

Contents

<b>Part 8</b>	<b>Overlays, .....</b>	<b>4</b>
8.1	Preliminary .....	4
8.2	Development constraints overlay codes.....	5
8.2.1	Airport Environs Overlay Code .....	5
8.2.1.1	Application .....	5
8.2.1.2	Purpose and overall outcomes .....	5
8.2.1.3	Assessment Benchmarks for assessable development .....	5
8.2.2	Bushfire Hazard Overlay Code .....	10
8.2.2.1	Application .....	10
8.2.2.2	Purpose and overall outcomes .....	10
8.2.2.3	Assessment benchmarks for assessable development.....	11
8.2.3	Flood Hazard Overlay Code .....	18
8.2.3.1	Application .....	18
8.2.3.2	Purpose and overall outcomes .....	18
8.2.3.3	Assessment benchmarks for assessable development.....	19
8.2.4	Landslide Hazard Overlay code .....	28
8.2.4.1	Application .....	28
8.2.4.2	Purpose and overall outcomes .....	28
8.2.4.3	Assessment benchmarks for assessable development.....	28
8.3	Character overlay codes category .....	35
8.3.1	Heritage Overlay Code .....	35
8.3.1.1	Application .....	35
8.3.1.2	Purpose and overall outcomes .....	35
8.3.1.3	Requirements for accepted development and assessment benchmarks for assessable development.....	35
8.3.2	Neighbourhood Character Overlay Code .....	39
8.3.2.1	Application .....	39
8.3.2.2	Purpose and overall outcomes .....	39
8.3.2.3	Requirements for accepted development and assessment benchmarks for assessable development.....	39
8.3.3	Scenic Amenity Overlay Code.....	51
8.3.3.1	Application .....	51
8.3.3.2	Purpose and overall outcomes .....	51
8.3.3.3	Assessment benchmarks for assessable development.....	51
8.4	Infrastructure overlay codes category .....	54
8.4.1	Regional Infrastructure Corridors and Substations Overlay Code .....	54
8.4.1.1	Application .....	54
8.4.1.2	Purpose and overall outcomes .....	54

8.4.1.3	Assessment benchmarks for assessable development .....	54
8.5	Environment overlay codes category .....	56
8.5.1	Environmental Significance Overlay Code .....	56
8.5.1.1	Application .....	56
8.5.1.2	Purpose and overall outcomes .....	56
8.5.1.3	Assessment benchmarks for assessable development .....	57
8.6	Natural resources overlay codes category .....	59
8.6.1	Extractive Resources Overlay Code .....	59
8.6.1.1	Application .....	59
8.6.1.2	Purpose and overall outcomes .....	59
8.6.1.3	Assessment benchmarks for assessable development .....	59
8.6.2	Agricultural Land Overlay Code .....	61
8.6.2.1	Application .....	61
8.6.2.2	Purpose and overall outcomes .....	61
8.6.2.3	Assessment benchmarks for assessable development .....	61
8.6.3	Water Resource Catchments Overlay Code .....	63
8.6.3.1	Application .....	63
8.6.3.2	Purpose and overall outcomes .....	63
8.6.3.3	Assessment benchmarks for assessable development .....	63

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## Part 8 Overlays<sup>1, 2</sup>

### 8.1 Preliminary

- (1) Overlays identify areas in the planning scheme that reflect state and local level interests and that have one or more of the following characteristics:
  - (a) there is particular sensitivity to the effects of development
  - (b) there is a constraint on land use or development outcomes
  - (c) there is to the presence of valuable resources
  - (d) there are particular opportunities for development.
- (2) Overlays are mapped and included in Schedule 2.
- (3) The changed categories of development, 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 any additional assessment benchmarks.
- (5) 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
- (6) Where development is proposed on premises partly affected by an overlay, the assessment benchmarks for the overlay only relate to the part of the premises affected by the overlay.
- (7) The overlays for the planning scheme are:
  - (a) Agricultural Land Overlay.
  - (b) Airport Environs Overlay.
  - (c) Bushfire Hazard Overlay.
  - (d) Environmental Significance Overlay.
  - (e) Extractive Resources Overlay.
  - (f) Flood Hazard Overlay.
  - (g) Heritage Overlay.
  - (h) Landslide Hazard Overlay.
  - (i) Neighbourhood Character Overlay.
  - (j) Regional Infrastructure Corridors and Substations Overlay.
  - (k) Scenic Amenity Overlay.
  - (l) Water Resource Catchments Overlay.

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<sup>1</sup> Amended on 3 July 2017

<sup>2</sup> Amended on 4 August 2014

## 8.2 Development constraints overlay codes

### 8.2.1 Airport Environs Overlay Code

#### 8.2.1.1 Application

This code applies to assessable development:-

- (1) subject to the Airport Environs Overlay shown on the overlay maps contained within Schedule 2 (Mapping); and
- (2) identified as requiring assessment against the Airport Environs Overlay Code by the tables of assessment in Part 5 (Tables of assessment).

#### 8.2.1.2 Purpose and overall outcomes

- (1) The purpose of the Airport Environs Overlay Code is to protect the existing and future operational requirements of the Toowoomba Airport and the Oakey Army Aviation Centre and to provide for the most appropriate and compatible development of surrounding lands.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) conflicts between the Toowoomba airport, the Oakey Army Aviation Centre and surrounding uses are avoided;
  - (b) development does not introduce or intensify uses which are sensitive to noise interference or nuisance unless, where practicable, adequate mitigation measures are incorporated into the development;
  - (c) development mitigates impacts to ensure an appropriate level of amenity; and
  - (d) safe and efficient airport operations are protected.

#### 8.2.1.3 Assessment benchmarks for assessable development

**Table 8.2.1:1 – Airport Environs Overlay Code – assessment benchmarks for assessable development**

Performance outcomes	Acceptable outcomes
<b>Height of Buildings and Other Structures</b>	
PO <sub>1</sub> The height of buildings or other structures does not affect the operational efficiency of the Toowoomba Airport or Oakey Army Aviation Centre or create a hazard to the safe navigation of aircraft using the airport.	AO <sub>1.1</sub> Buildings and other structures in areas adjacent to the Toowoomba Airport do not penetrate the Airport Obstacle Limitation Surfaces shown on the Airport Environs Overlay maps.  AO <sub>1.2</sub> Buildings or other structures (including private forestry plantations) in areas adjacent to the Oakey Army Aviation Centre shown on the Airport Environs Overlay maps do not exceed the following heights: <ol style="list-style-type: none"> <li>(a) Area A – 0m;</li> <li>(b) Area B – 7.5m;</li> <li>(c) Area C – 15m;</li> <li>(d) Area D – 45m; and</li> <li>(e) Area F – 90m.</li> </ol> AO <sub>1.3</sub> Any cranes or other equipment used during the construction do not exceed the heights set out in AO <sub>1.1</sub> or AO <sub>1.2</sub> .

Performance outcomes	Acceptable outcomes
<b>Acoustic Amenity<sup>3</sup></b>	
<p>PO<sub>2</sub> , .Development is appropriately located and designed to prevent adverse impacts from aircraft noise in accordance with Australian Standards AS2021 – Acoustics – Aircraft Noise Intrusion – Building Siting and Construction.</p>	<p>AO<sub>2.1</sub> Premises are not developed for:</p> <ul style="list-style-type: none"> <li>(a) dwelling house, multiple dwelling, dual occupancy, retirement facility, tourist park, hospital, health care services, relocatable home park, community residence, child care centre, educational establishment, residential care facility, resort complex, rooming accommodation or rural worker’s accommodation on land within the 25 or higher ANEF contour;</li> <li>(b) short term accommodation, community use, hotel, place of worship, rooming accommodation or theatre, on land within the 30 or higher ANEF contour;</li> <li>(c) business activities or commercial uses on land within the 35 or higher ANEF contour.</li> </ul>
<p>PO<sub>3</sub> Development for:</p> <ul style="list-style-type: none"> <li>(a) caretaker’s accommodation, community residence, dwelling house, dwelling unit, multiple dwelling, dual occupancy, child care centre, retirement facility, tourist park, educational establishment, hospital, health care services, rooming accommodation, relocatable home park, residential care facility, resort complex or rural worker’s accommodation on land situated between the 20 and 25 ANEF contours;</li> <li>(b) short term accommodation, club, community uses, hotel, place of worship or theatre, on land situated between the 20 and 30 ANEF contours; or</li> <li>(c) business activities or commercial uses on land situated between the 20 and 35 ANEF contours;</li> </ul> <p>incorporates effective noise attenuation measures which meet Australian Standard AS2021 - Acoustics - Aircraft Noise Intrusion – Building Siting and Construction and Australian Standard AS2107 – Acoustics – Recommended design sound levels and reverberation times for building interiors.</p>	<p>No acceptable outcome is nominated.</p>

<sup>3</sup> Amended on 27 April 2018

Performance outcomes	Acceptable outcomes
<b>Lighting and Emission Hazards</b>	
<p>PO<sub>4</sub> The development of premises does not cause an obstruction or other potential hazard to aircraft movement associated with the airports by way of:</p> <ul style="list-style-type: none"> <li>(a) introducing reflective surfaces, very bright lighting, or lighting similar to aerodrome lighting, which can distract or confuse aircraft pilots;</li> <li>(b) interfering with navigation or communication facilities; or</li> <li>(c) emissions that may effect pilot visibility or aircraft operations.</li> </ul>	<p>AO<sub>4.1</sub> Street lighting and outdoor lighting within the airport dangerous light area shown on the Airport Environs Overlay maps does not involve:</p> <ul style="list-style-type: none"> <li>(a) lighting that shines light above the horizontal;</li> <li>(b) coloured or flashing lights;</li> <li>(c) sodium lights; or</li> <li>(d) flare plumes.</li> </ul>
	<p>AO<sub>4.2</sub> Street lighting and outdoor lighting within the airport dangerous light area shown on the Airport Environs Overlay maps does not involve configurations of lights in straight parallel lines 500m to 1,000m long.</p> <p>AO<sub>4.3</sub> Roofs of buildings within the airport dangerous light area shown on Airport Environs Overlay maps are of a non-reflective colour or material.</p>
<p>PO<sub>5</sub> Development and operational activities do not generate emissions within the airport obstacle limitation surface shown on the Airport Environs Overlay maps that may affect pilot visibility or aircraft operation by way of:</p> <ul style="list-style-type: none"> <li>(a) gas plumes;</li> <li>(b) particulate emissions (e.g. dust or smoke); or</li> <li>(c) electromagnetic field radiations.</li> </ul>	<p>In partial fulfilment of the performance outcome:</p> <p>AO<sub>5.1</sub> Any cleared vegetation is mulched or removed from the site and not burnt on-site.</p> <p>AO<sub>5.2</sub> Any gas plumes do not have peak vertical velocities of more than 4.3m/sec and/or oxygen content of less than 50% of ambient levels.</p>
<b>Development within the Public Safety Area</b>	
<p>PO<sub>6</sub> Development does not introduce or intensify uses within the public safety area shown on the Airport Environs Overlay maps which are likely to increase risks to public safety.</p>	<p>AO<sub>6.1</sub> Premises within the Public Safety Area are not developed for<sup>4</sup>:</p> <ul style="list-style-type: none"> <li>(a) accommodation activities;</li> <li>(b) uses that attract large numbers of people (e.g. business, community or industrial activities involving large numbers of workers or customers such as shopping centres, child care centres, health care services, major sport, recreation and entertainment facility, place of worship or club);</li> <li>(c) institutional uses (e.g. educational establishment, hospital or detention facility);</li> <li>(d) uses involving the manufacture or depot storage of hazardous materials (e.g. fuel, lubricants and other flammable materials, chemical, explosives, and poisonous or noxious gases); and</li> <li>(e) utility installations being transport terminals.</li> </ul>

<sup>4</sup> Amended on 18 March 2016

Performance outcomes	Acceptable outcomes
<b>Potential Wildlife Hazards<sup>5</sup></b>	
<p>PO<sub>7</sub> The development of premises does not cause an obstruction or other potential hazard to aircraft movement associated with the airport by way of attracting wildlife to the area which could cause or contribute to bird-strike hazard.</p>	<p>AO<sub>7.1</sub> The following uses are not located within the 3km Wildlife Hazard Buffer Zone shown on the Airport Environs Overlay maps:</p> <ul style="list-style-type: none"> <li>(a) animal keeping (being a bird sanctuary or fauna reserve);</li> <li>(b) aquaculture;</li> <li>(c) cropping (being fruit cropping or turf farming);</li> </ul>
	<ul style="list-style-type: none"> <li>(d) intensive animal industries (being a piggery or feedlot);</li> <li>(e) special industries (being an abattoir or food processing plant); and</li> <li>(f) commercial fish processing.</li> </ul> <p>AO<sub>7.2</sub> The following uses are located within the 3km Wildlife Hazard Buffer Zone shown on the Airport Environs Overlay maps only where all food/waste holding areas and receptacles are contained and covered:</p> <ul style="list-style-type: none"> <li>(a) animal keeping (being a riding school, the keeping, handling and racing of horses or stables);</li> <li>(b) community use (being show grounds);</li> <li>(c) outdoor sport and recreation (being a drive in theatre); and</li> <li>(d) food and drink outlet (being a drive-through facility).</li> </ul> <p>AO<sub>7.3</sub> The following uses are located between the 3km and 8km Wildlife Hazard Buffer Zones shown on the Airport Environs Overlay maps only where all food/waste holding areas and receptacles are contained and covered:</p> <ul style="list-style-type: none"> <li>(a) animal keeping (being a bird sanctuary or fauna reserve);</li> <li>(b) aquaculture;</li> <li>(c) cropping (being fruit cropping or turf farming);</li> <li>(d) intensive animal industries (being a piggery or feedlot);</li> <li>(e) special industries (being an abattoir or food processing plant); and</li> <li>(f) commercial fish processing.</li> </ul> <p>AO<sub>7.4</sub> Utility installations (being waste facilities that involve the disposal of putrescible waste) only establish within the 13km Wildlife Hazard Buffer zone shown on the Airport Environs Overlay Maps.</p> <p>AO<sub>7.5</sub> Landscaping does not include species that at maturity would intersect the Airport Obstacle Limitation Surfaces shown on the Airport Environs Overlay maps.</p>

<sup>5</sup> Amended on 27 April 2018

Performance outcomes	Acceptable outcomes
<b>Transient Aviation Activities</b>	
PO <sub>8</sub> Development does not adversely impact on the operational airspace of the Toowoomba Airport or Oakey Army Aviation Centre.	AO <sub>8.1</sub> Development that includes activities involving transient intrusions such as parachuting, hot-air ballooning or hang gliding are not located within the operational airspace shown on the Airport Environs Overlay maps.

## 8.2.2 Bushfire Hazard Overlay Code

### 8.2.2.1 Application

This code applies to assessable development:-

- (1) subject to the Bushfire Hazard Overlay shown on the overlay maps contained within Schedule 2 (Mapping); and
- (2) identified as requiring assessment against the Bushfire Hazard Overlay Code by the tables of assessment in Part 5 (Tables of assessment).

### 8.2.2.2 Purpose and overall outcomes

- (1) The purpose of the Bushfire Hazard Overlay Code is to protect the safety of people and property in bushfire risk areas.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) development does not increase the exposure of people and property to an unacceptable bushfire hazard risk;
  - (b) development located in a bushfire risk area is designed to mitigate the bushfire risk through siting, design and management measures;
  - (c) development provides access and evacuation routes for both private and emergency service vehicles which are appropriate to the nature of the development and the level of bushfire risk;
  - (d) development for essential community infrastructure is able to function effectively during and immediately after a bushfire event;
  - (e) public health and safety and the environment are not put at risk by development involving the manufacture and/or storage of hazardous goods in a bushfire hazard area;
  - (f) the reconfiguration of land appropriately responds to bushfire hazard having regard to the appropriate siting of future development and access for evacuation; and
  - (g) development provides access to an adequate water supply for fire fighting purposes.

### 8.2.2.3 Requirements for accepted development and assessment benchmarks for assessable development

**Table 8.2.2:1 – Bushfire Hazard Overlay Code –requirements for accepted development and assessment benchmarks for assessable development**

Performance outcomes	Acceptable outcomes
<p>PO<sub>1</sub> Development is provided with an adequate water supply for fire fighting purposes that is safely located and freely accessible.</p>	<p>AO<sub>1.1</sub><sup>6</sup> Development within a water supply area involving the creation of a new lot/s or involving proposed and existing buildings with a combined gross floor area greater than 50m<sup>2</sup>, is connected to Council’s reticulated water supply system It will be readily available at all time for fire fighting vehicles and a water supply outlet located within the road reserve is within 40m<sup>2</sup> of the following:</p> <ul style="list-style-type: none"> <li>(a) All of the land; or</li> <li>(b) A building envelope designated on each lot; or</li> <li>(c) The centre of each lot, excluding access handles (where no building envelope is designated); and</li> <li>(d) All existing and proposed buildings</li> </ul> <p>And</p> <p>Fire hydrants are designed and installed in accordance with Queensland Fire and Emergency Services’ Fire Hydrant and Vehicle Access Guidelines, Unless otherwise specified by the relevant water entity</p> <p>AO<sub>1.2</sub><sup>7</sup> Development outside a water supply area involving proposed or existing buildings with a combined gross floor area greater than 50m<sup>2</sup>, are provided with a dedicated on site water storage system that permanently holds a minimum of 10,000 litres (e.g. dam, swimming pool or water tank) for fire fighting purposes.</p>

<sup>6</sup> Amended on 27 April 2018

<sup>7</sup> Amended on 27 April 2018

Performance outcomes	Acceptable outcomes
	<p>AO<sub>1.3</sub><sup>8</sup> A water tank is provided within 10m of each building (other than a class 10 building) which:</p> <ul style="list-style-type: none"> <li>(a) Is either below ground level or of non-flammable construction;</li> <li>(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:                             <ul style="list-style-type: none"> <li>(i) 10,00 litres for residential buildings;</li> <li>(ii) For industrial, commercial; and other buildings, a volume specified in AS2304-2011</li> </ul> </li> <li>(c) Includes shielding of tanks and pumps in accordance with AS2304-2011</li> <li>(d) Includes a hardstand area allowing medium rigid vehicle (15 tonne fire appliance) access within 6m of the tank</li> <li>(e) Is provided with rural fire brigade tank fittings if serviced by a rural fire brigade (i.e. 50mm ball valve and male camlock coupling and, if underground, an access hole of 200mm (minimum) to accommodate suction lines); and</li> <li>(f) Is clearly identified by directional signage at the street frontage</li> </ul>
<p>PO<sub>2</sub> Development provides for the safety of people and property by avoiding areas of High or Medium bushfire risk.</p>	<p>AO<sub>2.1</sub> Development is not located on land that is subject to High or Medium bushfire risk.</p> <p>OR</p> <p>AO<sub>2.2</sub> Where development is located in a High or Medium bushfire risk area (except for single dwellings on existing lots), it complies with a Bushfire Management Plan for the premises<sup>9</sup>.</p>

<sup>8</sup> Amended on 27 April 2018

<sup>9</sup> Where the assessment manager has not previously approved a Bushfire Management Plan (either by condition on a previous development approval or by incorporating it in the planning scheme or a planning scheme policy), the development proponent will be expected to prepare such a plan to the satisfaction of the assessment manager. See State Planning Policy 1/03: Mitigating the Adverse Impacts of Flood, Bushfire and Landslide, Appendix 8: Undertaking a Bushfire Management Plan.

Performance outcomes	Acceptable outcomes
PO <sub>3</sub> Development provides for the safety of people and property by mitigating the bushfire risk through the siting of buildings.	AO <sub>3.1</sub> Buildings and structures: <ul style="list-style-type: none"> <li>(a) are sited in locations of lowest hazard within the lot; and</li> <li>(b) achieve setbacks from hazardous vegetation of 1.5 times the predominant mature canopy tree height or 10 m, whichever is the greater; and</li> <li>(c) are 10 m from any retained vegetation strips or small areas of vegetation; and</li> <li>(d) are sited so that elements of the development least susceptible to fire are sited closest to the bushfire hazard.</li> </ul>

**Table 8.2.2:2 – Bushfire Hazard Overlay Code – assessment benchmarks for assessable development**

Performance outcomes	Acceptable outcomes
<b>For all development:</b>	
PO <sub>1</sub> Community infrastructure is only located in a bushfire medium and high risk area where the function and role of the infrastructure necessitates its location in the area and there are no suitable alternative sites in a low bushfire hazard area.	No acceptable outcome is nominated.
PO <sub>2</sub> Community infrastructure is able to function effectively during and immediately after bushfire events.	<p>AO<sub>2.1</sub> The community infrastructure is located on land that is not subject to High or Medium bushfire risk; or</p> <p><i>Note for AO<sub>2.1</sub>: A site-specific bushfire hazard assessment is necessary to demonstrate that although the proposed development site is within bushfire hazard area, the bushfire hazard is low on that site.</i></p> <p>AO<sub>2.2</sub> The community infrastructure will not involve any new building work other than a minor extension (&lt;20 m<sup>2</sup> Gross Floor Area) to an existing building; or</p> <p>AO<sub>2.3</sub> The community infrastructure development is located within a bushfire hazard area (as identified in the Bushfire Hazard Overlay Maps) but is designed to function effectively during and immediately after bushfire events.</p> <p><i>Note for AO<sub>2.3</sub>: The development application must include and comply with a comprehensive Bushfire Management Plan.</i></p>

Performance outcomes	Acceptable outcomes
<b>Water Supply</b>	
<p>PO<sub>3</sub> Development is provided with an adequate water supply for fire fighting purposes that is safely located and freely accessible.</p>	<p>AO<sub>3.1</sub><sup>10</sup> Development within a water supply area involving the creation of a new lot/s or involving proposed and existing buildings with a combined gross floor area greater than 50m<sup>2</sup>, is connected to Council’s reticulated water supply system It will be readily available at all time for fire fighting vehicles and a water supply outlet located within the road reserve is within 40m<sup>2</sup> of the following:</p> <ul style="list-style-type: none"> <li>(f) All of the land; or</li> <li>(g) A building envelope designated on each lot; or</li> <li>(h) The centre of each lot, excluding access handles (where no building envelope is designated); and</li> <li>(i) All existing and proposed buildings</li> </ul> <p>And</p> <p>Fire hydrants are designed and installed in accordance with Queensland Fire and Emergency Services’ Fire Hydrant and Vehicle Access Guidelines, Unless otherwise specified by the relevant water entity</p> <p>AO<sub>3.2</sub><sup>11</sup> Development outside a water supply area involving proposed or existing buildings with a combined gross floor area greater than 50m<sup>2</sup>, are provided with a dedicated on site water storage system that permanently holds a minimum of 10,000 litres (e.g. dam, swimming pool or water tank) for fire fighting purposes.</p>

<sup>10</sup> Amended on 27 April 2018

<sup>11</sup> Amended on 27 April 2018

Performance outcomes	Acceptable outcomes
	<p>AO<sub>3.3</sub><sup>12</sup> A water tank is provided within 10m of each building (other than a class 10 building) which:</p> <ul style="list-style-type: none"> <li>(a) Is either below ground level or of non-flammable construction;</li> <li>(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:                             <ul style="list-style-type: none"> <li>(i) 10,00 litres for residential buildings;</li> <li>(ii) For industrial, commercial; and other buildings, a volume specified in AS2304-2011</li> </ul> </li> <li>(c) Includes shielding of tanks and pumps in accordance with AS2304-2011</li> <li>(d) Includes a hardstand area allowing medium rigid vehicle (15 tonne fire appliance) access within 6m of the tank</li> <li>(e) Is provided with rural fire brigade tank fittings if serviced by a rural fire brigade (i.e. 50mm ball valve and male camlock coupling and, if underground, an access hole of 200mm (minimum) to accommodate suction lines); and</li> <li>(f) Is clearly identified by directional signage at the street frontage</li> </ul>
<b>Hazardous Materials</b>	
<p>PO<sub>4</sub> Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on the manufacture or storage of hazardous materials in bulk.</p>	<p>AO<sub>4.1</sub> Development complies with a Bushfire Management Plan for the premises.</p> <p><i>Note: 'Hazardous materials in bulk' is defined in Section 9, Glossary of the SPP Guideline. Where the assessment manager has not previously approved a Bushfire Management Plan (see Note 1.7 above), the development proponent will be expected to prepare such a plan to the satisfaction of the assessment manager. See Appendix 8 for more information on bushfire management plans.</i></p>

<sup>12</sup> Amended on 27 April 2018

Performance outcomes	Acceptable outcomes
<b>Reconfiguring a lot and Material Change of Use</b>	
<p>PO<sub>5</sub> Lot design and the siting of buildings provide safe sites for habitable and non-habitable buildings.</p>	<p>AO<sub>5.1</sub> All development enables buildings and structures to achieve setbacks from hazardous vegetation that are:</p> <ul style="list-style-type: none"> <li>(a) sited within the area of lowest hazard within the lot; and</li> <li>(b) provide for adequate setbacks from hazardous vegetation; and</li> <li>(c) 1.5 times the predominant mature canopy tree height or 10m, whichever is the greater; and</li> <li>(d) 10m from any retained vegetation strips or small areas of vegetation; and</li> <li>(e) sited so that elements of the development least susceptible to fire are sited closest to the bushfire hazard.</li> </ul>
<p>PO<sub>6</sub> For development that will result in multiple buildings or lots, roads and access are designed to mitigate against bushfire hazard by ensuring adequate access for:</p> <ul style="list-style-type: none"> <li>(a) fire fighting and other emergency vehicles; and</li> <li>(b) the evacuation of people in the event of an emergency.</li> </ul>	<p>AO<sub>6.1</sub> The road design is capable of providing access for fire fighting and other emergency vehicles, in accordance with the standards identified in SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.</p> <p>AO<sub>6.2</sub> The lot layout ensures that all roads are through roads.</p> <p>AO<sub>6.3</sub> The lot layout does not include long narrow lots, long access ways or rear lots.</p> <p>AO<sub>6.4</sub> The road has a maximum gradient of 1 in 8 (12.5%).</p>
<p>PO<sub>7</sub> For development that will result in multiple buildings or lots, fire breaks are provided that:</p> <ul style="list-style-type: none"> <li>(a) adequately and effectively separate the development site from surrounding vegetation to mitigate against bushfire hazard;</li> <li>(b) have sufficient width to enable continuous access for fire fighting and other emergency vehicles, residents and equipment; and</li> <li>(c) are in secure tenure and are maintained.</li> </ul>	<p>AO<sub>7.1</sub> The development incorporates a fire break provided by a perimeter road that:</p> <ul style="list-style-type: none"> <li>(a) separates the boundary of the lots and the adjacent bushland;</li> <li>(b) has a minimum cleared width of 20m;</li> <li>(c) has a formed road width of 6m; and</li> <li>(d) is constructed to an all weather standard.</li> </ul> <p>AO<sub>7.2</sub> The development includes fire breaks which are located as close as possible to the boundaries of the lot(s) and the adjoining bushfire hazard and the fire breaks have:</p> <ul style="list-style-type: none"> <li>(a) a minimum cleared width of 6m;</li> <li>(b) a minimum formed width of 4m;</li> <li>(c) a maximum gradient of 1 in 8 (12.5%);</li> </ul>

Performance outcomes	Acceptable outcomes
	<ul style="list-style-type: none"> <li>(d) are constructed and maintained to prevent erosion, provide adequate drainage and provide continuous access for fire fighting vehicles;</li> <li>(e) provide passing bays and turning areas for fire-fighting appliances; and</li> <li>(f) are either located on public land, or within an access easement that is granted in favour of the Toowoomba Regional Council and the Queensland Fire and Rescue Service.</li> </ul> <p>AO<sub>7.3</sub> Vehicular access is provided along and at each end of the fire break to existing fire maintenance trails or roads.</p> <p>AO<sub>7.4</sub> The development includes sufficient cleared breaks of 6m minimum width in retained bushland within the development (e.g. creek corridors and retained vegetation) to allow burning of sections and access for bushfire response.</p>

## 8.2.3 Flood Hazard Overlay Code<sup>13</sup>

### 8.2.3.1 Application

This code applies to assessable development:-

- (1) subject to the Flood Hazard Overlay shown on the overlay maps contained within Schedule 2 (Mapping); and
- (2) identified as requiring assessment against the Flood Hazard Overlay Code by the tables of assessment in Part 5 (Tables of assessment).
- (3) Land in the Flood hazard overlay is identified on the Flood hazard overlay map and is included in the following sub-categories:
  - (a) Flood Risk Area 1 (FR1);
  - (b) Flood Risk Area 2 (FR2);
  - (c) Flood Risk Area 3 (FR3);
  - (d) Flood Risk Area 4 (FR4);
  - (e) Balance (mixed) flood risk area;
  - (f) Flood island area;
  - (g) Overland Flow Path Area 1 (OFP1 (low));
  - (h) Overland Flow Path Area 2 (OFP2 (high)); and
  - (i) Vulnerable Uses Restriction Area.
- (4) References to 'flood risk area' within this code include land within the following sub-categories:
  - (a) Flood Risk Area 1 (FR1);
  - (b) Flood Risk Area 2 (FR2);
  - (c) Flood Risk Area 3 (FR3);
  - (d) Flood Risk Area 4 (FR4);
  - (e) Balance (mixed) flood risk area;
  - (f) Overland Flow Path Area 1 (OFP1 (low)); and
  - (g) Overland Flow Path Area 2 (OFP2 (high)).
- (5) When using this code, reference should be made to section 1.6 and section 5.3.3.

### 8.2.3.2 Purpose and overall outcomes

- (1) The purpose of the Flood Hazard Overlay Code is to ensure development in identified flood hazard areas protects the safety of people and property and does not adversely affect floodplain functions, by:
  - (a) limiting development in areas of intolerable risk (FR3 and FR4) so as to avoid the risk presented by the flood hazard;
  - (b) managing development in areas of tolerable risk (FR1 and FR2) so as to mitigate the risk presented by the flood hazard; and
  - (c) managing development in overland flow path areas (OFP1 (low) and OFP2 (high)) to mitigate the risk presented by the overland flow hazard.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) use, siting, design and layout avoids or mitigates the flood risk to people, property and infrastructure such that:
    - (i) the FR4 level of flood risk is avoided by restricting development to non-urban purposes:

<sup>13</sup> Amended on 21 August 2020

- (ii) development within a Flood Management Precinct is managed to provide for limited urban development in accordance with the intent of the precinct, otherwise where not in a Flood Management Precinct:
  - (A) development within the FR3 level of flood risk is restricted to non-urban purposes;
  - (B) development within the FR2 flood risk area, FR1 flood risk area or the balance (mixed) flood risk area mitigates this risk through site-specific built form and design;
- (iii) vulnerable uses are avoided in the Vulnerable Uses Restriction Area.
- (b) development in overland flow path areas accommodates the overland flow in a manner that mitigates the adverse impacts of this hazard on site and external to the site;
- (c) development supports, and does not unduly burden disaster management and recovery capacity during and after significant flood events;
- (d) development avoids isolation of persons for flood events up to and including the Defined Flood Event, and avoids isolation of vulnerable uses in more extreme events;
- (e) development avoids the release of hazardous materials as a result of a flood event;
- (f) development directly, indirectly or cumulatively avoids an increase in severity of flooding or adverse impacts of flooding within or external to a development site: and
- (g) development maintains natural processes and the protective function of landforms and/or vegetation.

### 8.2.3.3 Assessment benchmarks for assessable development

**Table 8.2.3:1 – Flood Hazard Overlay Code – requirements for accepted development and assessment benchmarks for assessable development**

Performance outcomes	Acceptable outcomes
<b>Development in Flood islands only</b>	
PO <sub>1</sub> Development involving a vulnerable use is not located in a flood island area.  <small>Note: This is the only performance criterion in Table 8.2.3.1 applicable to development in a flood island area.</small>	AO <sub>1.1</sub> Vulnerable uses are not located within a flood island area.
<b>Material change of use (Home based business only)</b>	
PO <sub>2</sub> Development ensures occupants and property avoid areas of intolerable risk, and otherwise are prepared for and resilient to flood events.	AO <sub>2.1</sub> Development is not located in the FR4 or FR3 flood risk areas or the OFP2 (high) overland flow path area.  AO <sub>2.2</sub> Materials stored on site: <ul style="list-style-type: none"> <li>(a) are those that are readily able to be moved in a flood event; and</li> <li>(b) where capable of creating a safety hazard by being shifted by flood waters, are contained in order to minimise movement in times of flood.</li> </ul> <small>Editor's Note – Businesses should ensure that necessary emergency and continuity plans are in place to account for the potential need to evacuate personnel and to relocate property prior to a flood event (e.g. to allow enough time to transfer stock to the upstairs level of a building or off-site).</small>

Performance outcomes	Acceptable outcomes
<b>Rearrangement of Boundaries</b>	
<p>PO<sub>3</sub> Development layout does not increase the risk to existing or future people, property or infrastructure located on the premises or other premises.</p>	<p>AO<sub>3.1</sub> Development ensures there is sufficient area outside the FR4 and FR3 flood risk areas and the OFP2 (high) overland flow path area to accommodate the intended use(s).</p> <p>AO<sub>3.2</sub> Development ensures that building envelopes are located in an area other than the FR4 and FR3 flood risk areas and the OFP2 (high) overland flow path area.</p> <p>AO<sub>3.3</sub> Development ensures that the entry points into the development are located to provide a safe and clear evacuation route path that meets the requirements of Table 8.2.3.6 during floods up to the Defined Flood Event.</p>
<b>Resilient Built Form (all other development, including Dwelling house and Dual Occupancy)</b>	
<p>PO<sub>4</sub> Development is resilient to flood events by ensuring design and built form account for the potential risks of flooding, such that buildings are:</p> <ul style="list-style-type: none"> <li>(a) located to avoid the risk to occupants and minimise the risk of property damage;</li> <li>(b) developed in accordance with the overall outcomes of an applicable Flood Management Precinct;</li> <li>(c) capable of withstanding the flood hazard through compliance with flood planning level requirements and the relevant building assessment provisions.</li> </ul> <p>Note: New buildings may require a structural engineering design capable of withstanding the nature of the hazard(s) to which the building will be subject consistent with the requirements of the relevant building assessment provisions. Refer to section 1.6 for more information.</p>	<p>AO<sub>4.1</sub> Buildings are not located in the FR4 or FR3 flood risk areas.</p> <p>Editor's Note – Development that cannot comply with this acceptable outcome will require assessment by Council.</p> <p>AO<sub>4.2</sub> Buildings in a Flood Management Precinct<sup>14</sup> are developed in accordance with the overall outcomes of that precinct.</p> <p>Editor's Note – Development that cannot comply with this acceptable outcome will require assessment by Council.</p> <p>AO<sub>4.3</sub> Buildings in a flood risk area:</p> <ul style="list-style-type: none"> <li>(a) of a residential nature provide a finished habitable floor level located, designed and constructed to at least the flood planning level specified in table 8.2.3.3 and designed in accordance with the relevant building assessment provisions;</li> <li>(b) of a non-residential nature provide a finished floor level located, designed and constructed to at least the flood planning level specified in table 8.2.3.3 and designed in accordance with the relevant building assessment provisions; and</li> <li>(c) where utilising pier and pole construction, if understorey screening is provided it is a minimum of 50% permeable to allow for the flow of flood water through the understorey.</li> </ul> <p>Note: The Queensland Government Fact Sheet 'Rebuilding after a flood' provides information about water resilient products and building techniques<sup>15</sup>.</p> <p>Note: New buildings may require a structural engineering design capable of withstanding the nature of the hazard(s) to which the building will be subject consistent with the requirements of the relevant building assessment provisions. Refer to section 1.6 for more information.</p> <p>AO<sub>4.4</sub> Buildings in an overland flow path area provide a finished habitable floor level located, designed and constructed to at least the overland flow planning level specified in table 8.2.3.4.</p>

<sup>14</sup> Currently the Township Zone – Flood Management Precinct.

<sup>15</sup> Available at <http://www.hpw.qld.gov.au/SiteCollectionDocuments/WaterResilientProductsAndBuildingTechniquesForRebuildingAfterAFlood.pdf>

Performance outcomes	Acceptable outcomes
PO <sub>5</sub> Development does not worsen flooding on adjacent properties.	AO <sub>5.1</sub> Earthworks in the FR4, FR3, FR2 or FR1 flood risk areas or the OFP1 (low) overland flow path area or OFP2 (high) overland flow path area do not worsen flood flows or drainage on adjacent properties.  Note: A report should be provided from an RPEQ certified professional indicating the proposed earthworks will not increase flood flows or drainage upstream or downstream of the proposed development. For the avoidance of doubt, RPEQ certification is not required for development in the FR1 or Balance (mixed) flood risk areas or the OFP1 overland flow area.

**Table 8.2.3:2 – Flood Hazard Overlay Code –assessment benchmarks for assessable development**

Performance outcomes	Acceptable outcomes
<b>Development in Flood islands only</b>	
PO <sub>1</sub> Development involving a vulnerable use is not located in a flood island area.  Note: This is the only performance criterion in Table 8.2.3.1 applicable to development in a flood island area.	AO <sub>1.1</sub> Vulnerable uses are not located within a flood island area.
<b>Risk-compatible Land Use</b>	
PO <sub>2</sub> Development is compatible with the level of risk associated with the natural hazard, such that:  (a) vulnerable uses are not located in the Vulnerable Uses Restriction Area;  (b) all other uses within the:  (i) FR4 flood risk area are limited to non-urban uses;  (ii) FR3 flood risk area are consistent with the intent of any underlying Flood Management Precinct or otherwise are limited to non-urban uses;  (iii) FR2 flood risk area, FR1 flood risk area, Balance (mixed) flood risk area or OFP1(low) overland flow path area are consistent with the overall outcomes of the relevant zone or any Flood Management Precinct.  Note: Non-urban uses can include Rural activities, sport and recreation activities such as Outdoor sport and recreation or Park, and conservation activities such as Permanent plantation. It does not include tourism activities such as Nature based tourism or Tourist park, or residential activities of any type (including Relocatable home park or Short term accommodation). Building work in the FR4 and FR3 areas should be avoided wherever possible.	No acceptable outcome provided.
<b>Resilient Built Form</b>	
PO <sub>3</sub> Development is resilient to flood events by ensuring design and built form account for the potential risks of flooding, such that it is:  (a) located to avoid the risk to occupants and minimise the risk of property damage;  (b) developed in accordance with the overall	AO <sub>3.1</sub> Buildings are not located in the FR4 or FR3 flood risk areas.  AO <sub>3.2</sub> Buildings in a Flood Management Precinct <sup>16</sup> are developed in accordance with the overall outcomes of that precinct.

<sup>16</sup> Currently the Township Zone – Flood Management Precinct.

Performance outcomes	Acceptable outcomes
<p>outcomes of an applicable Flood Management Precinct;</p> <p>(c) capable of withstanding the flood hazard through compliance with flood planning level requirements and the relevant building assessment provisions.</p> <p>Note: New buildings may require a structural engineering design capable of withstanding the nature of the hazard(s) to which the building will be subject consistent with the requirements of the relevant building assessment provisions. Refer to section 1.6 for more information.</p>	<p>AO<sub>3.3</sub> Buildings in a flood risk area:</p> <p>(a) of a residential nature provide a finished habitable floor level located, designed and constructed to at least the flood planning level specified in table 8.2.3.3 and designed in accordance with the relevant building assessment provisions;</p> <p>(b) of a non-residential nature provide a finished floor level located, designed and constructed to at least the flood planning level specified in table 8.2.3.3 and designed in accordance with the relevant building assessment provisions.</p> <p>Note: The Queensland Government Fact Sheet 'Rebuilding after a flood' provides information about water resilient products and building techniques<sup>17</sup>.</p> <p>Note: New buildings may require a structural engineering design capable of withstanding the nature of the hazard(s) to which the building will be subject consistent with the requirements of the relevant building assessment provisions. Refer to section 1.6 for more information.</p> <p>AO<sub>3.4</sub> Buildings in an overland flow path area provide a finished habitable floor level located, designed and constructed to at least the overland flow planning level specified in table 8.2.3.4.</p>
<p>PO<sub>4</sub> Development ensures that a use which requires an interface with the public realm, (including a commercial or residential use), maintains a functional and attractive relationship with the adjacent street frontage<sup>18</sup>.</p>	<p>AO<sub>4.1</sub> Development for a residential use where pier and pole construction is utilised:</p> <p>(a) if understorey screening is provided it is a minimum of 50% permeable to allow for the flow of flood water through the understorey.</p> <p>AO<sub>4.2</sub> Development for a commercial building or structure maintains an active street frontage through:</p> <p>(a) providing clear pedestrian access from any adjacent footpath to the floor level of the commercial activity;</p> <p>(b) providing a retail or food and beverage use, if consistent with the overall outcomes of the applicable zone and precinct, which interfaces with and overlooks the street;</p> <p>(c) urban design treatments which screen the understorey of the building from view from the adjacent street frontage but do not impede flood flow.</p>

<sup>17</sup> Available at <http://www.hpw.qld.gov.au/SiteCollectionDocuments/WaterResilientProductsAndBuildingTechniquesForRebuildingAfterAFlood.pdf>

<sup>18</sup> This is particularly relevant for commercial uses in centres with a strong 'town-centre' pedestrian realm that also may be affected by flood, or for residential uses to maintain an attractive presentation to the street.

Performance outcomes		Acceptable outcomes	
<b>Siting of Development for Reconfiguring a Lot</b>			
PO <sub>5</sub>	<p>Development siting and layout in a flood risk area responds to flooding potential and maintains personal safety at all times, such that:</p> <ul style="list-style-type: none"> <li>(a) subdivision of land occurs consistent with the overall outcomes of any applicable Flood Management Precinct;</li> <li>(b) lots for urban purposes provide a ground level above the Defined Flood Event<sup>19</sup>;</li> <li>(c) rural and rural residential lots provide sufficient area outside the Defined Flood Event to accommodate the required minimum lot size;</li> <li>(d) lots (excluding balance or common property lots) on a building format plan under the Land Title Act 1994 which is subject to a community titles scheme under the Body Corporate and Community Management Act 1997 and associated with a material change of use are located above the Defined Flood Event.</li> </ul>	AO <sub>5.1</sub>	Development is avoided on that part of any land within the FR4, FR3 or FR2 flood risk areas, or otherwise as specified in the overall outcomes of a Flood Management Precinct <sup>20</sup> .
		AO <sub>5.2</sub>	Development complies with the filling requirements of table 8.2.3.5.
		AO <sub>5.3</sub>	Development in a greenfield area protects a flood conveyance area by providing an easement or reserve over the area of the premises up to the Defined Flood Event to be retained for the purposes of reserve or Park.
PO <sub>6</sub>	Development siting and layout in an overland flow path area accommodates the flow path characteristics and minimises the risk to persons, property and infrastructure both on site and external to the site.	AO <sub>6.1</sub>	<p>Development:</p> <ul style="list-style-type: none"> <li>(a) for urban purposes avoids maintaining overland flow paths in private ownership;</li> <li>(b) for rural or rural residential purposes provides sufficient area outside the overland flow path areas to accommodate the required minimum lot size.</li> </ul> <p>OR</p> <p>AO<sub>6.2</sub> Development is in accordance with an approved site-based stormwater management plan.</p>
<b>Access and Isolation</b>			
PO <sub>7</sub>	<p>Development in a flood risk area is sited and designed such that:</p> <ul style="list-style-type: none"> <li>(a) road layout avoids isolation in a flood hazard event and does not impede evacuation;</li> <li>(b) vehicular access during a flood hazard event is enabled;</li> <li>(c) provision is made for on-site sheltering during a flood event; and</li> <li>(d) signage is utilised to ensure that community members have a clear understanding of the nature of the flood risk in the area.</li> </ul>	AO <sub>7.1</sub>	<p>Road and/or pathway layout within the development provides a safe and clear evacuation path:</p> <ul style="list-style-type: none"> <li>(a) to ensure persons are not physically isolated from an adjacent flood-free urban area;<sup>21</sup></li> <li>(b) by locating entry points into the reconfiguration above the Defined Flood Event and avoiding cul-de-sacs or other non-permeable layouts; and</li> <li>(c) in the form of at least one (1) evacuation route that meets the requirements of Table 8.2.3.6 during floods up to the</li> </ul>

<sup>19</sup> Development is encouraged to exceed the level of the Defined Flood Event to reduce the need for future buildings to accommodate the freeboard requirements of meeting the Flood planning level for finished floor levels.

<sup>20</sup> Currently the Township Zone – Flood Management Precinct.

<sup>21</sup> It is important to ensure that new reconfigurations are not isolated from other urban areas in the event of a flood.

Performance outcomes	Acceptable outcomes
	<p>Defined Flood Event.</p> <p>AO<sub>7.2</sub> An area is available within the development site at or above the flood planning level with sufficient space to accommodate the likely population of the development in safety for a relatively short time until flash flooding subsides or people can be evacuated.</p> <p>AO<sub>7.3</sub> Development ensures that:</p> <ul style="list-style-type: none"> <li>(a) signage is provided on a road or pathway<sup>22</sup> indicating the position and path of all safe evacuation routes off the premises;</li> <li>(b) if the premises contains or is within 100m of a waterway, hazard warning signage and depth indicators are provided at each key hazard point, such as at a waterway crossing or an entrance to a low-lying reserve.</li> </ul>
<b>Flood Storage and Conveyance</b>	
<p>PO<sub>8</sub> Development complies with the requirements of table 8.2.3.5 and does not change the flood characteristics of the area, taking account of the cumulative impact of development, outside the site in ways that result in:</p> <ul style="list-style-type: none"> <li>(a) loss of flood or overland flow storage/conveyance;</li> <li>(b) loss of or changes to flow paths;</li> <li>(c) acceleration or retardation of flows;</li> <li>(d) increase in the depth or duration of flood or overland flow waters; or</li> <li>(e) any reduction in flood warning times elsewhere on the floodplain.</li> </ul> <p>Note: To demonstrate achievement of the performance outcome, an engineering report is to be prepared by a suitably qualified person. Guidance on the matters to be addressed in the report is provided in the Planning scheme policy No.1 – Development application requirements.</p>	<p>No acceptable outcome provided.</p>
<b>Emergency Management and Business Continuity</b>	
<p>PO<sub>9</sub> Development supports, and does not unduly burden, disaster management responses and recovery capacity and capabilities for a flood hazard event up to and including the Defined Flood Event or the Overland Flow Event.</p>	<p>AO<sub>9.1</sub> Development enables or does not hinder or complicate self-evacuation of persons, and ensures sufficient warning time for the nature of the use.</p> <p>AO<sub>9.2</sub> Materials stored on site:</p> <ul style="list-style-type: none"> <li>(a) are not located within the FR4 and FR3 flood risk areas or the OFP2 (high) overland flow path area, and otherwise are those that are readily able to be moved in a flood event; and</li> <li>(b) where capable of creating a safety hazard by being shifted by flood waters, are contained in order to minimise movement in times of flood.</li> </ul> <p>Editor's Note – Businesses should ensure that necessary emergency and continuity plans are in place to account for the potential need to evacuate</p>

<sup>22</sup> 'Pathway' in this instance relates to pedestrian and non-pedestrian routes internal to a development site that are not specifically roads – for example, pedestrian pathways within a hotel development or internal roads in a large townhouse development.

Performance outcomes	Acceptable outcomes
	personnel and to relocate property prior to a flood event (e.g. to allow enough time to transfer stock to the upstairs level of a building or off-site).
<b>Hazardous Materials</b>	
<p>PO<sub>10</sub> Development not in the FR4 or FR3 flood risk areas or the OFP2 (high) overland flow path area ensures public safety and the environment are not adversely affected by the detrimental impacts of floodwater on hazardous materials manufactured or stored in bulk.</p>	<p>AO<sub>10.1</sub> Development ensures:</p> <ul style="list-style-type: none"> <li>(a) the manufacture or storage in bulk of hazardous materials is located at least above the flood planning level in Table 8.2.3.3 or the overland flow planning level in Table 8.2.3.4 (whichever is applicable); or</li> <li>(b) structures used for the manufacture or storage of hazardous materials in bulk are designed to prevent the intrusion of floodwaters.</li> </ul> <p><small>Note: Refer to the <i>Work Health and Safety Act 2011</i> and associated Regulation and Guidelines, the <i>Environmental Protection Act 1994</i> and the relevant building assessment provisions under the <i>Building Act 1975</i> for requirements related to the manufacture and storage of hazardous substances.</small></p>
<b>Infrastructure</b>	
<p>PO<sub>11</sub> Essential services infrastructure within a site (including electricity, gas, water supply, wastewater and telecommunications) is located outside the FR4 and FR3 flood risk areas and the OFP2 (high) overland flow path area or maintains its function during and immediately after flood events.</p>	<p>AO<sub>11.1</sub> Any components of the infrastructure that are likely to fail to function or may result in contamination when inundated by flood water (e.g. electrical switchgear and motors, water supply pipeline air valves) are:</p> <ul style="list-style-type: none"> <li>(a) located outside the FR4 and FR3 flood risk areas or OFP2 (high) overland flow path area; and</li> <li>(b) located above the flood planning level in Table 8.2.3.3 or the overland flow planning level in Table 8.2.3.4 (whichever is applicable); or</li> <li>(c) designed and constructed to exclude floodwater intrusion/infiltration.</li> </ul> <p>AO<sub>11.2</sub> Infrastructure is designed and constructed to resist hydrostatic and hydrodynamic forces as a result of inundation by all flood events.</p>
<b>Community Infrastructure</b>	
<p>PO<sub>12</sub> Development involving community infrastructure:</p> <ul style="list-style-type: none"> <li>(a) is not located within a flood risk area, flood island or the OFP2 (high) overland flow path area if it involves a vulnerable use;</li> <li>(b) remains functional to serve community need during and immediately after a flood event;</li> <li>(c) retains essential site access during a flood event such that the following uses have direct access to low hazard evacuation routes as defined in Table 8.2.3.6:                         <ul style="list-style-type: none"> <li>(i) a vulnerable use located outside the Vulnerable Uses Restriction Area;</li> <li>(ii) substation;</li> <li>(iii) utility installations involving water</li> </ul> </li> </ul>	No acceptable outcome provided.

Performance outcomes	Acceptable outcomes
and sewerage treatment plants (d) is able to remain functional even when other infrastructure or services may be compromised in a flood event.	

**Table 8.2.3:3 – Flood Hazard Overlay Code – Flood planning levels for finished floors (residential and non-residential development) and levels for hazardous chemicals**

Flood risk area	Freeboard	Flood planning level
FR1 flood risk area	300mm	Defined Flood Event + 300mm
FR2, FR3 and FR4 flood risk areas	500mm	Defined Flood Event + 500mm
Balance – Mixed flood risk area	600mm	Defined Flood Event + 600mm

Note: If the premise is subject to another overlay or overlay component which states a planning level, the planning level that provides the highest level of immunity applies.

Note: The Defined flood event (DFE) varies across the region. Refer to Schedule 1 for a definition of the Defined Flood Event.

**Table 8.2.3:4 – Flood Hazard Overlay Code – Overland flow planning levels for finished floors (residential and non-residential development) and levels for hazardous chemicals**

Overland flow path area	Freeboard	Overland flow planning level
OFP1 (low)	N/A	600mm above ground level
OFP2 (high)	300mm	Overland Flow Event + 300mm

Note: The Defined flood event (DFE) are catchment-specific. Refer to Schedule 1 for a definition of the Overland Flow Event.

**Table 8.2.3:5 – Flood Hazard Overlay Code – Fill requirements**

Flood risk area/Overland flow path area	Fill level
FR4 and FR3 flood risk areas	No filling permitted except for the purposes of public infrastructure or otherwise as directed by an approved floodplain management plan
FR2 and FR1 flood risk area	Filling permissible where complying with PO <sub>8</sub>
Balance flood risk area	Filling permissible where complying with PO <sub>8</sub>
OFP2 (high) overland flow path area	No filling permitted except for the purposes of public infrastructure or otherwise as directed by an approved floodplain management plan
OFP1 (low) overland flow path area	Filling permissible where complying with PO <sub>8</sub>

**Table 8.2.3:6 – Flood Hazard Overlay Code – Low hazard evacuation route requirements<sup>23</sup>**

Criteria	Degree of Flood Hazard – Low
Wading ability	If necessary children and the elderly could wade (generally, safe wading velocity depth product is less than 0.25)
Evacuation distances	< 200 metres
Maximum flood depths	< 0.3 metres
Maximum flood velocity	<0.4 metres per second
Typical mean of egress	Sedan
Time (refer to Local Disaster Management Plan)	Ample for flood forecasting. Warning and evacuation routes remain passable for twice as long as evacuation time.

<sup>23</sup> Adapted from Table 1 – Model flood hazard overlay code provided in *State Planning Policy – State interest guideline: Natural hazards, risk and resilience* dated August 2014

## 8.2.4 Landslide Hazard Overlay code

### 8.2.4.1 Application

This code applies to assessable development:-

- (1) subject to the Landslide Hazard Overlay shown on the overlay maps contained within Schedule 2 (Mapping); and
- (2) identified as requiring assessment against the Landslide Hazard Overlay Code by the tables of assessment in Part 5 (Tables of assessment).

### 8.2.4.2 Purpose and overall outcomes

- (1) The purpose of the Landslide Hazard Overlay Code is to ensure that development on sloping or potentially unstable sites does not cause unacceptable landslide risk to the safety of people, property or infrastructure and does not adversely affect landscape character.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) Development on steep and/or potentially unstable land is located, designed and constructed to minimise the risk to people and property.
  - (b) Development is restricted, and inappropriate development does not occur, in areas of high landslide hazard;
  - (c) Public health and safety and the environment are not put at risk by development involving the manufacture and/or storage of hazardous goods in a landslide hazard area; and
  - (d) Development ensures vegetation clearing and filling and excavation does not adversely affect the stability of the land or risk of landslide .

### 8.2.4.3 Assessment benchmarks for assessable development

**Table 8.2.4:1 – Landslide Hazard Overlay Code – requirements for accepted development<sup>24</sup>**

Performance outcomes	Acceptable outcomes
<b>Land Use</b>	
PO <sub>1</sub> Development maintains the safety of people and property from the risk of landslide.	AO <sub>1.1</sub> Development is carried out in accordance with a geo-technical report, prepared by a suitably qualified and experienced registered engineer, that includes: <ol style="list-style-type: none"> <li>(a) an assessment of the stability of the site;</li> <li>(b) an assessment of the impact that the proposed development (including all proposed buildings, roads, excavation and/or filling, access and drainage works) would have on the stability of the site and adjacent land; and</li> </ol>

<sup>24</sup> Amended on 27 April 2018

Performance outcomes	Acceptable outcomes
	<p>(c) requirements (including, where relevant, preferred locations, methods of construction and management regimes for buildings, foundations, roads, excavation and/or filling, storm and wastewater drainage, landscaping and other works) that are necessary to be incorporated into the development to reduce the level of risk to life and property (whether on the site or not) to an acceptable level.</p> <p>AO<sub>1.2</sub> In high risk areas shown on the Landslide Hazard Overlay maps, development does not:</p> <p>(a) involve any new building work other than a minor extension &lt;20m<sup>2</sup> gross floor area to an existing building;</p> <p>(b) create any additional lots;</p> <p>(c) involve vegetation clearing; or</p> <p>(d) alter stormwater conditions or ground levels beyond the limitations identified in AO3.2.</p>
<p>PO<sub>2</sub> Public safety and the environment are not adversely affected by the impacts of landslide on hazardous material made or stored on the subject site.</p>	<p>AO<sub>2.1</sub> The manufacture and/or storage of dangerous goods does not occur on a site shown as high risk on the Landslide Hazard Overlay maps.</p>
<p><b>Siting and design</b></p>	
<p>PO<sub>3</sub> The siting and design of development minimises impacts on the natural landform and landscape character.</p> <p>Note: Figure A illustrates preferred forms of development on steep land. Figure B illustrates features which are inappropriate.</p>	<p>AO<sub>3.1</sub> Development avoids cut and fill by using elevated or light-framed construction, or stepped (split level) building forms.</p> <p>AO<sub>3.2</sub> Any proposed cut and fill does not:</p> <p>(a) involve a total change of more than 1.5m relative to natural ground level at any point;</p> <p>(b) occur within 1.5m of any site boundary;</p> <p>(c) necessitate the construction of retaining walls exceeding 1.2m in height; and</p> <p>(d) exceed 50m<sup>3</sup> of cut and/or fill in total.</p>
<p>PO<sub>4</sub> Vehicle access is designed and located to:</p> <p>(a) avoid risk of landslip and erosion; and</p> <p>(b) provide for safe and functional all weather access.</p>	<p>AO<sub>4.1</sub> Development is designed so that vehicular access does not exceed a grade of 1 in 4.</p>
<p><b><u>Community Infrastructure</u></b></p>	

Performance outcomes	Acceptable outcomes
PO <sub>5</sub> Community infrastructure is able to function effectively during and immediately after landslide events.	<p>AO<sub>5.1</sub> Community infrastructure is not located in a landslide hazard area (as identified in the Landslide Hazard Overlay Maps).</p> <p>OR</p> <p>AO<sub>5.2</sub> The community infrastructure development does not:</p> <ul style="list-style-type: none"> <li>(a) result in any new building work other than an addition to an existing building;</li> <li>(b) involve vegetation clearing; or</li> <li>(c) alter ground levels or stormwater conditions.</li> </ul> <p>OR</p> <p>AO<sub>5.3</sub> The development includes measures that ensure:</p> <ul style="list-style-type: none"> <li>(a) the long term stability of the site;</li> <li>(b) access to the site will not be impeded by a landslide event; and</li> <li>(c) the community infrastructure will not be adversely affected by landslides originating on sloping land above the site.</li> </ul>

**Table 8.2.4:2 – Landslide Hazard Overlay Code – assessment benchmarks for assessable development<sup>25</sup>**

Performance outcomes	Acceptable outcomes
<b>Land Use</b>	
PO <sub>1</sub> Development maintains the safety of people and property from the risk of landslide.	<p>AO<sub>1.1</sub> <u>Development is carried out in accordance with a geo-technical report, prepared by a suitably qualified registered engineer, that includes:</u></p> <ul style="list-style-type: none"> <li>(a) <u>an assessment of the stability of the site;</u></li> <li>(b) <u>an assessment of the impact that the proposed development (including all proposed buildings, roads, excavation and/or filling, access and drainage works) would have on the stability of the site and adjacent land; and</u></li> <li>(c) <u>requirements (including, where relevant, preferred locations, methods of construction and management regimes for buildings, foundations, roads, excavation and/or filling, storm and wastewater drainage, landscaping and other works) that are necessary to be incorporated into the development to reduce the level of risk to life and property (whether on the site or not) to an acceptable level.</u></li> </ul>

<sup>25</sup> Amended on 27 April 2018

Performance outcomes	Acceptable outcomes
	<p>AO<sub>1.2</sub> In high risk areas shown on the Landslide Hazard Overlay maps, development does not:</p> <ul style="list-style-type: none"> <li>(a) involve any new building work other than a minor extension &lt;20m<sup>2</sup> gross floor area to an existing building;</li> <li>(b) create any additional lots;</li> <li>(c) involve vegetation clearing; or</li> <li>(d) alter stormwater conditions or ground levels beyond the limitations identified in AO<sub>3.2</sub>.</li> </ul>
<p>PO<sub>2</sub> Public safety and the environment are not adversely affected by the impacts of landslide on hazardous material made or stored on the subject site.</p>	<p>AO<sub>2.1</sub> The manufacture and/or storage of dangerous goods does not occur on a site shown as high risk on the Landslide Hazard Overlay maps.</p>
Siting and design	
<p>PO<sub>3</sub> The siting and design of development minimises impacts on the natural landform and landscape character.</p> <p><i>Note: Figure A illustrates preferred forms of development on steep land. Figure B illustrates features which are inappropriate.</i></p>	<p>In partial compliance of the performance outcome:</p> <p>AO<sub>3.1</sub> Development avoids cut and fill by using elevated or light-framed construction, or stepped (split level) building forms.</p> <p>AO<sub>3.2</sub> Development involves cut and fill which does not:</p> <ul style="list-style-type: none"> <li>(a) involve a total change of more than 1.5m relative to natural ground level at any point;</li> <li>(b) occur within 1.5m of any site boundary;</li> <li>(c) necessitate the construction of retaining walls exceeding 1.2m in height; and</li> <li>(d) exceed 50m<sup>3</sup> of cut and/or fill in total.</li> </ul>
<p>PO<sub>4</sub> The development includes measures that ensure:</p> <ul style="list-style-type: none"> <li>(a) the long term stability of the development site;</li> <li>(b) access to the site is not restricted during a landslide event;</li> <li>(c) the need for significant earthworks is avoided;</li> <li>(d) landslide hazards are avoided; and</li> <li>(e) the risk of erosion is avoided.</li> </ul>	<p>No acceptable outcome is nominated.</p>
<p>PO<sub>5</sub> Vehicle access is designed and located to:</p> <ul style="list-style-type: none"> <li>(a) avoid risk of landslip and erosion; and</li> <li>(b) provide for safe and functional all weather access.</li> </ul>	<p>AO<sub>5.1</sub> Development is designed so that vehicular access does not exceed a grade of 1 in 4.</p>
<p>PO<sub>6</sub> Vegetation clearing is avoided and where practicable, revegetation is undertaken to strengthen landslide risk areas.</p>	<p>No acceptable outcome is nominated.</p>
Community Infrastructure	
<p>PO<sub>7</sub> Community infrastructure is able to function effectively during and immediately after</p>	<p>AO<sub>7.1</sub> Community infrastructure is not located in a landslide hazard area (as identified in the</p>

Performance outcomes	Acceptable outcomes
landslide events.	Landslide Hazard Overlay Maps). OR AO <sub>7.2</sub> The community infrastructure development does not: <ul style="list-style-type: none"> <li>(a) result in any new building work other than an addition to an existing building;</li> <li>(b) involve vegetation clearing; or</li> <li>(c) alter ground levels or stormwater conditions.</li> </ul> OR AO <sub>7.3</sub> The development includes measures that ensure: <ul style="list-style-type: none"> <li>(a) the long term stability of the site;</li> <li>(b) access to the site will not be impeded by a landslide event; and</li> <li>(c) the community infrastructure will not be adversely affected by landslides originating on sloping land above the site.</li> </ul>

Performance outcomes	Acceptable outcomes
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Figure 8.2.4:1 – Preferred Form of Development

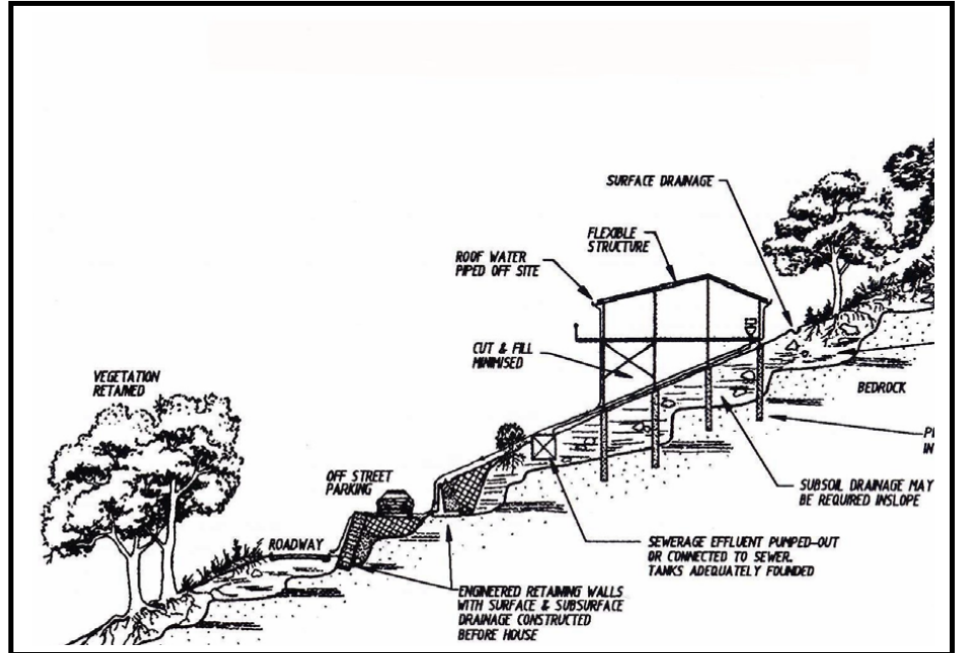
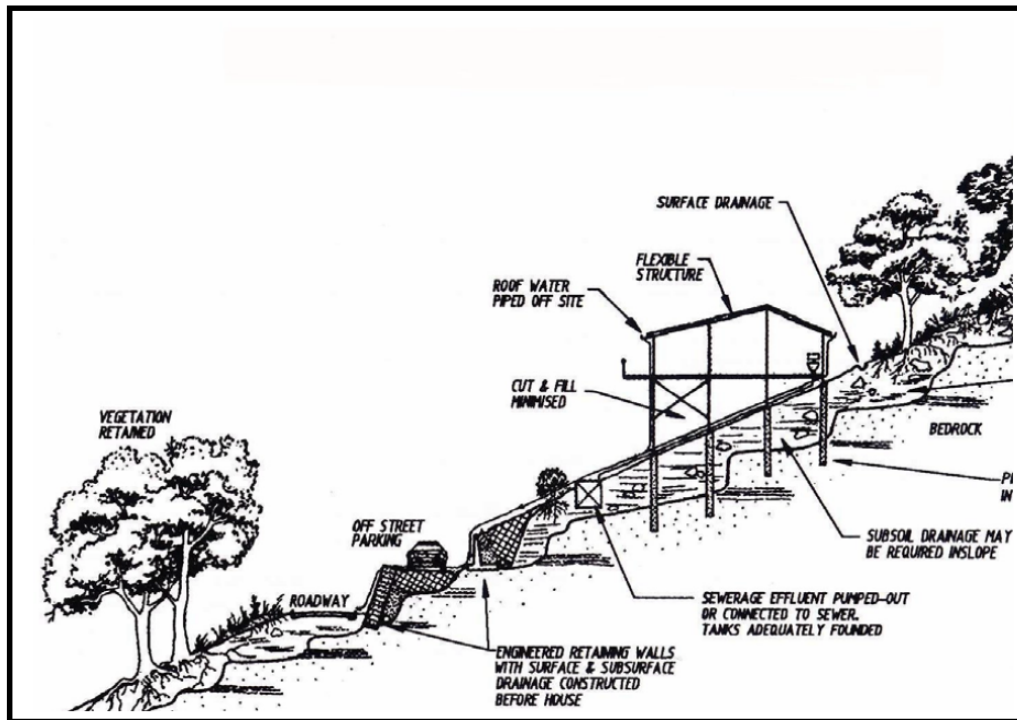


Figure 8.2.4:2 – Inappropriate Form of Development





## 8.3 Character overlay codes category

### 8.3.1 Heritage Overlay Code

#### 8.3.1.1 Application

This code applies to assessable development:-

- (1) subject to the Heritage Overlay shown on the overlay maps contained within Schedule 2 (Mapping); and
- (2) identified as requiring assessment against the Heritage Overlay Code by the tables of assessment in Part 5 (Tables of assessment).

#### 8.3.1.2 Purpose and overall outcomes

- (1) The purpose of the Heritage Overlay Code is to conserve and enhance heritage places, those elements that contribute to the place's significance and ensure that development on or adjoining a heritage place (as identified in Planning Scheme Policy No. 6 - Heritage Places) protects its cultural heritage significance.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) development does not result in the demolition or removal of the heritage place as identified in the Heritage Overlay Maps Planning Scheme Policy (PSP) No. 6 - Heritage Places unless it is structurally unsound and uneconomically repairable or is of no cultural heritage significance;
  - (b) development retains and does not detract from the features and values of the heritage place identified in Schedule 6 PSP No. 6 - Heritage Places that contribute to its cultural heritage significance;
  - (c) development is compatible with the cultural heritage significance of the place as identified in Schedule 6 PSP No. 6 - Heritage Places; and
  - (d) the adaptive reuse of buildings is encouraged so that the heritage values are retained.

#### 8.3.1.3 Requirements for accepted development and assessment benchmarks for assessable development

**Table 8.3.1:1 – Heritage Overlay Code – requirements for accepted development and assessment benchmarks for assessable development<sup>26</sup>**

Performance outcomes		Acceptable outcomes	
<b>Carpports and Garages</b>			
PO <sub>1</sub>	When viewed from a public place ancillary buildings such as garages and carports: <ol style="list-style-type: none"> <li>(a) are subservient to existing buildings on the site;</li> <li>(b) do not detract from the heritage values or appearance of existing buildings; and</li> <li>(c) are consistent with the heritage values of the building and its surrounds.</li> </ol>	AO <sub>1.1</sub>	New garages, carports or outbuildings are: <ol style="list-style-type: none"> <li>(a) set back equal to or behind the alignment of the primary building on the site;</li> <li>(b) have a lower height than the primary building on that site and on adjoining properties that have frontage to the same street; and</li> <li>(c) have a roof pitch that is the same as the primary building on that site.</li> </ol> The diagrams at the end of this code illustrate the acceptable outcome.

<sup>26</sup> Amended on 27 April 2018

Performance outcomes	Acceptable outcomes
<b>Reconfiguring a Lot<sup>27</sup></b>	
<p>PO<sub>2</sub> Reconfiguring a lot, including boundary rearrangements, retains cultural heritage values through:</p> <ul style="list-style-type: none"> <li>(a) retention of existing Heritage Places;</li> <li>(b) maintaining prevailing subdivision patterns and arrangements that contribute to the existing streetscape character.</li> </ul> <p><b>Editor's note –</b>                      Consideration of prevailing subdivision patterns and arrangements includes, but is not limited to:</p> <ul style="list-style-type: none"> <li>• grain of subdivision established by combination of street/block patter, orientation, spacing and alignment of surrounding streets and laneways;</li> <li>• regular shaped lots and dimensions;</li> <li>• frontage width that enables resultant development to maintain a consistent repetition (rhythm) in the streetscape including setbacks, spacings and orientation of buildings.</li> </ul>	<p>AO<sub>2.1</sub> Existing Heritage Places are retained wholly within a single lot facing the street.</p> <p>AO<sub>2.2</sub> Where in a residential zone lots have sufficient area and dimensions for a rectangular shaped building envelope with dimensions for:</p> <ul style="list-style-type: none"> <li>(a) a dwelling house that faces the street setback from the road equal to or greater distance than existing houses on adjoining lots;</li> <li>(b) ancillary buildings and structures, including garages, covered carports and decks, setback equal to or behind the front building line of the proposed dwelling house;</li> <li>(c) private open space and recreation area;</li> <li>(d) vehicle access and on-site car parking in accordance with the Transport , Access and Parking Code.</li> </ul>

<sup>27</sup> Amended on 9 August 2019

**Table 8.3.1:2 – Heritage Overlay Code – assessment benchmarks for assessable development**

Performance outcomes	Acceptable outcomes
<b>Development on a Heritage Place (as identified in Schedule 6 PSP No. 6 - Heritage Places)</b>	
PO <sub>1</sub> A Heritage Place is retained unless it is structurally unsound and uneconomically repairable or is of no cultural heritage significance.	AO <sub>1.1</sub> The heritage place is retained.
PO <sub>2</sub> The development is compatible with the conservation and management of the cultural heritage significance and values of the heritage place.	AO <sub>2.1</sub> Development is in accordance with an approved conservation management plan applying to the place.
PO <sub>3</sub> Development does not alter, remove or conceal the features and values of the heritage place that contribute to its cultural heritage significance.	AO <sub>3.1</sub> Development is in accordance with an approved conservation management plan applying to the place.
PO <sub>4</sub> Any changes made to a heritage place are: (a) minor or superficial; (b) sympathetic to features and values of the place; and (c) reversible.	No acceptable outcome is nominated.
PO <sub>5</sub> The form, scale and design of the development are consistent with, and sympathetic to the setting of the heritage place, having regard to: (a) bulk; (b) height; (c) setbacks and siting; (d) horizontal and vertical articulation; (e) roof lines; (f) building openings; (g) orientation; (h) materials, footings and architectural detailing; (i) eaves; and (j) access and on-site parking.	No acceptable outcome is nominated.
PO <sub>6</sub> Elements within the road reserve that make a positive contribution to the setting of the heritage place are retained.	In partial compliance with the performance outcome: AO <sub>6.1</sub> Existing bluestone kerbing and channelling is retained. AO <sub>6.2</sub> Existing street trees and street furniture are retained and are not adversely affected.

Performance outcomes	Acceptable outcomes
<b>Development on Land adjoining a Heritage Place</b>	
<p>PO<sub>7</sub> The proposal is sympathetic to and consistent with the features and values of the heritage place, having regard to:</p> <ul style="list-style-type: none"> <li>(a) maintaining views from public spaces to and from the heritage place;</li> <li>(b) consistency of built form, scale and setbacks;</li> <li>(c) potential for overshadowing;</li> <li>(d) consistency with open space and landscaping features; and</li> <li>(e) any other relevant matter.</li> </ul>	<p>No acceptable outcome is nominated.</p>
<b>Reconfiguring a Lot on or adjoining a Heritage Place</b>	
<p>PO<sub>8</sub> Reconfiguring a lot does not:</p> <ul style="list-style-type: none"> <li>(a) reduce public access to the heritage place;</li> <li>(b) create the potential to adversely affect views to and from the place; or</li> <li>(c) obscure or destroy any pattern of historic subdivisions, the historical context, the landscape settings or the scale and consistency of urban precincts relating to the place.</li> </ul>	<p>AO<sub>8.1</sub> Where on a heritage place, the reconfiguring a lot is in accordance with an approved conservation management plan applying to the place.</p>

## 8.3.2 Neighbourhood Character Overlay Code

### 8.3.2.1 Application

This code applies to assessable development:-

- (1) subject to the Neighbourhood Character Overlay shown on the overlay maps contained within Schedule 2 (Mapping); and
- (2) identified as requiring assessment against the Neighbourhood Character Overlay Code by the tables of assessment in Part 5 (Tables of assessment).

### 8.3.2.2 Purpose and overall outcomes

- (1) The purpose of the Neighbourhood Character Overlay Code is to conserve and enhance buildings and streetscapes which contribute to the character of the local area and to ensure new development is sympathetic to the nature and character of those areas.<sup>28</sup>
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) buildings and features which contribute to the established local streetscape character are retained;
  - (b) other characteristics which contribute to the local character are protected;<sup>29</sup>
  - (c) the character, appearance, location, form, height and bulk of new development is compatible with those aspects of existing premises on the site or in the local streetscape; and
  - (d) extensions or modifications to existing buildings do not detract from the particular character values of the premises or the local streetscape.

### 8.3.2.3 Requirements for accepted development and assessment benchmarks for assessable development

**Table 8.3.2:1 – Neighbourhood Character Overlay Code – requirements for accepted development and assessment benchmarks for assessable development**

Performance outcomes		Acceptable outcomes	
<b>Carpports and Garages</b>			
PO <sub>1</sub>	When viewed from a public place ancillary buildings such as garages and carports: <ol style="list-style-type: none"> <li>(a) are subservient to existing buildings on the site;</li> <li>(b) do not detract from the character or appearance of existing buildings; and</li> <li>(c) are consistent with the overall character of the local streetscape.</li> </ol>	AO <sub>1.1</sub>	New garages, carports or outbuildings are: <ol style="list-style-type: none"> <li>(a) set back equal to or behind the front building line<sup>30</sup> of the primary building on the site;</li> <li>(b) have a lower height than the primary building on that site and on adjoining properties that have frontage to the same street; and</li> <li>(c) have a roof pitch that is the same as the primary building on that site.</li> </ol> The diagrams at the end of this code illustrate the acceptable outcome.

<sup>28</sup> In residential areas, important local character values vary between areas included in the overlay, but may include the predominantly low set, often pre World War II detached timber housing, mature street trees and trees and garden settings within lots, bluestone kerbing and grid street pattern. In town character areas important local character values may include street alignment, awnings, masonry or timber construction, parapets and the like.

<sup>29</sup> Such features may include, but are not limited to, lot sizes, topography, views, vegetation and landscaping and street formation and pattern.

<sup>30</sup> Amended on 27 April 2018

Performance outcomes	Acceptable outcomes
<b>Reconfiguring a Lot<sup>31</sup></b>	
<p>PO<sub>2</sub> Reconfiguring a lot, including boundary rearrangements, retains neighbourhood character values through:</p> <ul style="list-style-type: none"> <li>(a) retention of existing Neighbourhood Character Places;</li> <li>(b) maintaining prevailing subdivision patterns and arrangements that contribute to the existing streetscape character.</li> </ul> <p><b>Editor's note –</b>                      Consideration of prevailing subdivision patterns and arrangements includes, but is not limited to:</p> <ul style="list-style-type: none"> <li>• grain of subdivision established by combination of street/block patter, orientation, spacing and alignment of surrounding streets and laneways;</li> <li>• regular shaped lots and dimensions;</li> <li>• frontage width that enables resultant development to maintain a consistent repetition (rhythm) in the streetscape including setbacks, spacings and orientation of buildings.</li> </ul>	<p>AO<sub>2.1</sub> Existing Neighbourhood Character Places are retained wholly within a single lot facing the street.</p> <p>AO<sub>2.2</sub> Where in a residential zone lots have sufficient area and dimensions for a rectangular shaped building envelope with dimensions for:</p> <ul style="list-style-type: none"> <li>(a) a dwelling house that faces the street setback from the road equal to or greater distance than existing houses on adjoining lots;</li> <li>(b) ancillary buildings and structures, including garages, covered carports and decks, setback equal to or behind the front building line of the proposed dwelling house;</li> <li>(c) private open space and recreation area;</li> <li>(d) vehicle access and on-site car parking in accordance with the Transport , Access and Parking Code.</li> </ul>

<sup>31</sup> Amended on 9 August 2019

**Diagram 8.3.2:1: Carport/garage location and roof pitch**



**Table 8.3.2:2 – Neighbourhood Character Overlay Code – assessment benchmarks for assessable development**

Performance outcomes		Acceptable outcomes	
<b>Demolition, Removal (which includes relocation within a site) of a Neighbourhood Character Place (as defined in Schedule 6 PSP No. 7 – Neighbourhood Character Places) – whether or not as a consequence of New Development.<sup>32</sup></b>			
PO <sub>1</sub>	The Neighbourhood Character Place is retained unless: (a) it is structurally unsound and uneconomically repairable; or (b) does not make a positive contribution to the character of the local streetscape.  Note: See the Neighbourhood Character Assessment within Appendix 2 of Planning Scheme Policy No.1 – Development Application Requirements for further guidance. <sup>33</sup>	AO1	The Neighbourhood Character Place is retained.
PO <sub>2</sub>	The relocation of a neighbourhood character place within a site is consistent with the local streetscape pattern and does not otherwise detract from the character or amenity of the local area.	No acceptable outcome is nominated.	
<b>Extensions or Alterations</b>			
PO <sub>3</sub>	A neighbourhood character place is not raised or enclosed underneath.	No acceptable outcome is nominated.	

<sup>32</sup> Amended on 14 June 2013

<sup>33</sup> Amended on 27 April 2018

Performance outcomes	Acceptable outcomes
<p>PO<sub>4</sub> Development, including extensions or alterations and ancillary buildings such as garages and carports, when viewed from a public place :</p> <ul style="list-style-type: none"> <li>(a) is subservient to existing buildings both on the site and adjacent sites;</li> <li>(b) is not obtrusive in the local streetscape;</li> <li>(c) consistent with the overall character of the existing buildings in the local streetscape;</li> <li>(d) utilises materials that are consistent with the fabric of the existing building; and</li> <li>(e) does not detract from the character or appearance of existing buildings.</li> </ul>	<p>No acceptable outcome is nominated.</p> <p><i>Note: The diagrams at the end of this code include examples of how this may be achieved.</i></p>
<p>PO<sub>5</sub> New buildings and extensions incorporate siting and setbacks which are consistent with the local streetscape pattern.</p>	<p>AO<sub>5.1</sub> New buildings and extensions are:</p> <ul style="list-style-type: none"> <li>(a) setback from any adjoining public place:                             <ul style="list-style-type: none"> <li>(i) more than the existing buildings on the premises; or</li> <li>(ii) an equal or greater distance that the buildings on adjoining properties.</li> </ul> </li> <li>(b) of a lower or equal height to buildings on adjoining properties.</li> </ul>
<b>Design and Form of New Development Generally<sup>34</sup></b>	
<p>PO<sub>6</sub> The form, scale and design of the development are consistent with, and sympathetic to the local streetscape and character of the surrounding area, having regard to:</p> <ul style="list-style-type: none"> <li>(a) bulk and scale;</li> <li>(b) height;</li> <li>(c) setbacks, siting and landscaping;</li> <li>(d) horizontal and vertical articulation;</li> <li>(e) roof lines;</li> <li>(f) building openings;</li> <li>(g) orientation;</li> <li>(h) materials and architectural detailing;</li> <li>(i) eaves and awnings; and</li> <li>(j) access and on-site parking.</li> </ul> <p>Note: See the Neighbourhood Character Assessment within Appendix 2 of Planning Scheme Policy No.1 – Development Application Requirements for further guidance.<sup>35</sup></p>	<p>No acceptable outcome is nominated.</p>

<sup>34</sup> Amended on 14 June 2013

<sup>35</sup> Amended on 27 April 2018

Performance outcomes	Acceptable outcomes
<p>PO<sub>7</sub> The form, bulk, scale, roof lines, setbacks, height, orientation, materials, articulation, fenestration, finishes and detailing of the development:</p> <p>(a) where they relate to the development of premises containing or adjacent to a Neighbourhood Character Place as listed in Schedule 6 Planning scheme policies, SC6.7.2, are sympathetic to and respectful of:</p> <p>(i) the significance of the place; and</p> <p>(ii) the contribution of the place to the Local Streetscape and heritage of the surrounding area.</p> <p>(b) where the circumstances in (a) do not apply:</p> <p>(i) are sympathetic to and respectful of the Local Streetscape; and</p> <p>(ii) do not detract from the appearance of retained existing buildings on the premises when viewed from a public place.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO<sub>8</sub> Particular consideration must be given to:</p> <p>(a) the compatibility of the character, appearance, location, height and bulk of the development with those aspects of existing premises on the site and/or in the Local Streetscape;</p> <p>(b) preventing irreversible damage to the significance, including character, of the place and the Local Streetscape;</p> <p>(c) the incorporation of materials and features, such as windows and doors, that are compatible with the style of the majority of buildings in the Local Streetscape; and</p> <p>(d) the retention of special features of the place.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO<sub>9</sub> Elements within the road reserve that make a positive contribution to the local streetscape are retained.</p>	<p>In partial compliance with the performance outcome:</p> <p>AO<sub>9.1</sub> Existing bluestone kerbing and channelling is retained.</p> <p>AO<sub>9.2</sub> Existing street trees and street furniture are retained and are not adversely affected.</p>

## SCHEDULE A

### EXAMPLES OF DEVELOPMENT THAT DOES AND DOES NOT RESPECT THE SIGNIFICANCE OF THE PLACE AND AREA

(1) SYMPATHETIC INFILL – DETACHED HOUSE

- (a) Carport not dominant.
- (b) Roof Height and pitch compatible with neighbours.
- (c) No use of replicated details.
- (d) Front of House addresses the street.
- (e) Traditional elements such as window hoods, verandahs and roof overhangs reinterpreted on contemporary idiom.



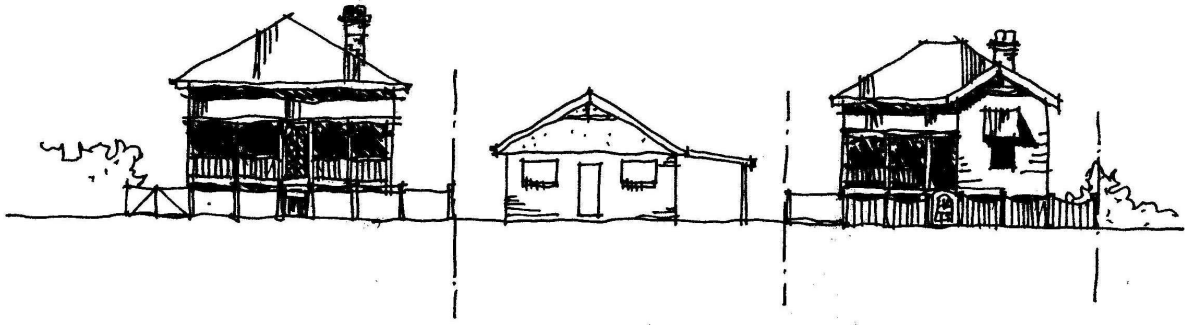
(2) SYMPATHETIC INFILL – 1 TO 2 STOREY APARTMENTS

- (a) Roof pitch and material compatible with neighbours.
- (b) Contemporary use of materials:
  - (i) flat roof to 'verandah';
  - (ii) no face brick; and
  - (iii) range of cladding textures and patterns.
- (c) Car parking not prominent.
- (d) Basic scale and massing compatible with the streetscape.



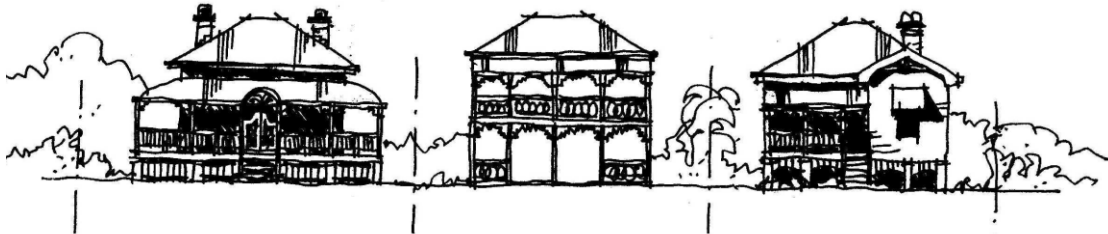
(3) UNSYMPATHETIC INFILL – 1 STOREY DETACHED HOUSE

- (a) Roof and wall Height not compatible with neighbours.
- (b) Window proportions not compatible with neighbours.
- (c) Traditional elements such as verandahs and window hoods not incorporated.
- (d) Carport roof form not sympathetic to neighbours.

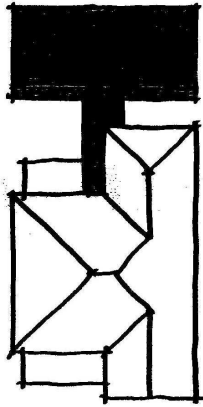


(4) UNSYMPATHETIC INFILL – 2 STOREY DETACHED HOUSE

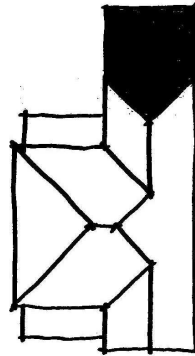
- (a) Replicated ornamentation not recommended.
- (b) Non-traditional use of traditional elements for example two (2) storey verandahs not common, identical upper and lower verandah treatment not common, elaborateness of decoration not common.
- (c) Lack of overhangs to roof.



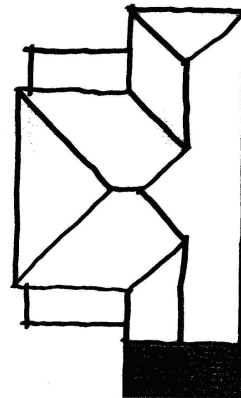
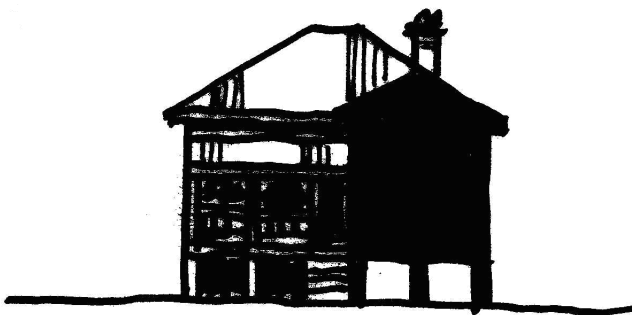
(5) DWELLING ADDITIONS



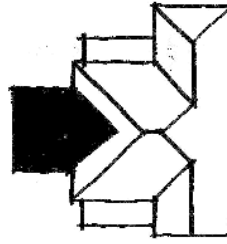
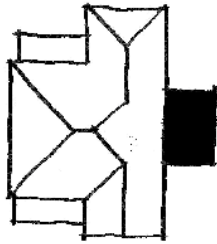
**RECOMMENDED**  
Rear Pavilion Addition



**RECOMMENDED**  
Rear Wing Addition

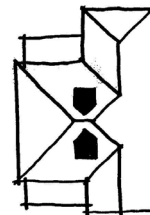
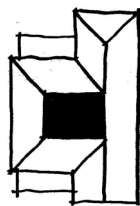


**NOT RECOMMENDED**  
Front Wing Addition



**NOT RECOMMENDED**  
Lean-To Addition

**RECOMMENDED**  
Side Wing Addition



**NOT RECOMMENDED**  
'Cape Cod' Roof Addition

**NOT RECOMMENDED**  
Front Dormer

## SCHEDULE B

### EXAMPLES OF APPROPRIATE LOCATIONS FOR ANCILLARY BUILDINGS

(1) GARAGES/CARPORTS

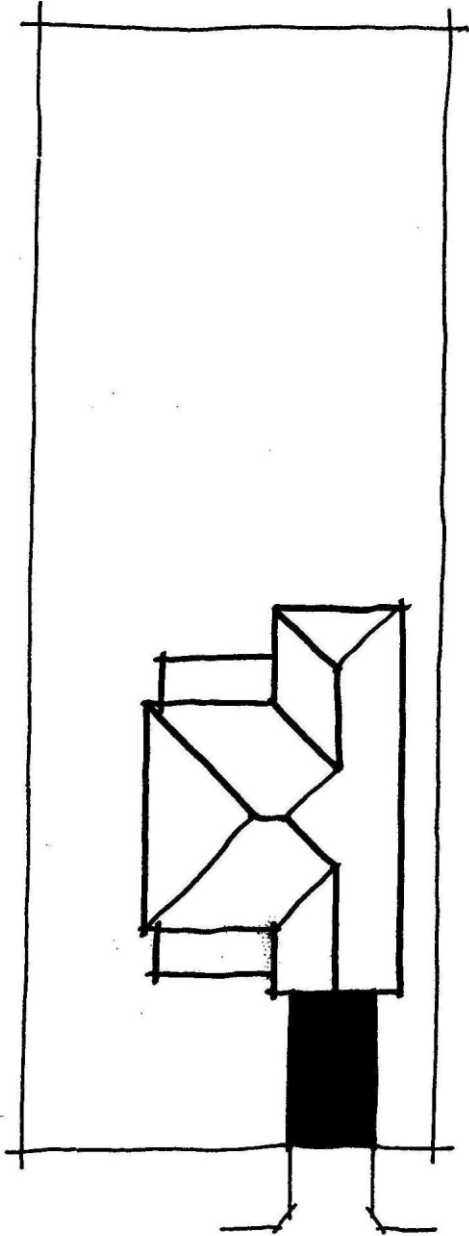


**NOT RECOMMENDED**  
Attached Lean-To

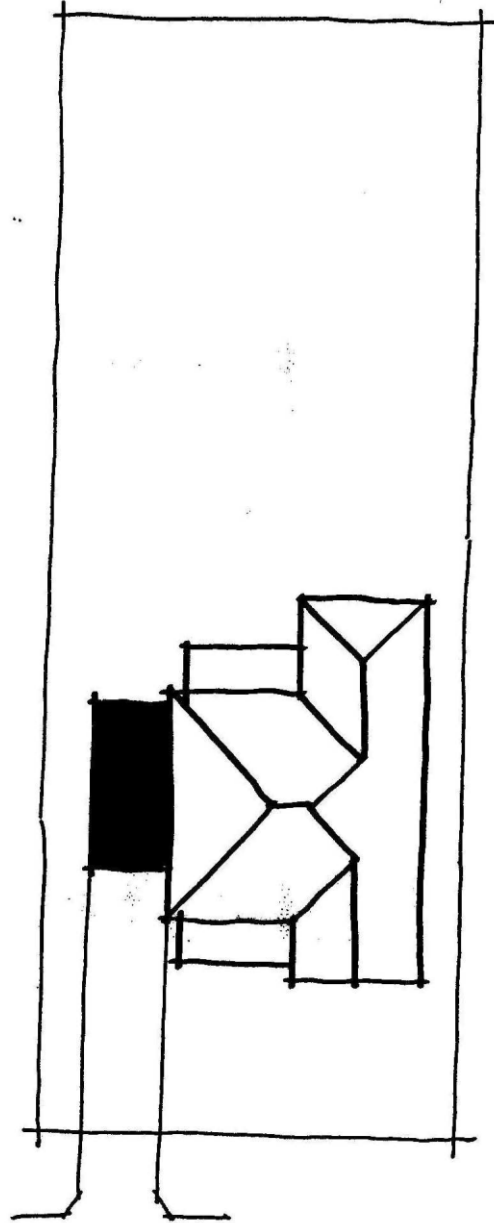


**RECOMMENDED**  
Detached Gable Roof  
Car accommodation behind building line

(2) GARAGES/CARPORTS LOCATIONS

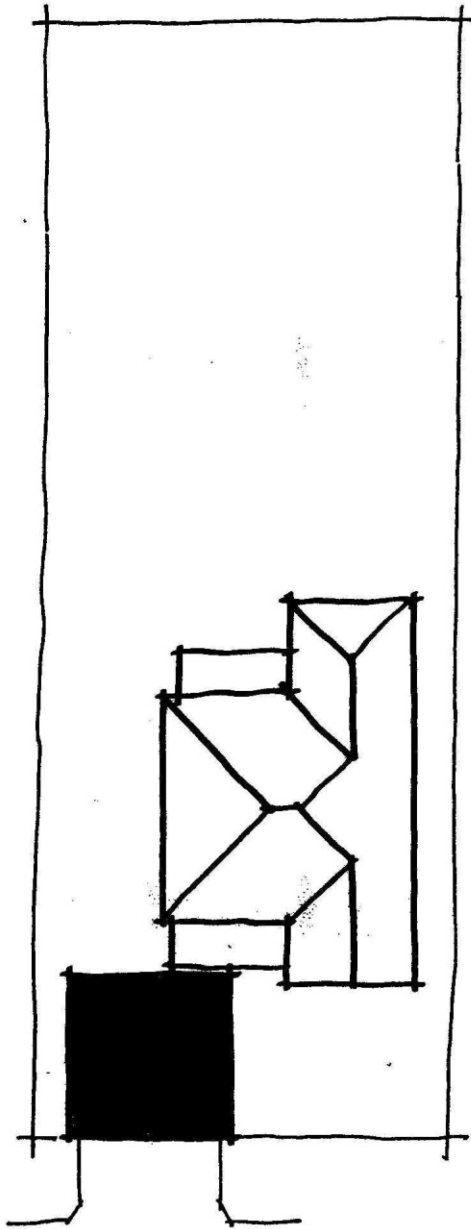


**NOT RECOMMENDED**  
Car accommodation in front  
of building line

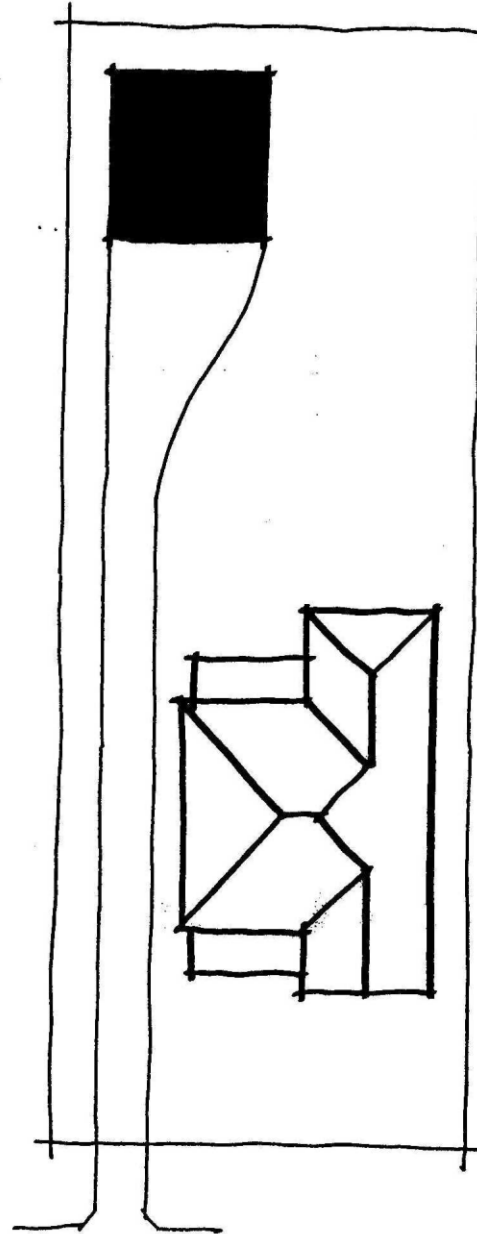


**RECOMMENDED**  
Car accommodation behind  
building line

(3) GARAGES/CARPORTS LOCATIONS



**NOT RECOMMENDED**  
Car accommodation in front of  
building line



**RECOMMENDED**  
Car accommodation not prominent  
from street

### 8.3.3 Scenic Amenity Overlay Code

#### 8.3.3.1 Application

This code applies to assessable development:-

- (1) subject to the Scenic Amenity Overlay shown on the overlay maps contained within Schedule 2 (Mapping); and
- (2) identified as requiring assessment against the Scenic Amenity Overlay Code by the tables of assessment in Part 5 (Tables of assessment).

#### 8.3.3.2 Purpose and overall outcomes

- (1) The purpose of the Scenic Amenity Overlay Code is to ensure development in areas of high scenic amenity does not significantly detract from the scenic quality of the area.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) the scenic amenity values are protected; and
  - (b) development in scenic amenity areas is sited and designed to minimise the adverse impacts on the scenic qualities of the area.

#### 8.3.3.3 Assessment benchmarks for assessable development

**Table 8.3.3:1 – Scenic Amenity Code – assessment benchmarks for assessable development**

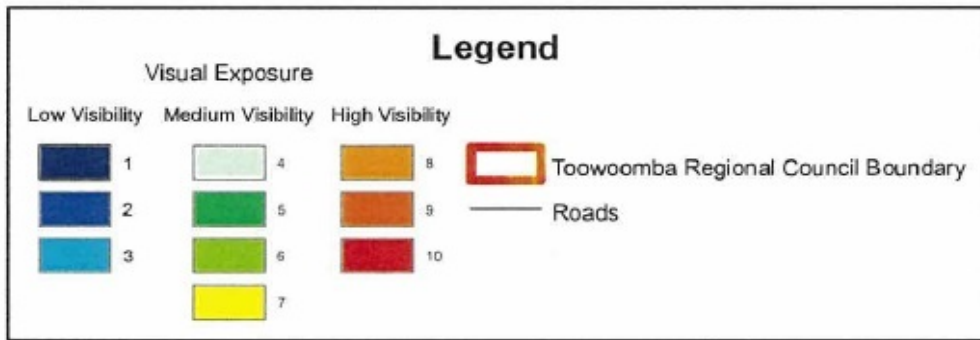
Performance outcomes	Acceptable outcomes
PO <sub>1</sub> Development is designed and sited in a way that is compatible with the character of the landscape and minimises any adverse impacts on the scenic amenity of a place.	AO <sub>1.1</sub> The amount of built form on the site that is visible from significant public viewing locations within a distance of 5km does not exceed 10%, calculated using the methodology provided in Note (3) at the end of this code.  AO <sub>1.2</sub> Development is sited and designed to minimise any potential adverse impacts on the scenic qualities of the site and the area, having regard to: <ol style="list-style-type: none"> <li>(a) retaining important skyline elements, including tree canopies and vegetated ridgelines;</li> <li>(b) retaining of significant views into and out of the area;</li> <li>(c) achieving built form which is not obtrusive, particularly from key viewing points and access routes;</li> <li>(d) retaining views along waterways or water bodies;</li> <li>(e) retaining and supplementing significant vegetation and other landscaping; and</li> <li>(f) minimising earthworks, driveways and other elements that might contribute to visual scarring.</li> </ol>

Performance outcomes	Acceptable outcomes
PO <sub>2</sub> Development is constructed of materials and with finishes that complement the natural landscape and do not dominate the scenic amenity values of the natural landscape.	In partial fulfilment of the performance outcome: AO <sub>2.1</sub> Buildings or other structures are finished with natural subdued colours such as dark blues, dark greens, dark greys, ochres, olives; or of natural or stained timbers and metal cladding (including roofing) is non-reflective and painted in subdued colours.

Note:

- (1) Development on land covered by the Scenic Amenity Overlay should not adversely affect the scenic amenity qualities of the site when seen from publically accessible viewing locations. In the vicinity of Toowoomba, these locations include Picnic Point, Mt Kynoch and Mt Lofty. Where no publically accessible viewing locations such as lookouts are in the vicinity of the development site, assessment should be determined from areas indicated as having high visual exposure.
- (2) Areas having high visual exposure generally comprise thoroughfares with high traffic volumes and include the New England, Gore and Warrego Highways but also include other main roads throughout the Region. Refer to the Visual Exposure Map at the end of this code to determine where high visual exposure locations exist in vicinity to the proposed development site.
- (3) Calculate the extent of evident use using the following:
  - (a) Take three photographs of the proposed development site that are representative of the views that people will have of the new development from publically accessible locations. Two photographs should be taken from road frontages and one from another well-used and publically accessible viewpoint, if applicable. Photographs should contain approximately 25% sky.
  - (b) Sketch the outline of the proposed development on each photograph. Take into account the screening effect of new trees and landscaping after five years.
  - (c) For each photo, calculate the area of all existing and proposed visible development as a percentage of the total photo area excluding sky.
  - (d) Calculate the average percentage of evident development for the site from the estimates for the three photos.
  - (e) Then compare the average percent of visible built form and infrastructure against the maximum nominated in Table 8.3.3:1 above.

Diagram 8.3.3:2 – Toowoomba Regional Council Scenic Amenity – Visual Exposure<sup>36</sup>



<sup>36</sup> Amended on 3 November 2014

## 8.4 Infrastructure overlay codes category

### 8.4.1 Regional Infrastructure Corridors and Substations Overlay Code<sup>37</sup>

#### 8.4.1.1 Application

This code applies to assessable development:-

- (1) subject to the Regional Infrastructure Corridors and Substations Overlay shown on the overlay maps contained within Schedule 2 (Mapping); and
- (2) identified as requiring assessment against the Regional Infrastructure Corridors and Substations Overlay Code by the tables of assessment in Part 5 (Tables of assessment).

#### 8.4.1.2 Purpose and overall outcomes

- (1) The purpose of the Regional Infrastructure Corridors and Substations Overlay Code is to protect existing significant infrastructure, specifically ensuring that any nearby new development does not compromise its role, function and operation.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) adequate buffering is provided between sensitive land uses<sup>38</sup> and the identified infrastructure;
  - (b) the health and safety of people and property is not put at risk by development; and
  - (c) the existing and future safety and efficiency of the identified infrastructure is protected.

#### 8.4.1.3 Assessment benchmarks for assessable development

**Table 8.4.1:1 – Regional Infrastructure Corridors and Substations Overlay Code – assessment benchmarks for assessable development<sup>39</sup>**

Performance outcomes	Acceptable outcomes
<b>Petroleum / Natural Gas Pipelines</b>	
PO <sub>1</sub> Development is separated from a petroleum and natural gas pipeline and associated easements (as identified on Overlay Maps) such that: <ol style="list-style-type: none"> <li>(a) the safe operation and maintenance of the pipeline is not compromised; and</li> <li>(b) people and property are not put at risk.</li> </ol>	No acceptable outcome is nominated.

<sup>37</sup> Amended on 3 November 2014

<sup>38</sup> Sensitive Land Uses are defined in Schedule 1 of the State Planning Policy 5/10 Air, Noise and Hazardous Materials. The list of sensitive land uses includes: child care centre, community care centre, dwelling house, educational establishment, health care services, hospital, multiple dwelling, office, relocatable home park, residential care facility, retirement facility, rooming accommodation, short-term accommodation and tourist park.

<sup>39</sup> Amended on 29 July 2016

Performance outcomes		Acceptable outcomes
PO <sub>2</sub>	<p>Reconfigurations within 100m of any high pressure gas pipeline do not:</p> <ul style="list-style-type: none"> <li>(a) affect the long term operation of the pipe line;</li> <li>(b) put at risk the safety and lives of people; or</li> <li>(c) put at risk the safety of property.</li> </ul>	<p>AO<sub>2.1</sub> A qualitative risk assessment undertaken in accordance with <b>AS2885 - Pipelines - Gas and Liquid Petroleum Design and Construction</b> demonstrates that the safe operation of any pipeline shown on the Regional infrastructure corridors and substations overlay map is not compromised and that development does not pose a risk to people and property based on its proximity to a high pressure pipeline.</p>

## 8.5 Environment overlay codes category

### 8.5.1 Environmental Significance Overlay Code

#### 8.5.1.1 Application

This code applies to assessable development:-

- (1) subject to the Environmental Significance Overlay shown on the overlay maps contained within Schedule 2 (Mapping); and
- (2) identified as requiring assessment against the Environmental Significance Overlay Code by the tables of assessment in Part 5 (Tables of assessment).

#### 8.5.1.2 Purpose and overall outcomes

- (1) The purpose of the Environmental Significance Overlay Code is to avoid or minimise the impacts of development on:
  - (a) the biodiversity values of ecosystems, ecological processes, areas of ecological significance and biodiversity corridors; and
  - (b) the ecological, hydrological and water quality values of natural waterways and wetlands.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) impacts on biodiversity values of ecosystems, areas of ecological significance and biodiversity corridors are avoided, or where they cannot be avoided impacts are minimised and impacts on biodiversity values are offset consistent with the Queensland Government Environmental Offsets Policy and other applicable biodiversity/environmental offsets policies;
  - (b) ecological processes and the ecosystem services provided by areas of ecological significance are maintained;
  - (c) habitat areas are connected by viable biodiversity corridors;
  - (d) degraded ecosystems, habitats and corridors are restored;
  - (e) ecological values and processes of waterways and wetlands are protected;
  - (f) the hydrological regime of wetlands and waterways is protected and rehabilitated to its natural state; and
  - (g) water quality is maintained or improved.

### 8.5.1.3 Assessment benchmarks for assessable development

**Table 8.5.1:1 – Environmental Significance Overlay Code – assessment benchmarks for assessable development**

Performance outcomes	Acceptable outcomes
<b>Areas of Ecological Significance</b>	
<p>PO<sub>1</sub> Vegetation disturbance or other impacts on areas of ecological significance shown on the Environmental Significance Overlay maps, is avoided or where disturbance cannot be avoided the loss or reduction of ecological values is minimised.</p>	<p>AO<sub>1.1</sub> Impacts are avoided by locating development wholly outside mapped areas of ecological significance and areas of ecological significance buffer identified on the Environmental Significance Overlay maps.</p> <p>OR</p> <p>Where impacts on areas of ecological significance shown on the Environmental Significance Overlay Maps cannot be avoided, they are minimised by:</p> <ul style="list-style-type: none"> <li>(a) minimising the total footprint within which activities, buildings, structures, driveways and other works or activities are contained;</li> <li>(b) avoiding further fragmentation of areas of ecological significance and strengthening linkages where possible;</li> <li>(c) utilising areas of lesser importance in terms of biodiversity values so that areas of higher value are conserved to the greatest extent practicable; and</li> <li>(d) maintaining areas of ecological significance in patches of greatest possible size and with the smallest possible edge to area ratio.</li> </ul>
<p>PO<sub>2</sub> Development optimises biodiversity outcomes by prioritising the location of environmental offsets within identified biodiversity corridors.</p>	<p>AO<sub>2.1</sub> Biodiversity offsets designed to counterbalance development impacts on areas of ecological significance are delivered consistent with the Queensland Government Environmental Offsets Policy 2008 and other applicable biodiversity/environmental offset policies.</p>
<p>PO<sub>3</sub> Landscaping complements biodiversity values by incorporating the following elements into the landscaping design:</p> <ul style="list-style-type: none"> <li>(a) native plants of local origin; or</li> <li>(b) known food and habitat trees and shrubs for endemic native fauna species in the local area; or</li> <li>(c) replication of adjacent healthy remnant habitats, including understorey vegetation; and</li> <li>(d) no declared noxious plants, weeds or invasive plants likely to displace native flora species or degrade fauna habitat.</li> </ul>	<p>No acceptable outcome is nominated.</p>

Performance outcomes		Acceptable outcomes	
PO <sub>4</sub>	<p>Movement of fauna is facilitated within and through the site, particularly along identified biodiversity corridors by:</p> <p>(a) ensuring that development and associated activities do not create barriers to the movement of fauna along and within biodiversity corridors;</p> <p>(b) directing fauna to locations where wildlife infrastructure has been created, to enable wildlife to safely negotiate a development area; and</p> <p>(c) separating fauna from potential hazards.</p>	No acceptable outcome is nominated.	
PO <sub>5</sub>	<p>Identified biodiversity corridors on the Environmental Significance Overlay maps and their role to potentially connect areas of ecological significance (through rehabilitation or enhancement) are not compromised by development.</p>	No acceptable outcome is nominated.	
Waterways and Wetlands			
PO <sub>6</sub>	<p>Development is not carried out within a mapped waterway or wetland identified on the Environmental Significance Overlay maps.</p>	AO <sub>6.1</sub>	<p>Development is located outside the mapped boundary of a waterway or wetland identified on the Environmental Significance Overlay maps.</p>
PO <sub>7</sub>	<p>Development provides a buffer which protects the ecological, hydrological and water quality values of the wetland or the waterway.</p>	AO <sub>7.1</sub>	<p>Development provides a buffer area which is vegetated with native plants endemic to the area.</p>
		AO <sub>7.2</sub>	<p>Buildings, structures and works are not carried out within the buffer area identified on the Environmental Significance Overlay maps.</p>
PO <sub>8</sub>	<p>Development retains the existing hydrological regime or re-establishes the previous naturally occurring regime.</p>	AO <sub>8.1</sub>	<p>Existing flows of surface and ground water are not altered through construction of channelled flows or the redirection or interruption of flows.</p>

## 8.6 Natural resources overlay codes category

### 8.6.1 Extractive Resources Overlay Code

#### 8.6.1.1 Application

This code applies to assessable development:-

- (1) subject to the Extractive Resources Overlay shown on the overlay maps contained within Schedule 2 (Mapping); and
- (2) identified as requiring assessment against the Extractive Resources Overlay Code by the tables of assessment in Part 5 (Tables of assessment).

#### 8.6.1.2 Purpose and overall outcomes

- (1) The purpose of the Extractive Resources Overlay Code is to ensure that significant extractive resources within the Region are protected from inappropriate development and are protected for future development of the resource.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) significant extractive industry resources and haulage routes are protected from encroachment by sensitive land uses;
  - (b) the future productive capacity of these resources is protected; and
  - (c) adverse impacts on sensitive land uses are avoided.

#### 8.6.1.3 Assessment benchmarks for assessable development

**Table 8.6.1:1 – Extractive Resources Overlay Code – requirements for accepted development and assessment benchmarks for assessable development<sup>40</sup>**

Performance outcomes	Acceptable outcomes
<p>PO<sub>1</sub> Development in the separation area for an Extractive Resource area or in a haulage route/transport route's separation area protects the extractive resource area and haulage routes by not increasing the number of people living within proximity to extractive resources and associated haulage routes.</p>	<p>AO<sub>1.1</sub> Development does not increase the number of dwellings or involve the introduction of any of the following activities within the separation area or haulage route buffer identified on the Extractive Resources Overlay maps:</p> <ol style="list-style-type: none"> <li>(a) Rooming Accommodation.</li> <li>(b) Multiple Dwellings.</li> <li>(c) Relocatable Home Park.</li> <li>(d) Retirement Facility.</li> <li>(e) Short-term Accommodation.</li> <li>(f) Tourist Park.</li> </ol> <p>AO<sub>1.2</sub> The development does not result in an increase in the number of lots within the separation area or haulage area.</p>
<p>PO<sub>2</sub> Development for a use other than an extractive industry is compatible with the operation of the extractive industry, and does not introduce or increase other uses sensitive to the impacts of extractive industry in the area.</p>	<p>AO<sub>2.1</sub> The numbers of people working or congregating in the overlay area are not increased as a result of non-extractive industry uses.</p>

<sup>40</sup> Amended on 27 April 2018

Performance outcomes	Acceptable outcomes
PO <sub>3</sub> Development will not adversely affect the safe and efficient operation of vehicles transporting extractive materials.	AO <sub>3.1</sub> In partial fulfilment of the performance outcome the following is not increased: (a) the number of existing access points to the transport/haulage route.
PO <sub>4</sub> To the greatest extent practicable, development minimises the potential for adverse impact from extractive industries, having regard to noise, dust, ground vibration, or air blast overpressure from an existing or future extraction, processing and transportation of extractive materials.	No acceptable outcome is nominated.

## 8.6.2 Agricultural Land Overlay Code

### 8.6.2.1 Application

This code applies to assessable development:-

- (1) subject to the Agricultural Land Overlay shown on the overlay maps contained within Schedule 2 (Mapping); and
- (2) identified as requiring assessment against the Agricultural Land Overlay Code by the tables of assessment in Part 5 (Tables of assessment).

### 8.6.2.2 Purpose and overall outcomes

- (1) The purpose of the Agricultural Land Overlay Code is to ensure that agricultural land is protected from inappropriate development that leads to its fragmentation or alienation or that may otherwise adversely impact on its productive use by present or future generations.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) the productive capacity of agricultural land and viability for productive uses is not compromised; and
  - (b) development does not result in the alienation, loss or fragmentation of agricultural land.

### 8.6.2.3 Assessment benchmarks for assessable development

**Table 8.6.2:1 – Agricultural Land Overlay Code – assessment benchmarks for assessable development**

Performance outcomes	Acceptable outcomes
PO <sub>1</sub> Development does not reduce the productive capacity of the land or result in conflict with nearby rural uses.	No acceptable outcome is nominated.
PO <sub>2</sub> Non-rural uses, and rural uses which are not dependent on the agricultural quality of the land, do not compromise the long term productive capacity of agricultural land.	AO2.1 Non-rural uses, and rural uses which are not dependent on the agricultural quality of the land, are not located on agricultural land.  OR  AO2.2 Development is compatible with agricultural production and is designed and located in a way that does not inhibit or prevent normal farming practices in the future  <i>Note: examples of development that achieve this outcome may include a golf course, plant nursery or sports field</i>

Performance outcomes	Acceptable outcomes
PO <sub>3</sub> Reconfiguring lots on agricultural land does not result in allotment sizes that result in: <ul style="list-style-type: none"> <li>(a) fragmentation of rural lands and loss of land to viable rural production;</li> <li>(b) conflict between farming and residential uses; or</li> <li>(c) loss of farming flexibility.</li> </ul>	AO <sub>3.1</sub> The minimum lot size in the Rural Zone is in accordance with Table 9.3.3:2 of Part 9.3.3, Reconfiguring a Lot Code.  OR  AO <sub>3.2</sub> The proposed lot is smaller than that nominated in Table 9.3.3:2 of Part 9.3.3, Reconfiguring a Lot Code and the reconfiguration is a boundary realignment that would not create any additional lots and would provide for the implementation of improved land management practices or productive utilisation of the land.
PO <sub>4</sub> Residential development in close proximity to agricultural land is located and designed in a manner that avoids its alienation <sup>41</sup> .	No acceptable outcome is nominated.

<sup>41</sup> Refer to State Planning Policy 1/92: Development and the Conservation of Agricultural Land in particular referring to separating agricultural and residential land uses.

## 8.6.3 Water Resource Catchments Overlay Code

### 8.6.3.1 Application

This code applies to assessable development:-

- (1) subject to the Water Resource Catchments Overlay shown on the overlay maps contained within Schedule 2 (Mapping); and
- (2) identified as requiring assessment against the Water Resource Catchments Overlay Code by the tables of assessment in Part 5 (Tables of assessment).

### 8.6.3.2 Purpose and overall outcomes

- (1) The purpose of the Water Resource Catchments Overlay Code is to maintain water resources catchment areas such that storage and water quality is maintained or improved and recharge capacity is protected.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) manage land use practices in catchments for maintenance of sustainable water quality and water resources;
  - (b) ensure that appropriate waste management systems are implemented for high risk land uses within drinking water catchments; and
  - (c) protect the land and water resources of water resource catchments.

### 8.6.3.3 Assessment benchmarks for assessable development

**Table 8.6.3:1 – Water Resource Catchments Overlay Code – assessment benchmarks for assessable development**

Performance outcomes	Acceptable outcomes
<b>Water quality</b>	
PO <sub>1</sub> Development within catchment areas is planned, designed, constructed and operated to manage stormwater and waste water in ways that minimise any potential adverse impacts on water quality and water resource catchments identified on the Water Resource Catchments Overlay maps.	No acceptable outcome is nominated.
PO <sub>2</sub> Intensive animal industries and intensive horticulture do not result in changes to stream or stored dam water quality which adversely affects its suitability for treatment for municipal water supply or adversely impact on environmental values.	AO <sub>2.1</sub> Intensive animal industries and intensive horticulture provide waste management and treatment systems that prevent off-site export of solids, nutrients and pesticides, including through overland flow.
PO <sub>3</sub> The location and management of onsite wastewater treatment facilities minimises the risk to land and water resources within the catchment and in storages.	AO <sub>3.1</sub> No on-site wastewater treatment facility is located within: <ol style="list-style-type: none"> <li>(a) 487m of the full storage level of Cooby Dam or 400m of the full storage level of all other water supply dams; or</li> <li>(b) within 100m of a watercourse.</li> </ol>