a single plane greater than ten (10) metres unless punctuated with: (a) at least one window with a shade hood; or (b) a recessed section of wall at least one square meter in area; or (c) a balcony or deck; or, (d) contrasting texture of cladding material.

Performance outcomes	Acceptable outcomes
	AO2.6 External wall finishes have the same tonal value as the surrounding vegetation and do not include bright, high contrast colours including whites, yellows, reds and blues.
Coastal green breaks	
PO3 Development for a material change of use, building work, or associated operational work does not adversely impinge on the integrity of identified 'green break' areas due to clearing of vegetation or due to the size, design, or siting of buildings, structures or associated work. Editor's note: Reference should be made to SC7.10 Scenic amenity planning scheme policy for guidance on information that may be required to support a development application affected by a scenic amenity overlay.	**AO3.1** Buildings or structures have a height that does not exceed 8.5 metres above ground level. **AO3.2** Site cover does not exceed five-hundred (500) square metres. **AO3.3** External wall and roof finishes have the same tonal value as the surrounding vegetation and do not include: (a) highly reflective surfaces; or (b) bright or high contrast colours. **AO3.4** Access points (including driveways) limit vegetation clearing to a maximum of four (4) metres wide for a driveway. **AO3.5** Damage or clearing of vegetation is limited to the building footprint area plus five (5) metres, and the access driveway.

Table 8.2.10.4.2 — Additional outcomes for assessable development

Performance outcomes	Acceptable outcomes
Coastline foreshore	
~~PO3~~PO4 Development located within a coastline foreshore area does not detract from the natural visual amenity and: (a) is visually unobtrusive relative to its natural setting, urban setting or non-urban setting; (b) maintains distant views along the foreshore; and (c) retains and enhances existing vegetation to visually screen and soften built-form elements. Editor's note: Reference should be made to SC7.10 Scenic amenity planning scheme policy for guidance on information that may be required to support a development application affected by a scenic amenity overlay.	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
Coastal green breaks	
~~PO4~~PO5 Development does not adversely impinge on the integrity of identified 'green break' areas which provide a green-belt of natural landscape defining and separating the limits of each of the coastal towns/localities. Editor's note: Reference should be made to SC7.10 Scenic amenity planning scheme policy for guidance on information that may be required to support a development application affected by a scenic amenity overlay.	No acceptable outcome is nominated.
Reconfiguring a lot	
~~PO5~~PO6 Development involving reconfiguring a lot located within scenic amenity management area A, scenic amenity management area B, or a coastal green break minimises fragmentation of the identified scenic landscape area which may lead to vegetation removal. Editor's note: Reference should be made to SC7.10 Scenic amenity planning scheme policy for guidance on information that may be required to support a development application affected by a scenic amenity overlay.	**AO5.1** Where in a residential category zone, reconfiguring does not result in a lot smaller than 1,500 square metres. **AO5.2** Where in any other zone, reconfiguring does not result in a lot having a size less than the greater of the following: (a) the minimum lot size for the zone of the site (as specified in the reconfiguring a lot code); or (b) two (2) hectares in size.
~~PO6~~PO7 Development for reconfiguration of a lot: (a) is designed to respond to the natural contours of the landform and avoid imposing geometric solutions on undulating landscapes; (b) does not occur if lot sizes and lot design provides for the development of large continuous areas of urban development (resulting in a 'sea of roofs'); (c) maximises the retention of existing bands or patches of native trees; and (d) establishes new bands or patches of native trees and open space, or establishes large trees planted in road reserves. Editor's note: Reference should be made to SC7.10 Scenic amenity planning scheme policy for guidance on information that may be required to support a development application affected by a scenic amenity overlay.	No acceptable solution is nominated

8.2.11. Water resource areas overlay code

8.2.11.1. Application

This code applies to the assessment of development if it is identified as an applicable code for development, as specified in the assessment benchmarks column in the tables of assessment located in Part 5 of the planning scheme.

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

All subject matter in this code is applicable to the development assessment, unless the following circumstance arises:

(1) The heading of a specific benchmarks for assessment table specifies otherwise; or

(2) A heading within a specific benchmark for assessment table specifies that the outcomes apply to a specific type of development or to development at a specific location; or

(3) A performance outcome or acceptable outcome specifies that the outcomes apply to a specific type of development or to development at a specific location.

In the circumstance where point (2) or point (3) above arises the following applies:

(1) the development assessment outcomes apply only to the type of development specified or only to development at the location specified; and

(2) the development must still be assessed against all other general subject matter of the code.

8.2.11.2. Purpose

The purpose of the water resource areas overlay code is to ensure that development of land within water resource areas is managed to protect the water quality of the water supply.

8.2.11.3. Overall outcomes

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

(1) water quality within water resource areas is not adversely affected by development or the effects of development;

(2) management of development contributes to the maintenance and protection of water quality in water resource areas by preventing contaminants, sedimentation and solid or liquid waste from entering surface water or groundwater; and

(3) the physical integrity of waterways, wetlands, lakes, springs, riparian areas and natural ecosystems that support water quality are protected.

8.2.11.4. Specific benchmarks for assessment

Table 8.2.11.4.1 — Outcomes for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Land use	
PO1 Development is located and constructed to reduce real and potential adverse impacts on water quality within the water resource area.	**AO1.1** Development is located outside the horizontal separation distances specified in Table 8.2.11.4.3. **AO1.2** Excavation and uncompacted filling not associated with building works does not exceed 0.5 metre in depth and ten (10) cubic meters in volume.

<table>
<tr><th>Performance outcomes</th><th>Acceptable outcomes</th></tr>
<tr><td></td><td>AO1.3
Development other than a dwelling house or dual occupancy does not include on-site burial or incineration of waste and all waste is stored and collected by a licensed contractor.</td></tr>
<tr><td>PO2
The siting, installation and operation of on-site sewerage or wastewater systems:
(a) ensures that all elements of the facility are contained within the property boundaries; and
(b) provision is made for failure of the facility.</td><td>AO2.1
In addition to compliance with the minimum requirements of the Queensland Plumbing and Wastewater Code, an on-site wastewater treatment system for a dwelling house must include:
(a) emergency storage capacity of 1,000 litres and adequate buffering for shock loading/down time;
(b) a reserve land application area of 100 per cent of the effluent irrigation design area;
(c) land application areas that are vegetated;
(d) the base of the land application field is at least two (2) metres above the seasonal high water table/bedrock (whichever is the closest to the base of the application area); and
(e) wastewater collection and storage systems must have capacity to accommodate full load at peak times.

AO2.2
In addition to compliance with the minimum requirements of the Queensland Plumbing and Wastewater Code, an on-site wastewater treatment system for development other than a dwelling house must include emergency storage capable of holding three (3) to six (6) hours peak flow of treated effluent in the event of emergencies/overload with provision for de-sludging.
Editor's notes:
▪ The site and soil evaluation process in the Queensland Plumbing and Wastewater Code (2011) is used to determine suitability for an on-site sewerage or wastewater facility and the land requirements of the facility to achieve acceptable outcome for separation distances.
▪ Council may require covenant areas to be identified for each lot to identify separation distance restrictions.</td></tr>
<tr><td>PO3
Development minimises impacts on riparian vegetation within water resource areas.</td><td>AO3.1
Riparian vegetation is not cleared or disturbed within the riparian vegetation protection distances specified in the following table.
<table><tr><th>Location</th><th>Minimum riparian vegetation protection distance</th></tr><tr><td>Top of the bank of a waterway classified as stream order one or</td><td>Ten (10) metres</td></tr></table></td></tr>
</table>

Performance outcomes	Acceptable outcomes	
	stream order two	
	Top of the bank of a waterway classified as stream order three or stream order four	Twenty-five (25) metres
	Top of the bank of a waterway classified as stream order five or higher order	Fifty (50) metres

Table 8.2.11.4.2 — Additional outcomes for assessable development

Performance outcomes	Acceptable outcomes
Land use	
PO4 Development and associated activities in the rural zone are managed in a sustainable manner and ensure that water quality is protected.	**AO4.1** No movement of sediment or nutrients takes place beyond the boundaries of the site. **AO4.2** Fertilisers, treated wastewater and soil conditioners are placed in soils before mulching and not via surface spreading following planting.
PO5 Development protects and retains riparian vegetation adjacent to waterways, watercourses and water storage areas.	**AO5.1** Riparian vegetation is retained. **AO5.2** Riparian areas are fenced to restrict stock access.
PO6 The capture of solid or liquid waste from all land use, development and activities is designed, constructed and managed to prevent the release of contaminants to surface water or groundwater bodies.	**AO6.1** Run-off and sediment from roadways and impervious surfaces are intercepted and treated on-site to remove oil, grease, chemicals, silt, trace metals and nutrients such as nitrogen and phosphorous. **AO6.2** Management, handling and storage of substances (including fuelling) must be undertaken in secured, climate controlled, weather proof (roofed), level and bunded enclosures. **AO6.3** Holding tanks are used for all liquid waste and provide for the separation of oils/solvents and solids prior to pump-out and collection by a licenced contractor.
Reconfiguring a lot	
PO7 The lot size and configuration minimises impacts on catchment water quality and risks to public health.	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
PO8 Lot layout ensures that riparian vegetation is retained.	No acceptable outcome is nominated.

Table 8.2.11.4.3 – Horizontal separation distances for land uses with a water catchment area

Feature	Surveyed bank of an intermittent water course	Surveyed bank of a permanent water course	Water supply well, bore and/or dam	Nearest cut, embankment or other point where effluent might surface	Upper flood margin level of an urban water supply storage
Urban activities (including residential)	50 metres	100 metres	30 metres	30 metres	400 metres
Rural residential development	50 metres	100 metres	250 metres	30 metres	400 metres
Rural activities (including intensive animal husbandry)	50 metres	100 metres	50 metres	10 metres	400 metres
Recreation activities	50 metres	100 metres	250 metres	30 metres	400 metres
Centre activities, entertainment activities, industrial activities, special activities.	100 metres	100 metres	250 metres	50 metres	800 metres