

Rural Zone Code

6.2.9.1 Application

Assessment benchmarks for assessable development and requirements for accepted development

Table 6.2.9.1 — Accepted development and assessable development

Performance outcomes	Acceptable outcomes	Comments
For accepted development and assessable development Editor's note—Development identified in the tables in Part 5 as 'accepted subject to requirements' must comply with the acceptable outcomes of this table. If compliance with the acceptable outcomes is not achieved, the development becomes code assessable development unless otherwise specified in Part 5 – see sections		
Building height		
PO1 <i>Building height:</i> a) maintains a low rise built form; and b) is sympathetic to the predominant rural landscape character of the Rural zone.	AO1 <i>Building height</i> does not exceed two storeys and 10 metres above <i>ground level</i> .	AO1 – Complies. All structures (with the exception of the pylons and powerlines associated with the substation) will have a maximum height of 10m to maintain the low rise nature of the rural zone. As demonstrated in the planning report and Landscape Visual Impact Assessment in particular, the proposed development is of a scale that is sympathetic to the rural landscape character of the zone and is unlikely to result in adverse impacts on amenity.
Building setbacks		

PO2 Building <i>setbacks</i>: a) contribute to the maintenance of the rural character of the zone; and b) manage potential amenity impacts on <i>sensitive land uses</i> on <i>adjoining premises</i>.	AO2.1 <i>Buildings and structures</i>, other than <i>garden structures</i>, are <i>setback</i> a minimum of: a) 20 metres from all road frontages; and b) 15 metres from all side and rear boundaries. AO2.2 Extensions to existing buildings and structures already located within the boundary setback: a) the existing building line is maintained AO2.3 Replacement of an existing building and structure, where the existing building and structure was located within the boundary setback: a) the new building boundary setback is no closer to any property boundary than the existing building being replaced.	AO2.1 – Complies. All buildings and structures will be located • 20 metres from all road frontages; and • 15 metres from all side and rear boundaries. AO2.2 – Complies. Any extension to existing structures will be located within the existing building line. AO2.3 – Complies. All new structures will be located within the boundary setbacks.
Horticulture Precincts 1, 2 and 3		
PO3 A <i>dwelling</i> must be integral to <i>cropping</i> (excluding forestry for wood production) or <i>intensive horticulture</i> or a lawful <i>rural industry</i>.	AO3.1 <i>Dwellings</i>, including <i>caretaker's accommodation</i>, <i>dwelling houses</i> and <i>rural workers accommodation</i>, are located on a site with a minimum area of 400 hectares. OR AO3.2 <i>Dwellings</i>, including <i>caretaker's accommodation</i>, <i>dwelling houses</i> and <i>rural workers accommodation</i>, are located on a lot that was created prior to the commencement of the planning scheme.	Not Applicable. The subject site is not located in Horticulture Precincts 1, 2 or 3.
Amenity		

PO4

Development does not detract from the amenity of the local area through unacceptable impacts relating to:

- a. noise;
- b. hours of operation;
- c. traffic;
- d. advertising devices
- e. lighting;
- f. visual amenity;
- g. privacy;
- h. odour; or
- i. emissions.

Editor's note: Any development involving a sensitive land use must take into account and mitigate any nuisance impacts from existing development in the locality.

AO4

No acceptable outcome provided.

PO4 – Complies.

The proposed development has been designed to ensure it does not detract from the amenity of the local area as follows:

Impact	Response
Noise	As demonstrated in the enclosed Acoustic Impact Assessment, the proposed development is not anticipated to result in adverse acoustic impacts.
Hours of Operation	Nil impact.
Traffic	As demonstrated in the enclosed Traffic Impact Assessment, the proposed development is not anticipated to result in adverse impacts to the surrounding traffic network.
Advertising Devices	Nil impact. This application does not seek approval for advertising devices.
Lighting	Nil impact.
Visual Amenity	As demonstrated in the planning report and Landscape Visual Impact Assessment in particular, the proposed development is of a scale that is sympathetic to the rural landscape character of the zone and is unlikely to result in adverse impacts on amenity.
Privacy	Given the location of the proposed development and setbacks from the adjoining road network, the proposed use is unlikely result in adverse privacy impacts.

		Odour	Nil impact. The proposed use is not considered to result in the generation of odours.
		Emissions	Nil impact. The proposed use is not considered to result in the generation of emissions.
Sensitive land uses			
P05 Sensitive land uses are located to ensure there are no adverse impacts (odour, particulate emissions, noise, blasting, vibration, impact) from extractive industry and Intensive animal industry operations.	A05.1 Sensitive land uses are not located within a minimum separation distance of 1,000 metres from an Extractive industry use. A05.2 Sensitive land uses are not located within a minimum separation distance of 250 metres from an Intensive animal industry use.	Not Applicable. This application does not seek approval for a sensitive land use.	

9.3.4 Rural activities code

9.3.4.1 Application

Assessment benchmarks for assessable development and requirements for accepted development

This code applies to development involving a material change of use for the following *rural activities* in the Rural zone:

- (a) *Animal husbandry*; (b) *Animal keeping*;
- (c) *Aquaculture*;
- (d) *Intensive animal industry*
- (e) *Intensive horticulture*; (f) *Roadside stall*;
- (g) *Rural industry*; and
- (h) *Winery*.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in **Part 5 (Tables of assessment)**.

9.3.4.2 Purpose

- (1) The purpose of the Rural activities code is to facilitate the establishment of sustainable rural uses whilst maintaining environmental values and minimising adverse amenity impacts.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) *rural activities* mitigate negative environmental impacts on air quality, acoustic amenity, water quality and the productive capacity of the land;
 - (b) *sensitive land uses* are not adversely impacted or altered by the operation of intensive *rural activities*;
 - (c) development is located and designed so as not to adversely impact upon rural landscape character or scenic amenity;
 - (d) retail and administrative uses associated with *rural activities* remain subservient to the rural activity and do not negatively impact the Goondiwindi Region town centres network;
 - (e) *animal keeping*, *animal husbandry*, *aquaculture* and *intensive animal industry* uses are located on a site of sufficient size to provide adequate buffers to nearby *sensitive land uses*.

9.3.4.3 Assessment benchmarks and requirements

Assessment benchmarks for assessable development and requirements for accepted development

Table 6.2.9.1 — Accepted development and assessable development

Performance outcomes	Acceptable outcomes	Comments
For accepted development and assessable development Editor's note—Development identified in the tables in Part 5 as 'accepted subject to requirements' must comply with the acceptable outcomes of this table. If compliance with the acceptable outcomes is not achieved, the development becomes code assessable development unless otherwise specified in Part 5 – see sections 5.3.3(1) and (2).		
Animal keeping (except where for the keeping of horses within the Stables Precinct of the Township Zone)		
P01 <i>Animal keeping:</i> (a) is undertaken on a site that has a suitable area to provide for adequate setbacks of buildings, pens and waste disposal areas from: (i) site boundaries; (ii) roads; and (iii) sensitive land uses; (b) does not cause an adverse impact on the residents of the premises or adjoining sensitive land uses from emissions including, but not limited to: (i) noise; and (ii) odour.	A01.1 The <i>site</i> area is at least: (a) 4,000m² for a cattery; (b) 8,000m² for an aviary or wildlife refuge; (c) 4,000m² for every animal stable; (d) 20,000m² for a kennel. A01.2 Buildings and structures for the purposes of Animal keeping are setback: (a) 20 metres from a road frontage; (b) 50 metres from any existing dwelling on the same premises; (c) 50 metres from any existing sensitive land use on adjoining premises; and (d) 15 metres from any side or rear boundary.	Not Applicable. This application does not seek approval for Animal keeping.
P02 The animal keeping use is sited, constructed and managed such that: (a) animals are securely housed; and (b) the generation of any noise does not cause a nuisance to adjoining properties or other noise sensitive areas.	A02.2 Buildings for the accommodation of animals are constructed with impervious reinforced concrete floors. A02.3 Buildings for the accommodation of animals comprise walls that are acoustically treated to limit noise emissions.	Not Applicable. This application does not seek approval for Animal keeping.
P03 Disposal of solid waste and liquid waste generated by Animal keeping does not result in any on-site or off-site contamination of soil, surface water and ground	A03 No acceptable outcome provided.	Not Applicable. This application does not seek approval for Animal keeping.

water, or create any nuisance from odour, dust or vermin.		
Animal husbandry		
PO4 Development for <i>animal husbandry</i> does not compromise the: (a) amenity of sensitive land uses located on <i>adjoining</i> premises; and (b) water quality values of local receiving environments.	AO4.1 <i>Animal husbandry</i> is undertaken on premises with a minimum lot size of 2 hectares. AO4.2 <i>Animal enclosures</i> and associated structures (other than fences) are not located within: (a) 100 metres of a <i>sensitive land use</i> on an <i>adjoining premises</i> that is not associated with the <i>animal husbandry</i> use; and (b) 15 metres of a <i>dwelling house</i> on the same site.	Not Applicable. This application does not seek approval for Animal husbandry.
Aquaculture		
PO5 The use is located on a <i>site</i> which has sufficient area to: (a) accommodate the intensity and scale of the use, including <i>buildings</i> , pens, ponds, other structures and waste disposal areas; and (b) adequately separate the use from sensitive land uses.	AO5.1 The <i>site</i> has a minimum area of: (c) 2 hectares in the Rural residential zone; or (d) 100 hectares in the Rural zone. AO5.2 Buildings, structures and areas associated with the use are set back a minimum of: (a) 50 metres from any road frontage; and (b) 10 metres from any side or rear boundary.	Not Applicable. This application does not seek approval for aquaculture.
PO6 The scale of the use: (a) is consistent with the amenity expectation of the zone; (b) has regard to proximity to sensitive land uses.	Where in the Rural residential zone AO6.1 Buildings and structures associated with the use do not exceed a total area of 100m ² .	Not Applicable. This application does not seek approval for aquaculture.
Intensive animal industry		

PO7 <i>Intensive animal industry</i> is carried out on a <i>site</i> at a scale and intensity that can be operated and buffered to protect the health and amenity of the locality and sensitive <i>land uses</i>.	AO7 <i>Intensive animal industry</i> activities are carried out on sites with a minimum <i>site</i> area of 50 hectares. Editor's note-the provision of adequate site area may be demonstrated by ensuring that the design and operation of an intensive animal industry complies with the following industry guidelines:- ¶ <i>Queensland Guidelines for Meat Chicken Farms 2012;</i> ¶ <i>Reference Manual for the Establishment and Operation of Beef Cattle feedlots in Queensland;</i> ¶ <i>Interim Guideline – Sheep Feedlot Assessment in Queensland May 2010;</i> ¶ <i>National Environmental Guidelines for Piggeries 2nd Edition (revised) 2010.</i>	Not Applicable. This application does not seek approval for Intensive animal industry.
PO8 <i>Intensive animal industry</i> is located to ensure there is no adverse impact on <i>sensitive land use</i> in terms of odour, particulate emissions, noise or visual impact.	AO8 Operational activities, <i>buildings</i> (other than for <i>accommodation activities</i> or administrative purposes), pens, ponds, <i>structures</i> and waste disposal areas associated with an <i>intensive animal industry</i> comply with the minimum setbacks specified in Table 9.3.4.2—Intensive animal industry setbacks. Editor's note-the provision of adequate setbacks may be demonstrated by ensuring that the design and operation of an intensive animal industry complies with the following industry guidelines:- ¶ <i>Queensland Guidelines for Meat Chicken Farms 2012;</i> ¶ <i>Reference Manual for the Establishment and Operation of Beef Cattle feedlots in Queensland;</i> ¶ <i>Interim Guideline – Sheep Feedlot Assessment in Queensland May 2010;</i> ¶ <i>National Environmental Guidelines for Piggeries 2nd Edition (revised) 2010.</i>	Not Applicable. This application does not seek approval for Intensive animal industry.

Table 9.3.4.2 — Intensive animal industry setbacks

Feature	Setback (metres)
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Road frontage	200
Water supply storage (e.g. dam)	800
Groundwater bores	100
<i>Dwelling house</i> (Rural zone)	250
Property boundaries	50
<i>Intensive animal industry</i>	2,000

8.2 Overlay codes

8.2.1 Biodiversity areas overlay code 1 2

8.2.1.1 Application

This code applies to a material change of use, operational work or reconfiguring a lot on premises subject to matters of environmental significance identified in the SPP interactive mapping system (plan making) or on premises otherwise determined to contain matters of environmental significance.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in **Part 5 (Tables of assessment)**.

8.2.1.2 Purpose

- (1) The purpose of the Biodiversity areas overlay code is to ensure that matters of environmental significance are identified and protected.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development protects matters of State environmental significance (MSES) to maintain ecological integrity;
 - (b) development manages impacts on matters of State environmental significance (MSES) to avoid adverse impacts on environmental values;
 - (c) development enhances the health and resilience of ecological systems and supports ecological connectivity.

8.2.1.3 Assessment benchmarks and requirements

Part A – Assessment benchmarks for assessable development and requirements for accepted development

Table 8.2.1.1—Accepted development and assessable development

Performance outcomes	Acceptable outcomes	
Management of impacts on matters of State environmental significance (MSES)		
PO1 Development is designed and constructed to avoid significant adverse impacts on areas of environmental significance.	AO1.1 The development site does not contain any matters of environmental significance. OR	Complies: The EAR confirms that the development is designed and constructed to avoid adverse impacts on areas of environmental significance.

The design, layout and operation of development minimises adverse impacts on areas of environmental significance by: (a) focusing development in cleared areas to protect existing habitat; (b) utilising urban design to consolidate density and preserve existing habitat and native vegetation; (c) aligning new property boundaries to maintain ecologically important areas; (d) ensuring that alterations to natural landforms, hydrology and drainage patterns on the development site do not negatively affect ecologically important areas; (e) ensuring that significant fauna habitat are protected in their environmental context; and (f) incorporating measures that allow for the safe movement of fauna through the site. Editor's note—a report certified by an appropriately qualified person may be required to demonstrate: (a) that the development will not result in significant impacts on relevant environmental values; (b) that the development site does not contain any matters of environmental significance, or that the extent of the area of environmental significance is different to that mapped; (c) how the proposed development mitigates impacts, including on water quality, hydrology and biological processes. A01.2 For residual adverse impacts, an environmental offset is provided that is consistent with the Environmental Offsets Act 2014.	
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PO2 An adequate buffer to areas of environmental significance is provided and maintained.	AO2 A buffer for an area of environmental significance is applied and maintained, the width of which is supported by an evaluation of the environmental values, including the function and threats to matters of environmental significance.	Complies: The EAR confirms that the development is designed and constructed to avoid adverse impacts on areas of environmental significance.
Protection and buffering of wetlands and watercourses		
PO3 The design, layout and operation of development minimises adverse impacts on MSES by: (a) providing and maintaining adequate vegetated buffers and setbacks to wetlands and watercourses to assist in the maintenance of water quality, existing hydrological processes and ecological functioning; and (b) maintaining an appropriate extent of public access to watercourses and minimises edge effects.	AO3.1 A buffer is provided and maintained to a wetland which has a minimum width of: (a) 50 metres where the area is located within an <i>urban area</i> or land included in the Rural residential zone; and (b) 200 metres where the area is located outside an <i>urban area</i> or land included in the Rural residential zone. AO3.2 Development in an urban or rural residential area is setback a minimum of 50m from a waterway³ on or adjacent to the site. OR Development not in an urban or rural residential area is setback a minimum of 100m from a waterway on or adjacent to the site. Note—The above setback distances are to be measured from the top of the high bank of the watercourse. AO3.3 Cleared, degraded or disturbed watercourses and watercourse buffers within the development site are rehabilitated in accordance with an approved rehabilitation plan. AO3.4	Not Applicable. The proposed development footprint is not located within a wetland and watercourse overlay area.

	Reconfiguring a lot adjacent to a watercourse provides that:- (a) no new lots directly back onto the riparian area; (b) any new roads are located between the watercourse buffer and proposed lots.	
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8.2.2 Bushfire hazard overlay code

8.2.2.1 Application

This code applies to a material change of use, or reconfiguring a lot within a bushfire hazard area identified in the SPP interactive mapping system (plan making).

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

Note—The Building Code of Australia (BCA) and the Queensland Development Code (QDC) contain provisions applying to Class 1, 2, 3 and associated Class 10a buildings in bushfire prone areas. “Designated bushfire prone areas” for the purposes of the *Building Regulation 2006* (section 12), the BCA and QDC are identified as medium hazard, high hazard or very high hazard areas in the SPP interactive mapping system (plan making).

8.2.2.2 Purpose

- (1) The purpose of the Bushfire hazard overlay code is to ensure that risk to life, property and the environment as a result of bushfire is mitigated to an acceptable or tolerable level.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development in areas at risk from bushfire hazard is compatible with the nature of the hazard;
 - (b) the risk to people, property and the natural environment from bushfire hazard is minimised;
 - (c) development does not result in a material increase in the extent, duration or severity of bushfire hazard.

8.2.2.3 Assessment benchmarks and requirements

Part A—Assessment benchmarks for assessable development and requirements for accepted development

Table 8.2.2.1 — Accepted development and assessable development

Performance outcomes	Acceptable outcomes	Comments
For accepted development and assessable development		
Safety of people and property		
PO1 Potential bushfire hazards are appropriately mitigated to reflect the hazard level of the site in regard to; (a) vegetation type and proximity; (b) slope and aspect (c) bushfire history; (d) on-site environmental values; (e) ease of maintenance; and (f) any specific implications of the development.	AO1.1 A site specific assessment of the subject site by a suitably qualified bushfire hazard specialist confirms that the site is not subject to bushfire hazard. OR The proposed development complies with an approved Bushfire Hazard Management Plan prepared by a suitably qualified person. OR The development complies with an existing approved Bushfire Hazard Management Plan associated with a lawful and current approval over the subject site.	Please refer to the enclosed Bushfire Hazard Assessment which confirms that the proposed development has been designed to appropriately mitigate any potential bushfire hazards.
Lot Layout		
PO2 The lot layout of new development is designed and oriented to: (a) mitigate any potential bushfire hazard; (b) provide safe building sites. (b) provide safe building sites.	AO2.1 Residential lots are designed and oriented to allow for efficient emergency access to buildings and structures for fire service and emergency vehicles by avoiding battle-axe or hatchet lots or long narrow lots. AO2.2 Residential lots are designed to provide for a building envelope that is not located within a bushfire hazard area or on the area of lowest hazard within the lot. AO2.3 No new residential lots are created within an	Not applicable. This application does not seek approval for lots.

	area identified as a very high bushfire hazard area.	
Vulnerable uses		
P03 Development that is particularly vulnerable to the adverse impacts of bushfire is not established or materially intensified within a bushfire hazard area unless there is an overriding need or other exceptional circumstances.	A03 The following activities are not established or materially intensified within a confirmed medium, high, or very high bushfire hazard area: (a) uses involving the accommodation or congregation of vulnerable sectors of the community such as a child care centre, community care centre, educational establishment, detention facility, hospital, rooming accommodation, retirement facility or residential care facility; or (b) essential services including community uses, emergency services, utility installation, telecommunications facility, substation and major electricity infrastructure.	Please refer to the enclosed Bushfire Hazard Assessment which confirms that that the proposed development has been designed to appropriately mitigate any potential bushfire hazards.
Community infrastructure		
P04 Community infrastructure is able to function effectively during and immediately after bushfire events.	A04 Community infrastructure is not located with a confirmed medium, high, or very high bushfire hazard area. OR Where community infrastructure cannot practicably be located in an area not subject to medium, high, or very high bushfire hazard, the community infrastructure is designed and operated to function effectively during and after bushfire events in accordance with a bushfire hazard assessment and management plan prepared by a suitably qualified person.	Not applicable. This application does not seek approval for community infrastructure.
Hazardous materials manufactured or stored in bulk		
P05 Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.	A05 Development involving the manufacture or storage of hazardous materials in bulk is not located within a	Please refer to the enclosed Bushfire Hazard Assessment which confirms that that the proposed development has been designed to appropriately mitigate any potential bushfire hazards.

	confirmed medium, high or very high bushfire hazard area.	
Access and evacuation routes		
PO6 Vehicular access is designed to mitigate against bushfire hazard by: (a) ensuring adequate access for fire fighting and other emergency vehicles; (b) ensuring adequate access for the evacuation of residents and emergency personnel in an emergency situation, including alternative safe access routes should access in one direction be blocked in the event of a fire; (c) providing for the separation of developed areas and adjacent bushland. Note—Where it is not practicable to provide firebreaks in accordance with AO6.3, fire maintenance trails are provided in accordance with the following: i. located as close as possible to the boundaries of the lot and the adjoining hazardous vegetation; ii. the minimum cleared width not less than 6 metres; iii. the formed width is not less than 2.5 metres; iv. the formed gradient is not greater than 15%; v. vehicular access is provided at both ends; vi. passing bays and turning areas are provided for fire-fighting appliances either located on public land or in an access easement that is granted in favour of the Local Government and QFRS.	AO6.1 The road layout provides for “through roads” and avoids culs-de-sac and “dead end” roads (except where a perimeter road isolates the development from hazardous vegetation or the cul-de-sacs are provided with an alternative access linking the cul-de-sac to other through roads). AO6.2 Roads have a maximum gradient of 12.5%. AO6.3 Where development involves the creation of a new road, fire breaking trails are:- (a) provided along a minimum 20m of cleared road reserve; (b) a maximum gradient of 12.5%; (c) located between the development site and hazardous vegetation. OR Where development does not involve the creation of a new road, fire breaking trails are provided between the development site and hazardous vegetation and such trails:- (a) have a cleared minimum width of 6m; (b) have a maximum gradient of 12.5%; (c) provide continuous access for fire fighting vehicles; (d) allow for vehicle access every 200m; (e) provide passing bays and turning areas every 200m.	Please refer to the enclosed Bushfire Hazard Assessment which confirms that that the proposed development has been designed to appropriately mitigate any potential bushfire hazards.

	Note – Road design is in accordance with SC6.2 – Planning Scheme Policy 1 – land development Standards.	
Water supply for fire fighting purposes		
PO7 Development provides an adequate and reliable water supply for fire fighting purposes which is safely located and has sufficient flow and pressure characteristics.	Where within a water supply service area: AO7.1 The on-site water supply has flow and pressure characteristics of 10 litres a second at 200 kPa. Where outside a water supply service area: AO7.2 A water tank is provided within 10m of each building (other than a class 10 building) which: (a) is either below ground level or of non flammable construction ; (b) has a take off connection at a level that allows the following dedicated, static water supply to be left available for access by fire fighters: I. 10,000l for residential buildings; II. 45,000l for industrial buildings; and III. 20,000l for other buildings; (c) includes a hardstand area allowing medium rigid vehicle (15 tonne fire appliance) access within 6m of the tank; (d) is provided with fire brigade tank fittings – 50mm ball valve and male camlock coupling and, if underground, an access hole of 200mm (minimum) to accommodate suction lines; and (e) is clearly identified by directional signage provided at the street frontage.	Please refer to the enclosed Bushfire Hazard Assessment which confirms that that the proposed development has sufficient water supply via a water tank.
Landscaping		
PO8 Landscaping does not increase the potential bushfire risk of development within a bushfire hazard area.	AO8 Landscaping does not include species that will exacerbate a bushfire event and does not increase fuel loads within separation areas.	Please refer to the enclosed Bushfire Hazard Assessment which confirms that that the proposed development has been designed to appropriately mitigate any potential bushfire hazards.

8.2.3 Flood hazard overlay code

8.2.3.1 Application

This code applies to a material change of use, reconfiguring a lot or operational work on premises subject to the flood hazard overlay as identified on the overlay maps contained in Schedule 2 (Mapping) or on premises otherwise determined to be subject flooding.

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

Note—the *Building Regulation 2006* contains provisions applying to building work in a natural hazard management area (flood) and the Queensland Development Code (QDC) MP3.5 is triggered by a flood hazard area. “Natural hazard management area (flood)” for the purposes of the *Building Regulation 2006* (Part 2A and Part 3) and “flood hazard area” for the purposes of QDC MP3.5 – Construction of Building in Flood Hazard Areas are identified as the flood hazard area on the flood hazard area overlay maps in Schedule 2 (Mapping).

8.2.3.2 Purpose

- (1) The purpose of the Flood hazard overlay code is to:
 - (a) manage development outcomes in flood hazard areas to ensure that risk to life, property, community, economic activity and the environment during flood events is minimised;
 - (b) ensure that development does not materially increase the potential for flood damage on- site or to other property; and
 - (c) ensure that development undertaken near a levee bank does not affect the structural integrity of the levee bank.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the siting and layout of development and the provision of access responds to the risk of flooding and minimises risk to personal safety;
 - (b) development is resilient to flood events by ensuring that siting and design accounts for the potential risks of flood hazard to property;
 - (c) development supports, and does not unduly burden disaster management response or recovery capacity and capabilities;
 - (d) essential community infrastructure required to support the safety and wellbeing of the community is, wherever practical, located and designed to function effectively during and immediately after a flood event;
 - (e) development avoids an unacceptable increase in severity of flood hazards and does not significantly increase the potential for damage on the site or to other properties;
 - (f) development avoids the release of hazardous materials as a result of a flood event; (g) natural processes and the protective function of landforms and/or vegetation are maintained in flood hazard areas;

8.2.3.3 Assessment benchmarks and requirements

Part A— Assessment benchmarks for assessable development and requirements for accepted development

Table 8.2.3.1— Accepted development and assessable development

Performance outcomes	Acceptable outcomes	Comments
For accepted development and assessable development		
Development siting and design		
PO1 Development is resilient to flood events by ensuring design and built form appropriately responds to the potential risks of flooding.	AO1.1 Development is located on the highest part of the site practicable. AO1.2 Finished surface levels for reconfiguring a lot and finished floor levels for habitable rooms are a minimum of 300mm above the defined flood event (DFE). OR Where involving an extension to an existing dwelling house that is situated below the DFE:- (a) the extension has a gross floor area not exceeding 50m ² ; and (b) the finished floor level of all habitable rooms is not less than the floor level of existing habitable rooms. AO1.3 Non-habitable floor areas are designed and constructed to be resilient to the effects of flood, up to and including the DFE. AO1.4 A safe evacuation route that remains passable with sufficient flood warning time to enable people to progressively evacuate to a gathering point above the DFE in the face of advancing flood waters is available.	Complies. The proposed development footprint is located on the highest part of the site as practical.
Flood impacts		

P02 Development directly, indirectly and cumulatively avoids any increase in water flow velocity or flood level, and does not increase the potential for flood damage either on-site or on other properties.	AO2.1 Development in an urban area does not involve works that: (a) physically alter a watercourse or floodway, including vegetation clearing; (b) result in a reduction in flood storage capacity; or (c) change stormwater flows, velocities or levels external to the development site. AO2.2 Development (including buildings and earthworks) in non-urban areas provides for: (a) any changes to the depth, duration, or velocity of flood waters to be contained to the development site; OR (b) does not change flood characteristics outside the development site in ways that result in: (i) loss of flood storage; (ii) loss of or changes to flow paths; (iii) acceleration or retardation of flows or any reduction in flood warning times elsewhere on the floodplain.	Complies. As demonstrated in the enclosed Site Based Stormwater Management Plan, the proposed development will not directly, indirectly or cumulatively result in any significant increase in water flow velocity or flood level, and will not increase the potential for flood damage either on-site or on other properties
Community infrastructure or uses		
P03 Development involving community infrastructure or uses essential to the health, safety or wellbeing of the community: (a) remains functional to serve community need during and immediately after a flood event; (b) is designed, sited and operated to avoid adverse impacts on the community or the environment due to the impacts of flooding on infrastructure, facilities or (c) retains essential site access during a flood event; and	AO3.1 Any components of infrastructure that are likely to fail to function or may result in contamination when inundated by flood, such as electrical switch gear and motors, telecommunications connections, or water supply pipeline air valves are: (a) located above the DFE or the highest known flood level for the premises; or (b) designed and constructed to exclude floodwater intrusion/infiltration.	Not Applicable. This application does not seek approval for community infrastructure.

(d) is able to remain functional even when other infrastructure or services may be compromised in a flood event.	AO3.2 Community infrastructure is located in accordance with the recommended flood level (RFL) for that infrastructure specified in Table 8.2.3.2 (Recommended flood levels for community infrastructure).	
Hazardous materials		
PO4 Development avoids the release of hazardous materials into floodwaters.	AO4 Buildings or structures used for the manufacture or storage of hazardous materials are: (a) located above the DFE or highest known flood level; or (b) designed to prevent the intrusion of floodwaters.	Complies. The proposed development area is not located within a flood hazard area.
Additional Criteria for Development in Goondiwindi: Not Applicable. Subject site is not located in Goondiwindi		
Additional criteria for development in Inglewood, Texas, and Yelarbon Not Applicable. Subject site is not located in Inglewood, Texas or Yelarbon		

Table 8.2.3.2 Recommended flood levels for community infrastructure

Type of community infrastructure	Recommended Flood Level
Air services	0.5% AEP
Community use incorporating the storage of valuable records or items of historic or cultural significance (e.g. art galleries, libraries, museums, archives)	Where practicable above the PMF OR 0.5% AEP
Child care centre	0.5% AEP
Educational establishment	0.2% AEP if used for evacuation 0.5% AEP otherwise
Emergency services	0.2% AEP (0.5% for police stations and fire stations)
Substation	0.5% AEP
Utility installation (sewage treatment plant)	0.5% AEP
Utility installation (water treatment plant)	0.5% AEP
Utility installation (telephone exchange)	0.1% AEP

9.4.4 Transport and infrastructure code

9.3.4.1 Application

9.4.4.1 Application

This code applies to assessing development involving a material change of use in all zones. When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5 (Tables of assessment).

9.4.4.2 Purpose

- (1) The purpose of the Transport and infrastructure code is to ensure that:
 - (a) transport infrastructure (including pathways, roads, parking and service areas) is provided in a manner which meets the needs of the development, whilst maintaining a safe and efficient road network, promoting active transport use and preserving the character and amenity of the Goondiwindi Region;
 - (b) development is appropriately serviced by physical infrastructure and the provision of public utilities and services including sewerage reticulation, water supply reticulation, stormwater drainage, electricity and ancillary works that are provided in accordance with best management land development practices;
 - (c) landscaping is provided in a manner which is consistent with the desired character and amenity of the Goondiwindi region.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development is integrated with the transport network to maximise the accessibility and efficiency of traffic and transport movement;
 - (b) the hierarchy of the transport network is maintained and reinforced by development;
 - (c) development provides safe, efficient and convenient access to and from the road network for vehicles, cyclists and pedestrians;
 - (d) on-site car parking is provided that is adequate to meet the reasonable requirements of specific development;
 - (e) on-site car parking and manoeuvring areas are provided that are safe, convenient and legible for vehicle and pedestrian movements;
 - (f) adequate access and manoeuvring areas for service vehicles are provided to meet the expected servicing needs of the development;
 - (g) parking facilities do not adversely impact adjoining development in terms of nuisance emissions or amenity impacts;
 - (h) development limits impacts on the safety and efficiency of transport corridors;
 - (i) development is provided with water supply, sewerage, stormwater, electricity and telecommunications infrastructure sufficient to meet the needs of end users;
 - (j) infrastructure is cost effective over its life cycle;
 - (k) development provides landscaping that is resilient and enhances the landscape character and amenity of the area

9.4.4.3 Assessment benchmarks and requirements

Assessment benchmarks for assessable development and requirements for accepted development

Table 9.4.4.1 — Accepted development and assessable development

Performance outcomes	Acceptable outcomes	Comments
For accepted development and assessable development		

Editor's note—Development identified in the tables in Part 5 as 'accepted subject to requirements' must comply with the acceptable outcomes of this table. If compliance with the acceptable outcomes is not achieved, the development becomes code assessable development unless otherwise specified in Part 5 – see sections 5.3.3(1) and (2).

Vehicular access and car parking		
PO1 Vehicle access is designed and constructed to ensure safe, all weather, functional operation for motorists and pedestrians.	AO1 Vehicle access is designed and constructed in accordance with <i>Australian Standard AS2890</i> or Standard Drawing 1 in SC6.2 – Planning Scheme Policy 1 – Land Development Standards .	Complies with PO1. As detailed in the enclosed Traffic Impact Assessment, vehicle access to the BESS site is proposed via an existing access track located on Carbean Road and the Cunningham Highway / Carbean Road intersection.
PO2 Car parking: (a) is adequate for the expected demand; (b) is designed to ensure safe and functional operation for motorists and pedestrians; (c) allows for the safe and efficient servicing of the site; (d) is provided to enhance the amenity and function of the surrounding road network; and (e) is attractively landscaped to improve the visual amenity of the surrounding area.	AO2 Parking is provided on the site in accordance with the requirements identified in Table 9.4.4.2 - Car parking generation rates and service vehicle requirements . Note—where for a <i>supermarket</i> or <i>shopping centre</i> including a <i>supermarket</i> in the Central business district precinct or Pratten Street precinct of the Centre Zone or the Callandoon Street precinct or Marshall Street precinct of the General residential zone, a Traffic and Car Parking Impact Assessment and Street Improvement Plan is undertaken in support of any development application seeking car parking concessions. OR Where development is for a material change of use involving no building work or <i>minor building work</i> , the existing number of car parking spaces on the premises is maintained.	Complies with PO2. Given the low numbers of staff required to access the site during the operational phase of the development, formal car parking is not proposed to be provided. Informal car parking is anticipated to occur within the O&M Compound.
Water supply		
PO3 Premises have an adequate volume and supply of water that: (a) meets the needs of users;	Where within a water supply service area AO3.1 Development is connected to a reticulated	Complies with PO3. The proposed development will be provided with an on site water tank for fire fighting purposes. Potable water is anticipated to be delivered to the site as required. It is anticipated that Council will condition the development in accordance with the above.

(b) ensures the health, safety and convenience of the community; and (c) is adequate for fire fighting purposes.	water supply system in accordance with SC6.2 Planning Scheme Policy 1 – Land Development Standards. Where outside a water supply service area AO3.2 Development is connected to a safe and efficient on-site water supply in accordance with SC6.2 Planning Scheme Policy 1 – Land Development Standards.	
Wastewater disposal		
PO4 Premises provide for the treatment and disposal of effluent and other waste water that: (a) meets the needs of users; (b) ensures the health, safety and convenience of the community; and (c) minimises adverse impacts on the receiving environment.	Where within a sewerage service area AO4.1 Development is connected to a reticulated sewerage system in accordance with SC6.2 Planning Scheme Policy 1 – Land Development Standards. Where outside a sewerage service area AO4.2 Development is connected to an on-site waste water disposal system in accordance with SC6.2 Planning Scheme Policy 1 – Land Development Standards.	Complies with PO4. The proposed development will be provided with an on site waste disposal system (ie portable toilets). It is anticipated that Council will condition the development in accordance with the above.
PO5 Development does not discharge wastewater to a waterway or off site unless demonstrated to be best practice environmental management for that site.	AO5.1 For development with equivalent persons (EP) greater than 20, approval from the Department of Environment and Science is required for wastewater disposal. AO5.2 For development with equivalent persons (EP) less than 20, all effluent is to be disposed of on the premises where it is generated.	Refer above.
PO6	AO6	Refer above.

Any treatment and disposal of waste water to a waterway accounts for: (a) the applicable water quality objectives for the receiving waters; and (b) adverse impacts on ecosystem health or receiving waters; and (c) in waters mapped as being of high ecological value, the adverse impacts of such releases and their offset.	The WWMP prepared in accordance with AO5.1 is implemented.	
PO7 Wastewater discharge to a waterway is managed in a way that maintains ecological processes, riparian vegetation, waterway integrity, and downstream ecosystem health.	AO7 Wastewater discharge to waterways is managed to avoid or minimise the release of nutrients of concern so as to minimise the occurrence, frequency and intensity of coastal algal blooms.	Refer above.
Stormwater infrastructure		
PO8 Stormwater drainage is designed and managed during the construction and operation of development to avoid adverse impacts on surrounding development or compromise the natural health and functioning of adjoining waterway systems.	AO8 Development is provided with stormwater infrastructure in accordance with SC6.2 Planning Scheme Policy 1 – Land Development Standards.	Complies with PO8. Please refer to the enclosed Concept Stormwater Management Plan for further details regarding the proposed stormwater management strategy. As detailed in this report, the proposed stormwater drainage has been designed to avoid adverse impacts on surrounding development and will not compromise the natural health and functioning of adjoining waterway systems.
PO9 Operational activities for the development avoid or minimise changes to waterway hydrology from adverse impacts of altered stormwater quality and flow.	AO9 The Stormwater Management Plan prepared in accordance with AO8 is implemented.	Refer above.
Electricity supply and telecommunications infrastructure		
PO10 Premises are provided with an adequate supply of electricity and telecommunications infrastructure to meet the needs of the development.	AO10 Development is connected to the electricity supply network and telecommunications services network in accordance with the requirements of the relevant service provider.	Complies. The proposed development will be connected to the electricity supply network and telecommunications services network in accordance with the requirements of the relevant service provider.
For assessable development		
Active transport		

PO11 A safe pedestrian/cycle network is provided that connects into the broader network of proposed and existing pathways.	AO11.1 Where required, bicycle parking is provided in accordance with the requirements identified in <i>Australian Standard AS2890.3</i> and <i>AUSTROADS Guide to Traffic Management Part 11: Parking</i>. AO11.2 Pedestrian and cycle infrastructure is designed and constructed in accordance with: (a) <i>AUSTROADS Guide to Road Design – Part 3: Geometric Design</i> and <i>Part 6A: Pedestrians and Cyclists Paths</i>; (b) <i>AUSTROADS Guide to Traffic Management: Part 6 – Intersections, Interchanges and Crossings (2007)</i>; and (c) Parts 4, 4A, 4B and 4C of the <i>Guide to Road Design</i> (AUSTROADS 2009c, 2009d, 2009e and 2009f respectively).	Not Applicable. Given the nature and the location of the proposed use, no pedestrian / cycle networks are proposed as a result of this application..
On-site manoeuvring		
PO12 Development provides adequate on-site car and service vehicle manoeuvrability to ensure safe and functional vehicle movements within the site and to the road network.	AO12.1 All on-site vehicle parking, manoeuvring, loading and unloading areas are designed and constructed in accordance with Australian Standard AS2890 and SC6.2 – Planning Scheme Policy 1 – Land Development Standards. AO12.2 Development provides for all vehicles to enter and exit the site in forward gear.	Complies. Please refer to the enclosed Traffic Impact Assessment which confirms that the access has been designed to ensure adequate on-site car and service vehicle maneuverability.
Service vehicles		
PO13 Service vehicle provision is adequate to service the needs of the development and ensures safe and functional operation for motorists and pedestrians.	AO13 Service vehicle spaces are provided on the site in accordance with the requirements identified in Table 9.4.4.2—Minimum car parking rates and service vehicle requirements.	Complies. Please refer to the enclosed Traffic Impact Assessment which confirms that the access has been designed to ensure adequate on-site car and service vehicle maneuverability.
Street lighting		

PO14 Adequate street lighting is provided that avoids abrupt changes in lighting levels during both day and night operation.	AO14 Street lightning is designed in accordance with <i>Australian Standard AS1158</i> .	Not Applicable. Given the nature of the use, no street lighting is proposed.
Landscaping		
PO15 Development provides appropriate landscaping to: (a) contribute to a pleasant and functional built form; (b) contribute to the positive visual qualities and ensure an attractive streetscape; (c) screen and reduce the visual mass and impact of buildings, structures, external use areas and infrastructure; (d) respond positively to climatic conditions, including sun and breeze control; (e) ensure the amenity and privacy of adjoining premises are protected and maintained; (f) prevent soil erosion and protect and maintain habitat values; and (g) make provision for recreation areas.	AO15.1 Landscaping complies with the standards specified in SC6.4 Planning Scheme Policy 1 – Landscaping Standards . AO15.2 Street frontage landscaping has a minimum width of 2 metres for the full length of the site frontage (excluding driveways). AO15.3 Landscape screening to external use areas has a minimum width of 3 metres for the full length of all boundaries adjoining external use areas on the site. AO15.4 For industrial activities adjoining premises not included in an industry zone and used for non-industrial activities, a solid screen fence with a minimum height of 1.8 metres is provided on the common boundary.	Complies. As demonstrated in the enclosed Landscape Visual Impact Assessment, the proposed development will not adversely impact on the character, amenity or privacy of surrounding land uses.

Any other use	Car parking is provided at a rate sufficient to accommodate the expected demand for the use.	Service vehicle parking is provided at a rate sufficient to accommodate the expected demand for the use.
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Performance outcomes	Acceptable outcomes	Comments
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For accepted development and assessable development

Editor's note—Development identified in the tables in Part 5 as 'accepted subject to requirements' must comply with the acceptable outcomes of this table. If compliance with the acceptable outcomes is not achieved, the development becomes code assessable development unless otherwise specified in Part 5 – see sections 5.3.3(1) and (2).

Animal keeping (except where for the keeping of horses within the Stables Precinct of the Township Zone)

PO1 <i>Animal keeping:</i> (a) is undertaken on a site that has a suitable area to provide for adequate setbacks of buildings, pens and waste disposal areas from: (i) site boundaries; (ii) roads; and (iii) sensitive land uses; (b) does not cause an adverse impact on the residents of the premises or adjoining sensitive land uses from emissions including, but not limited to: (i) noise; and (ii) odour.	AO1.1 The <i>site</i> area is at least: (a) 4,000m² for a cattery; (b) 8,000m² for an aviary or wildlife refuge; (c) 4,000m² for every animal stable; (d) 20,000m² for a kennel. AO1.2 Buildings and structures for the purposes of Animal keeping are setback: (a) 20 metres from a road frontage; (b) 50 metres from any existing dwelling on the same premises; (c) 50 metres from any existing sensitive land use on adjoining premises; and (d) 15 metres from any side or rear boundary.	Not Applicable. This application does not seek approval for Animal keeping.
PO2 The animal keeping use is sited, constructed and managed such that: (a) animals are securely housed; and (b) the generation of any noise does not cause a nuisance to adjoining properties or other noise sensitive areas.	AO2.2 Buildings for the accommodation of animals are constructed with impervious reinforced concrete floors. AO2.3 Buildings for the accommodation of animals comprise walls that are acoustically treated to limit noise emissions.	Not Applicable. This application does not seek approval for Animal keeping.
PO3 Disposal of solid waste and liquid waste generated by Animal keeping does not result in any on-site or off-site contamination of soil, surface water and ground water, or create any nuisance from odour, dust or vermin.	AO3 No acceptable outcome provided.	Not Applicable. This application does not seek approval for Animal keeping.

Animal husbandry		
PO4 Development for <i>animal husbandry</i> does not compromise the: (a) amenity of sensitive land uses located on <i>adjoining</i> premises; and (b) water quality values of local receiving environments.	AO4.1 <i>Animal husbandry</i> is undertaken on premises with a minimum lot size of 2 hectares. AO4.2 <i>Animal enclosures</i> and associated structures (other than fences) are not located within: (a) 100 metres of a <i>sensitive land use</i> on an <i>adjoining premises</i> that is not associated with the <i>animal husbandry</i> use; and (b) 15 metres of a <i>dwelling house</i> on the same site.	Not Applicable. This application does not seek approval for Animal husbandry.
Aquaculture		
PO5 The use is located on a <i>site</i> which has sufficient area to: (a) accommodate the intensity and scale of the use, including <i>buildings</i> , pens, ponds, other structures and waste disposal areas; and (b) adequately separate the use from sensitive land uses.	AO5.1 The <i>site</i> has a minimum area of: (c) 2 hectares in the Rural residential zone; or (d) 100 hectares in the Rural zone. AO5.2 Buildings, structures and areas associated with the use are set back a minimum of: (a) 50 metres from any road frontage; and (b) 10 metres from any side or rear boundary.	Not Applicable. This application does not seek approval for aquaculture.
PO6 The scale of the use: (a) is consistent with the amenity expectation of the zone; (b) has regard to proximity to sensitive land uses.	Where in the Rural residential zone AO6.1 Buildings and structures associated with the use do not exceed a total area of 100m ² .	Not Applicable. This application does not seek approval for aquaculture.
Intensive animal industry		

PO7 <i>Intensive animal industry</i> is carried out on a <i>site</i> at a scale and intensity that can be operated and buffered to protect the health and amenity of the locality and sensitive <i>land uses</i>.	AO7 <i>Intensive animal industry</i> activities are carried out on sites with a minimum <i>site</i> area of 50 hectares. Editor's note-the provision of adequate site area may be demonstrated by ensuring that the design and operation of an intensive animal industry complies with the following industry guidelines:- ¶ <i>Queensland Guidelines for Meat Chicken Farms 2012;</i> ¶ <i>Reference Manual for the Establishment and Operation of Beef Cattle feedlots in Queensland;</i> ¶ <i>Interim Guideline – Sheep Feedlot Assessment in Queensland May 2010;</i> ¶ <i>National Environmental Guidelines for Piggeries 2nd Edition (revised) 2010.</i>	Not Applicable. This application does not seek approval for Intensive animal industry.
PO8 <i>Intensive animal industry</i> is located to ensure there is no adverse impact on <i>sensitive land use</i> in terms of odour, particulate emissions, noise or visual impact.	AO8 Operational activities, <i>buildings</i> (other than for <i>accommodation activities</i> or administrative purposes), pens, ponds, <i>structures</i> and waste disposal areas associated with an <i>intensive animal industry</i> comply with the minimum setbacks specified in Table 9.3.4.2—Intensive animal industry setbacks. Editor's note-the provision of adequate setbacks may be demonstrated by ensuring that the design and operation of an intensive animal industry complies with the following industry guidelines:- ¶ <i>Queensland Guidelines for Meat Chicken Farms 2012;</i> ¶ <i>Reference Manual for the Establishment and Operation of Beef Cattle feedlots in Queensland;</i> ¶ <i>Interim Guideline – Sheep Feedlot Assessment in Queensland May 2010;</i> ¶ <i>National Environmental Guidelines for Piggeries 2nd Edition (revised) 2010.</i>	Not Applicable. This application does not seek approval for Intensive animal industry.