

## 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   |  |
| <b>PO1</b><br>Development is located and constructed to reduce real and potential adverse impacts on water quality within the water resource area. | <b>AO1.1</b><br>Development is located outside the horizontal separation distances specified in Table 8.2.11.4.3.<br><br><b>AO1.2</b><br>Excavation and uncompacted filling not associated with building works does not exceed 0.5 metre in depth and ten (10) cubic meters in volume. |

| Performance outcomes  | Acceptable outcomes  |          |   |   |                 |
|---|--|----------|---|---|-----------------|
|   | <p><b>AO1.3</b></p> <p>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.</p>  |          |   |   |                 |
| <p><b>PO2</b></p> <p>The siting, installation and operation of on-site sewerage or wastewater systems:</p> <p>(a) ensures that all elements of the facility are contained within the property boundaries; and</p> <p>(b) provision is made for failure of the facility.</p> | <p><b>AO2.1</b></p> <p>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:</p> <p>(a) emergency storage capacity of 1,000 litres and adequate buffering for shock loading/down time;</p> <p>(b) a reserve land application area of 100 per cent of the effluent irrigation design area;</p> <p>(c) land application areas that are vegetated;</p> <p>(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</p> <p>(e) wastewater collection and storage systems must have capacity to accommodate full load at peak times.</p> <p><b>AO2.2</b></p> <p>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.</p> <p>Editor's notes:</p> <ul style="list-style-type: none"> <li>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.</li> <li>Council may require covenant areas to be identified for each lot to identify separation distance restrictions.</li> </ul> |          |   |   |                 |
| <p><b>PO3</b></p> <p>Development minimises impacts on riparian vegetation within water resource areas.</p>  | <p><b>AO3.1</b></p> <p>Riparian vegetation is not cleared or disturbed within the riparian vegetation protection distances specified in the following table.</p> <table border="1"> <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>  | Location | Minimum riparian vegetation protection distance | Top of the bank of a waterway classified as stream order one or | Ten (10) metres |
| Location  | Minimum riparian vegetation protection distance  |          |   |   |                 |
| Top of the bank of a waterway classified as stream order one or   | Ten (10) metres  |          |   |   |                 |

| 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   |   |                     |  |
| <b>PO4</b><br>Development and associated activities in the rural zone are managed in a sustainable manner and ensure that water quality is protected.  | <b>AO4.1</b><br>No movement of sediment or nutrients takes place beyond the boundaries of the site.<br><br><b>AO4.2</b><br>Fertilisers, treated wastewater and soil conditioners are placed in soils before mulching and not via surface spreading following planting.  |                     |  |
| <b>PO5</b><br>Development protects and retains riparian vegetation adjacent to waterways, watercourses and water storage areas.  | <b>AO5.1</b><br>Riparian vegetation is retained.<br><br><b>AO5.2</b><br>Riparian areas are fenced to restrict stock access.   |                     |  |
| <b>PO6</b><br>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. | <b>AO6.1</b><br>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.<br><br><b>AO6.2</b><br>Management, handling and storage of substances (including fuelling) must be undertaken in secured, climate controlled, weather proof (roofed), level and bunded enclosures.<br><br><b>AO6.3</b><br>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  |   |                     |  |
| <b>PO7</b><br>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                 |
|--|-------------------------------------|
| <b>PO8</b><br>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  |