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Part 8 Overlays

8.1 Preliminary

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

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

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

(c) there is the presence of valuable resources;

(d) there are particular opportunities for development.

(2) Overlays are mapped and included in **Schedule 2 (Mapping)**.

Note—where an overlay map identifies that a site is affected by a given overlay, and it is subsequently demonstrated, (via a site-specific investigation or ground truthing exercise), that the mapped overlay is in fact not present on the subject site, it will not be necessary for development to comply with the applicable overlay code.

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

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

(5) 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 plane code;

(e) a development code

Editor's note—for assessable development, an acceptable outcome in an applicable overlay code represents one way only of complying with a corresponding performance outcome. An applicant may propose an alternative way of complying with a performance outcome. The planning scheme has been specifically designed to provide a performance-based approach to development assessment.

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

(7) The overlays for the planning scheme are:-

(a) Acid sulfate soils overlay;

(b) Agricultural land overlay;

(c) Airport and aviation facilities overlay;

(d) Biodiversity areas, waterways and wetlands overlay;

(e) Bushfire hazard overlay;

(f) Coastal protection overlay;

(g) Extractive resources overlay;

(h) Flood hazard overlay;

(i) Heritage and neighbourhood character overlay;

(j) Infrastructure overlay;

(k) Water resource catchments overlay; and

(l) Fraser and Great Sandy Strait Islands overlay.

8.2 Overlay codes

8.2.1 Acid sulfate soils overlay code

8.2.1.1 Application

This code applies to assessable development:-

(a) subject to the Acid sulfate soils overlay shown on the overlay maps contained within **Schedule 2 (Mapping)**; and

(b) identified as requiring assessment against the Acid sulfate soils 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 Acid sulfate soils overlay code is to ensure that the generation or release of acid and associated metal contaminants from acid sulfate soils (ASS) does not have significant adverse effects on the natural environment, built environment, infrastructure or human health.

(2) The purpose of the code will be achieved through the following overall outcome:-

(a) development ensures that the release of acid and associated metal contaminants into the environment is avoided by either:-

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

(ii) treating and, if required, undertaking ongoing management of any disturbed ASS and drainage waters.

8.2.1.3 Assessment benchmarks

Table 8.2.1.3.1 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
Avoidance or management of ASS			
PO1	Works:- (a) do not disturb ASS; or (b) are managed to avoid or minimise the release of acid and metal contaminants, where disturbance of ASS is unavoidable.	**AO1.1**	ASS are identified and the disturbance of ASS is avoided by:- (a) undertaking an ASS investigation conforming to the *Queensland Sampling Guidelines*[1] and soil analyses according to the *Laboratory Methods Guidelines*[2] or Australian Standard 4969; (b) not excavating or otherwise removing soil or sediment identified as containing ASS; (c) not permanently or temporarily extracting groundwater that results in the aeration of previously saturated ASS; and (d) not undertaking filling on land at or below 5 metres AHD that results in:- (i) actual ASS being moved below the water table; or (ii) previously saturated ASS being aerated.

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[1] Ahern CR, Ahern MR and Powell B (1998). Guidelines for Sampling and Analysis of Lowland Acid Sulfate Soils (ASS) in Queensland. Department of Natural Resources, Indooroopilly.

[2] Ahern CR, McElnea AE and Sullivan LA (2004). Acid Sulfate Soils Laboratory Methods Guidelines. Department of Natural Resources and Mines, Indooroopilly.

Performance outcomes		Acceptable outcomes	
			OR The disturbance of ASS avoids the release of acid and metal contaminants by:- (a) undertaking an acid sulfate soils investigation conforming to the *Queensland Sampling Guidelines* and soil analyses according to the *Laboratory Methods Guidelines* or Australian Standard 4969; (b) neutralising existing acidity and preventing the generation of acid and metal contaminants using strategies documented in the *Soil Management Guidelines*[3]; and (c) preventing the release of surface or groundwater flows containing acid and metal contaminants into the environment.
		AO1.2	Where potential or actual ASS are identified, they are managed in accordance with an ASS management plan. Editor's note—the **Planning scheme policy for information that Council may require** provides guidance for the preparation of an ASS management plan.

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[3] Dear SE, Moore NG, Dobos SK, Watling KM and Ahern CR (2002). Soil Management Guidelines. Queensland Acid Sulfate Soils Technical Manual. Department of Natural Resources and Mines, Indooroopilly.

8.2.2 Agricultural land overlay code

8.2.2.1 Application

This code applies to assessable development:-

(a) subject to the agricultural land overlay shown on the overlay maps contained within **Schedule 2 (Mapping)**; and

(b) identified as requiring assessment against the Agricultural land 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 Agricultural land overlay code is to ensure that sustainable agricultural use of agricultural land is protected from inappropriate development that leads to its alienation, fragmentation or diminished productivity.

(2) The purpose of the code will be achieved through the following overall outcome:-

(a) the ongoing productive use of agricultural land classification (ALC) Class A and Class B land for agricultural purposes is maintained and protected by ensuring that:-

(i) ALC Class A and Class B land is not used for non-agricultural purposes;
(ii) conflict between farming activities and sensitive land uses is avoided or appropriately mitigated;
(iii) further fragmentation of ALC Class A and Class B land as a result of reconfiguring a lot is avoided; and
(iv) development avoids adverse impacts on ALC Class A and Class B land from land degradation and stormwater run-off.

Editor's note—ALC Class A and Class B land is protected and remains available for productive and sustainable agricultural and rural pursuits unless:
a) There is an overriding need in terms of public benefit; and
b) There is no alternative site suitable for the particular purpose.

8.2.2.3 Assessment benchmarks

Table 8.2.2.3.1 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
Conservation of ALC Class A and Class B land			
PO1	Development ensures that ALC Class A and Class B land is conserved to ensure its long-term availability and productive use for agriculture.	**AO1**	No acceptable outcome provided.
PO2	Uses and associated works that do not require agricultural land resources to support economic activity are not located on ALC Class A and Class B land.	**AO2**	No acceptable outcome provided.
Avoidance or mitigation of land use conflicts			
PO3	Development for residential activities and other sensitive land uses does not adversely impact on the ongoing operational efficiency and productive agricultural use of ALC Class A and Class B land. Note—to demonstrate compliance with this particular performance outcome, an assessment of appropriate separation areas and buffers between the proposed development and areas of	**AO3**	No acceptable outcome provided.

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Performance outcomes		Acceptable outcomes	
	ALC Class A and Class B land will need to be undertaken in accordance with the *State Planning Policy Guideline: State Interest—Agriculture.*		
Rearrangement of lot boundaries			
PO4	The boundaries of existing lots containing ALC Class A and Class B land are not rearranged, unless it can be demonstrated that a rearrangement of lot boundaries would:- (a) aggregate ALC Class A and Class B land resources and maximise the utility of the land for agricultural purposes; (b) provide for better land management; and (c) not give rise to, or worsen, land use conflicts between agricultural and residential land uses.	**AO4**	No acceptable outcome provided.
Sediment and stormwater run-off			
PO5	Development for non-agricultural purposes is located, designed and constructed to minimise the impact of sediment and stormwater run-off on ALC Class A and Class B land.	**AO5**	No acceptable outcome provided.

8.2.3 Airport and aviation facilities overlay code

8.2.3.1 Application

This code applies to accepted development subject to requirements and assessable development:-

(a) subject to the airport and aviation facilities overlay shown on the overlay maps contained within **Schedule 2 (Mapping)**; and

(b) identified as requiring assessment against the Airport and aviation facilities overlay code by the tables of assessment in **Part 5 (Tables of assessment)**.

8.2.3.2 Purpose and overall outcomes

(1) The purpose of the Airport and aviation facilities overlay code is to:-

(a) protect and maintain the safety, efficiency and operational integrity of Hervey Bay Airport, Maryborough Airport and aviation facilities; and

(b) avoid land use conflicts.

(2) The purpose of the code will be achieved through the following overall outcomes:-

(a) the safety of aircraft operating within an airport's operational airspace is maintained and enhanced;

Note—operational airspace includes the areas and vertical dimensions of an airport's obstacle limitation surface (OLS).

(b) sensitive land uses and other incompatible activities are appropriately located and designed to ensure that these uses and activities:-

(i) do not adversely impact on airport operations; and

(ii) are not adversely impacted by aircraft noise;

(c) the risk of public safety being compromised by incidents in the take-off and landing phases of aircraft operations is minimised;

(d) development does not adversely affect the functioning of aviation facilities.

8.2.3.3 Assessment benchmarks and requirements

Table 8.2.3.3.1 Assessment benchmarks for assessable development and requirements for accepted development

Performance outcomes		Acceptable outcomes	
Aircraft noise			
PO1	Development and land uses that are sensitive to noise interference or noise nuisance:- (a) avoid areas subject to the mapped Australian noise exposure forecast (ANEF) contours on an Airport and aviation facilities overlay map; or (b) are sited, designed and constructed to mitigate noise nuisance to acceptable levels.	**AO1**	The following uses are not located on land identified on an Airport and aviation facilities overlay map as being subject to the nominated Australian noise exposure forecast (ANEF) contour:- (a) permanent forms of residential accommodation within the 20 ANEF contour (or greater); (b) visitor or temporary accommodation uses including hotel, short-term accommodation and tourist park within the 25 ANEF contour (or greater); (c) community uses including child care centre, community care centre, community use, educational establishment, health care services and

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Performance outcomes		Acceptable outcomes	
			place of worship within the 20 ANEF contour (or greater); (d) business or entertainment uses including food and drink outlet, function facility, service industry, shop, shopping centre, showroom and tourist attraction within the 25 ANEF contour (or greater); (e) industry uses including low impact industry and research and technology industry within the 30 ANEF contour (or greater). **OR** Uses located within the ANEF contours specified above are designed and constructed to attenuate aircraft noise in accordance with *Australian Standard AS 2021: Acoustics—Aircraft noise intrusion—Building siting and construction*.

Table 8.2.3.3.2 Assessment benchmarks for assessable development only

Performance outcomes		Acceptable outcomes	
Obstructions and hazards			
PO1	Development does not cause an obstruction or hazard to the safe movement of aircraft through the temporary or permanent intrusion of physical structures into an airport's operational airspace, particularly take-off and approach flight paths.	**AO1**	Buildings, structures (both freestanding and attached to buildings, including signs, masts or antennae) and vegetation at its mature height do not penetrate the obstacle limitation surface (OLS) of an airport as identified on an Airport and aviation facilities overlay map unless the intrusion is approved in accordance with the relevant federal legislation.
Wildlife hazard buffer zone			
PO2	Development does not cause an obstruction or hazard to the safe movement of aircraft within an airport's operational airspace through the attracting of wildlife, in particular flying vertebrates such as birds or bats, in significant numbers.	**AO2.1**	Uses involving the bulk handling or disposal of putrescible waste, such as landfill and waste transfer facilities, are not located within 13km of airport runways, as identified on an Airport and aviation facilities overlay map.
		AO2.2	Uses involving the following activities are not located within 3km of airport runways, as identified on an Airport and aviation facilities overlay map:- (a) aquaculture, except where using a recirculating aquaculture system contained within sheds; (b) intensive animal industry; (c) animal keeping, where involving a wildlife or bird sanctuary; (d) industrial uses, where involving food processing plants or stock handling or slaughtering; and (e) other development with potential to attract birds and/or bats.
		AO2.3	Where uses or activities listed in AO2.2 (above) are located between 3km and 8km of airport runways, as identified on an Airport and aviation facilities overlay map:- (a) potential food and waste sources are covered or otherwise secured so they do not present a food source for domestic or other wildlife; and

Performance outcomes		Acceptable outcomes	
			(b) development includes measures to reduce the potential to attract birds and bats.
		AO2.4	Where recreation and entertainment facilities involving fair grounds, show grounds, outdoor theatres or outdoor cinemas are located within 3km of airport runways, as identified on an Airport and aviation facilities overlay map, potential food and waste sources are covered or otherwise secured so they are not accessible to wildlife.
		AO2.5	Landscaping and drainage works (including artificial water bodies) for development located within 3km of airport runways, as identified on an Airport and aviation facilities overlay map, are designed and installed to minimise bird and bat attracting potential (such as avoidance of fruiting and/or flowering plant species).
		AO2.6	Where wildlife attractants are proposed, measures (developed in consultation with the airport operator and qualified bird and wildlife management experts) should be implemented.
Lighting area buffer and light restriction zone			
PO3	Development does not cause an obstruction or hazard to the safe movement of aircraft within an airport's operational airspace through the installation of external lighting that could distract or interfere with a pilot's vision, or confuse the visual identification of runway, approach or navigational lighting from the air.	**AO3.1**	Outdoor lighting (including street lighting and security lighting) located within 6km of airport runways, as identified on an Airport and aviation facilities overlay map, does not involve:- (a) lighting that shines, projects or reflects above a horizontal plane; (b) coloured, flashing, laser or sodium lighting; (c) flare plumes; and (d) configurations of lights in straight parallel lines 500m to 1,000m in length and (e) reflective surfaces
		AO3.2	Development located within a light restriction zone is not permitted to emit light that will exceed the maximum light intensity specified for the zone: • Zone A – 0 candela • Zone B – 50 candela • Zone C – 150 candela • Zone D – 450 candela. Note - Light intensity is measured from the light source at 3 degrees above its horizontal plane.
Emissions			
PO4	Development does not cause an obstruction or hazard to the safe movement of aircraft within an airport's operational airspace through the emission of particulates, gases or other materials that may cause air turbulence, reduce visibility or affect aircraft engine performance.	**AO4**	Development does not release the following emissions into operational airspace:- (a) gaseous plumes with a velocity exceeding 4.3m/second; (b) smoke, dust, ash or steam; or (c) emissions with depleted oxygen content.

Performance outcomes		Acceptable outcomes	
Public safety areas			
PO5	Development within the public safety areas located at the end of airport runways avoids:- (a) a significant increase in the number of people living, working or congregating in those areas; and (b) the use or storage of hazardous materials.	**AO5**	Development within a public safety area, as identified on the relevant Airport and aviation facilities overlay map, does not introduce or intensify:- (a) residential, business, entertainment, industrial, community or recreation activities; or (b) any uses involving the production, manufacture or bulk storage of flammable or hazardous, explosive or noxious goods or materials.
Aviation facilities			
PO6	Development does not interfere with the function of aviation facilities.	**AO6.1**	Development located within the building restricted area for an aviation facility does not create:- (a) permanent or temporary physical obstructions in the line of sight between antennas; (b) an electrical or electromagnetic field that will interfere with signals transmitted by the facility; or (c) reflective surfaces that could deflect or interfere with signals transmitted by the facility.
		AO6.2	Development located within the building restricted area for an aviation facility (zone boundary of Zone A relevant to the aviation facility type) is designed and constructed to mitigate adverse impact on the function of the facility.
		AO6.3	Development located within the building restricted area (Zone B relevant to the aviation facility type) does not cross the zone boundary. Note—**Figure 8.2.3A (Zone boundary of Zone A and Zone B for VHF Communication Facilities)** demonstrates the area that forms part of the zone boundary of a VHF communication facilities building restricted area relevant to Zone A and Zone B. **Figure 8.2.3B (Zone boundary of Zone A and Zone B for Non Directional Beacons (NDB))** demonstrates the area that forms part of the zone boundary of a NDB facilities building restricted area relevant to Zone A and Zone B as outlined on the Airport and aviation facilities overlay map.

Figure 8.2.3A Zone boundary of Zone A and Zone B for VHF communication facilities

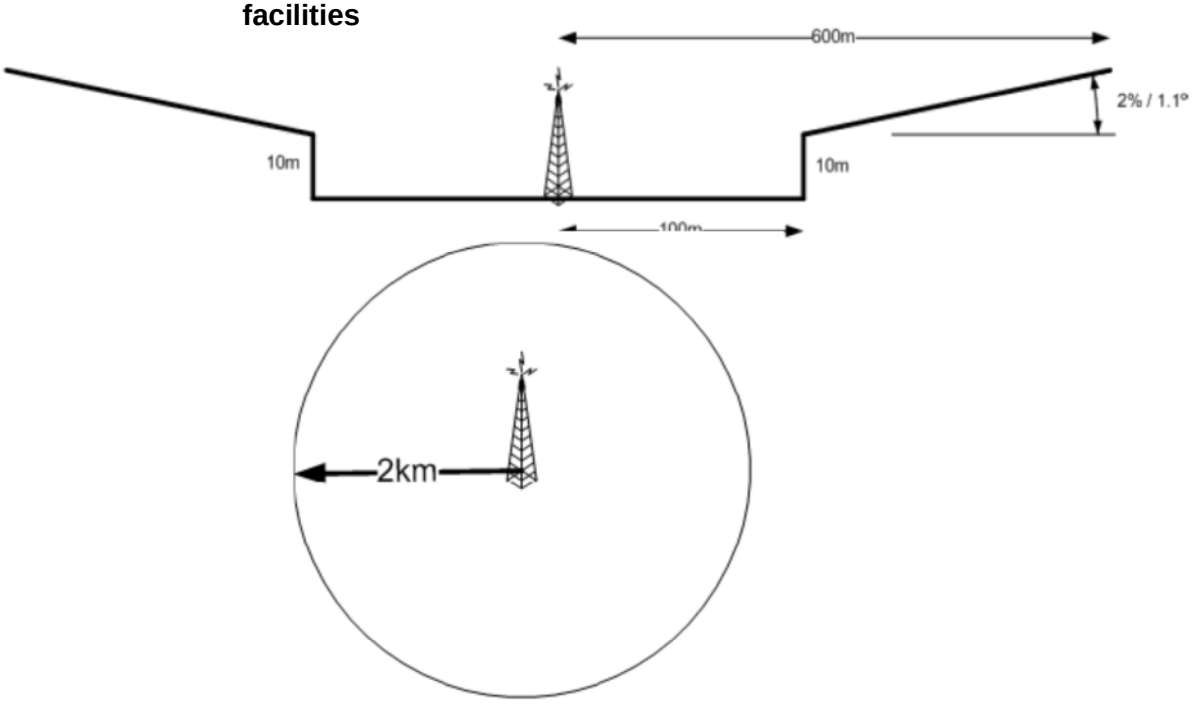
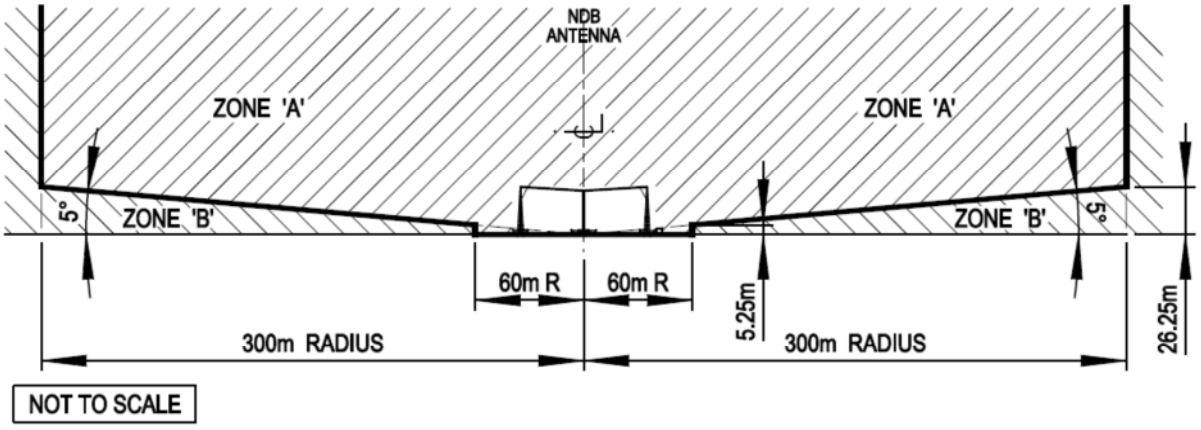


Figure 8.2.3B Zone boundary of Zone A and Zone B for Non Directional Beacons (NDB)



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8.2.4 Biodiversity areas, waterways and wetlands overlay code

8.2.4.1 Application

This code applies to assessable development:-

(a) subject to the Biodiversity areas, waterways and wetlands overlay shown on the overlay maps contained within **Schedule 2 (Mapping)** or on premises otherwise determined to contain ecologically important areas; and

(b) identified as requiring assessment against the Biodiversity areas, waterways and wetlands overlay code by the tables of assessment in **Part 5 (Tables of assessment)**.

Editor's note—amongst other things, the Biodiversity areas, waterways and wetlands overlay mapping in **Schedule 2 (Mapping)** identifies premises subject to a property map of assessable vegetation (PMAV). PMAV areas are shown for information purposes only and do not trigger development to be assessable against this code.

Editor's note—for development requiring assessment against this overlay code, the **Planning scheme policy for information that the Council may require** provides guidance for achieving certain outcomes of this code, including preparation of an ecological assessment report and a koala impact assessment report.

8.2.4.2 Purpose and overall outcomes

(1) The purpose of the Biodiversity areas, waterways and wetlands overlay code is to ensure that:-

(a) ecologically important areas are protected;

(b) ecological connectivity is maintained or improved, habitat extent is maintained or enhanced and degraded areas are rehabilitated; and

(c) wetlands and waterways are protected, maintained, rehabilitated and enhanced.

(2) The purpose of the code will be achieved through the following overall outcomes:-

(a) development conserves and enhances the Fraser Coast's biodiversity values and associated ecosystem services;

(b) development protects and establishes appropriate buffers to native vegetation and significant fauna habitat;

(c) development protects known populations and supporting habitat of:-

(i) endangered, vulnerable and near threatened flora and fauna species, as listed in the (State) *Nature Conservation Act 1992*, *Nature Conservation (Wildlife) Regulation 2006; and*
(ii) threatened species and ecological communities as listed in the (Commonwealth) *Environment Protection and Biodiversity Conservation Act 1999*;

(d) development avoids or minimises adverse impacts on koalas and koala habitat, including movement corridors;

(e) development protects environmental values and achieves the prescribed water quality objectives for waterways and wetlands in accordance with the *Environmental Protection Policy (Water) 2009*;

(f) development protects and enhances the ecological values and processes, physical extent and buffering of waterways and wetlands.

8.2.4.3 Assessment benchmarks

Table 8.2.4.3.1 Assessment benchmarks for assessable development – General requirements for matters of environmental significance

Performance outcomes		Acceptable outcomes	
Protection of matters of environmental significance			
PO1	Development avoids significant adverse impacts on matters of environmental significance.	**AO1.1**	Development is located outside of areas containing matters of environmental significance and will not result in any significant adverse impacts on the relevant environmental values. **OR** The development site does not contain any matters of environmental significance. **OR** Development is located, designed and operated to mitigate significant adverse impacts on the relevant environmental values. Editor's note—to demonstrate compliance with acceptable outcome AO1.1 above, an assessment report certified by an appropriately qualified consultant may be required to confirm:- (a) that the proposed development will not result in any significant adverse impacts on relevant environmental values; (b) that the development site does not contain any matters of environmental significance; and/or (c) how the proposed development will mitigate adverse impacts, including impacts on water quality, hydrology and biological processes.
		AO1.2	For any significant residual adverse impacts, an environmental offset is provided in a manner consistent with current environmental offsets legislation, where applicable.
Impact on habitat of threatened species			
PO2	Development protects the habitat of endangered, vulnerable and near threatened (EVNT) species and local species of significance.	**AO2.1**	Development incorporates siting and design measures to protect and retain identified ecological values and underlying ecosystem processes within or adjacent to the development site.
		AO2.2	Other forms of potential human disturbance to these areas, such as presence of vehicles, pedestrian use, increased exposure to domestic animals, noise and lighting impacts, are avoided or adverse impacts sufficiently mitigated to retain critical life stage ecological processes (such as feeding, breeding or roosting). Note—development applications must identify any EVNT species or their habitats that may be affected by the proposal. In particular, applications are to identify and describe how the development avoids adverse impacts on ecological processes within or adjacent to the development area. EVNT species are declared under the *Nature Conservation Act 1992*.

Performance outcomes		Acceptable outcomes	
Strategic rehabilitation areas (ecological corridors)			
PO3	Development within strategic rehabilitation areas (ecological corridors) ensures that:- (a) biodiversity values are protected; (b) ecological connectivity is maintained or improved; (c) habitat extent and condition is maintained or enhanced; (d) degraded areas are rehabilitated to their natural state.	**AO3.1** **AO3.2**	Development within a strategic rehabilitation area (ecological corridor) provides for the retention, regeneration and rehabilitation of native vegetation in such a way as to:- (a) ensure protection of areas of vegetation that are wildlife refuges; (b) maintain vegetation that are in patches of greatest size and smallest possible edge-to-area ratio; (c) maximise the linkages between vegetation located on the subject site; (d) maximise linkages between vegetation located on adjacent properties within the biodiversity network; (e) allow the dispersal or movement through habitat of native wildlife; (f) protect riparian vegetation in and adjacent to watercourses. Development within a strategic rehabilitation area (ecological corridor) protects native fauna feeding, nesting, breeding and roosting sites and provides for native fauna movements within and through the biodiversity corridor area with measures appropriate for ensuring the viability of biodiversity corridors.
Non-native pest species			
PO4	Development avoids the introduction of non-native pest species (plant or animal), that pose a risk to the ecological integrity of areas of environmental significance.	**AO4.1** **AO4.2**	Development avoids the introduction of non-native pest species. The threat of existing pest species is controlled by adopting pest management practices that provide for long-term ecological integrity.

Table 8.2.4.3.2 Assessment benchmarks for assessable development – Koala habitat areas and Koala conservation

Performance outcomes		Acceptable outcomes	
Development in areas of koala habitat value			
PO1	Development on land containing or adjoining koala habitat (as shown on the Biodiversity areas, waterways and wetlands overlay maps or otherwise identified as koala habitat):- (a) minimises the impact of development activities and human settlement on areas of koala habitat value; (b) maintains and, where possible, enhances opportunities for effective and safe koala movement; and (c) mitigates the risk of harm to koalas. Editor's note— the **Planning scheme policy for information that Council may require** provides guidance for achieving this performance outcome.	**AO1.1**	The road and lot layout is designed so that:- (a) koala movement corridors and concentrations of vegetation of koala habitat value are included in public open space with a minimum dimension of 100m; and (b) public open space is located to provide connections to koala movement corridors outside the development site; and (c) a combination of public open space and widened road reserves are used to maximise the retention of koala movement corridors and provide multiple connections between concentrations of vegetation of high koala habitat value; and (d) carriageway pavement widths and road geometry is designed to provide a low traffic speed environment; and (e) allotments intended for residential or other development are concentrated in parts of the site (in descending order of

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Performance outcomes		Acceptable outcomes	
			preference):- (i) that are already cleared; or (ii) that do not contain vegetation of koala habitat value; or (iii) where the density of vegetation of koala habitat value is lowest; and (f) koala movement corridors are not crossed by roads; and (g) through-traffic with a destination outside the development is not accommodated.
		AO1.2	All individual trees of species known to provide koala habitat identified to be retained have appropriate protective barriers installed and maintained around their critical root zones for the duration of:- (a) operational work for subdivision of land; and (b) building and operational work for building construction.
		AO1.3	No operational work or building work is undertaken within the critical root zone of trees identified in accordance with acceptable outcome AO1.2.
		AO1.4	Operational work for the installation of services uses shared trenching, off-sets of service alignments, tunnel boring, root barriers and other techniques to minimise impact on other vegetation of koala habitat value.
		AO1.5	A building envelope is identified on the proposal plan, pegged on the ground and marked on the survey plan for all proposed lots and located at a distance that is greater than the height of those trees identified in accordance with acceptable outcome AO1.2.
		AO1.6	Houses, driveways, vehicle parking and accommodation, storage sheds, swimming pools, tennis courts and other domestic outbuildings are not located outside building envelopes identified in accordance with acceptable outcome AO1.5.
		AO1.7	Where not in a sewered area:- (a) an appropriate area for the on-site treatment and disposal of effluent clear of the critical root zone of trees identified in accordance with acceptable outcome AO1.2 is identified on the proposal plan, pegged on the ground and marked on the survey plan for all proposed lots; (b) operational work and plumbing work for the treatment and disposal of effluent does not occur outside this area.
		AO1.8	Fencing for private and public premises maintains the vision and movement of koalas by utilising one or more of the

Performance outcomes		Acceptable outcomes	
			following fencing types:- (a) post and wire; (b) post and rail; (c) wire mesh; or (d) vegetated hedges. Barbed wire fencing is not used.
		AO1.9	Public open space and road reserves are planted with local indigenous species including koala food trees located to reinforce existing or establish new koala habitat or movement corridors.
		AO1.10	Where koala movement corridors are crossed by roads, the design of the crossing point includes three or more of the following elements:- (a) narrowing of the carriageway; (b) speed control devices; (c) signage; (d) carriageway surface texture change; (e) carriageway surface colour change; (f) road bridge; or (g) wildlife underpass.
		AO1.11	Signage is provided at the estate entry and where roads cross koala movement corridors to:- (a) advise of the presence of koalas; (b) recommend safe driving speed; (c) provide wildlife injury service contact information.
		AO1.12	Dog-proof fencing is installed on the boundary of a building envelope identified in accordance with acceptable outcome AO1.5.
		AO1.13	Other than for a dwelling house, landscaping of sites comprises predominantly local indigenous species including koala food trees.

Table 8.2.4.3.3 Assessment benchmarks for assessable development – Wetland buffers

Performance outcomes		Acceptable outcomes	
PO1	Adequate buffers to wetlands are provided and maintained to assist in the maintenance of water quality, existing hydrological characteristics, ecological functioning and visual amenity values.	**AO1.1**	A buffer is provided and maintained surrounding the wetland and has a minimum width of:- (a) 200m where the wetland is located outside an urban area; or (b) 50m where the wetland is located within an urban area. **OR** An alternative buffer is provided and maintained, the width of which is supported by an evaluation of the environmental values, functioning and threats to the wetland. Note—the *Queensland Wetland Buffer Planning Guideline* (2011) should be referred to when planning detailed buffer design to position

Performance outcomes		Acceptable outcomes	
			development, determine any alternative buffer widths, and establish operating measures that avoid adverse impacts on a wetland.
		AO1.2	Development involving vegetation clearing or high impact earthworks does not occur within a wetland buffer. Editor's note—high impact earthworks has the meaning given in the Regulation.

Table 8.2.4.3.4 Assessment benchmarks for assessable development – Waterways

Performance outcomes		Acceptable outcomes	
Buffering and protection of waterways			
PO1	Development:- (a) retains, enhances and maintains the environmental values and functioning of waterways; (b) provides and maintains adequate vegetated buffers and setbacks to waterways.	**AO1.1**	In an urban area, development is setback a minimum of 50m from a waterway on or adjacent to the site. Editor's note—'urban area' has the meaning given in the Regulation. Note—subject to demonstrating compliance with performance outcome PO1, the Council may consider a lesser setback to a waterway in an urban area, having regard to the ecological value of the waterway and the nature of the proposed development. **OR** Outside of an urban area, development is setback a minimum of 100m from a waterway on or adjacent to the site.
		AO1.2	Development does not involve the removal of native vegetation from a waterway or waterway buffer.
		AO1.3	Cleared, degraded or disturbed waterways and waterway buffer areas within the site are rehabilitated along their full length in accordance with a detailed rehabilitation plan, approved by the Council. Note—the rehabilitation plan should include:- (a) appropriate rehabilitation and restoration methods for bed/banks and in-stream and waterway vegetation for waterways; (b) management measures of weed species; (c) consideration of fauna habitat (including relevant international agreements such as CAMBA, JAMBA and Ramsar); (d) provision of buffers in the form of riparian vegetation and separation by way of distance between the development and the vegetated buffers; (e) proposed planting regimes (utilising species appropriate to the area); (f) proposed measures for the protection of vegetation and habitat whilst rehabilitation works are being undertaken.
		AO1.4	Site layout does not impact upon the natural drainage systems associated with the primary waterway.
		AO1.5	Development is undertaken in accordance with an approved environmental

Performance outcomes		Acceptable outcomes	
			management plan that protects the waterway.
Bank stability, channel integrity and in-stream habitat			
PO2	Bank stability, channel integrity and in-stream habitat is protected from degradation and maintained or improved at a standard commensurate with pre-development environmental conditions.	**AO2**	No direct interference or modification of waterway channels, banks or riparian and in-stream habitat occurs.
Hydrologic regime			
PO3	Development ensures that the natural surface water and groundwater hydrologic regimes of waterways and associated buffers are maintained to the greatest extent possible.	**AO3**	Existing natural flows of surface and groundwater are not altered through channelization, redirection of interruption of flows.
Public access and edge effects			
PO4	Development on land adjacent to a waterway maintains an appropriate extent of public access to waterways and minimises edge effects.	**AO4**	Development adjacent to a waterway provides that:- (a) no new lots directly back onto the riparian area; (b) any new roads are located between the waterway buffer and the proposed development areas.

Table 8.2.4.3.5 Assessment benchmarks for assessable development – Management of vegetation clearing works and disposal

Performance outcomes		Acceptable outcomes	
Management of vegetation clearing works			
PO1	Vegetation is protected to ensure that:- (a) ecological processes, biodiversity and the habitat values of native flora and fauna are protected and enhanced; (b) ecosystems are protected from weed invasion and edge effects; (c) the functioning and connectivity of biodiversity corridors and fauna movement networks is maintained; (d) the ecological health and integrity of riparian corridors, waterways and wetlands are maintained; (e) soil resources are protected against the loss of chemical and physical fertility through processes such as erosion, mass movement, salinity and water logging; (f) trees with nesting hollows are protected.	**AO1**	Vegetation clearing, other than exempt vegetation clearing[4], does not occur. **OR** Where any permanent, irreversible loss of identified ecological values occurs due to vegetation clearing, other than exempt vegetation clearing, rehabilitation is undertaken in accordance with the **Planning scheme policy for environmental and vegetation offsets**. Note—in assessing and deciding a development application for vegetation clearing, matters that will be taken into account by Council will include but not necessarily be limited to:- (a) any current development approval attached to the land which may include conditions or measures relating to vegetation retention or protection; (b) whether the vegetation is specifically protected by a vegetation protection order, registrable covenant, easement or similar legally binding mechanism that seeks to protect the values and functions of recognised significant vegetation; (c) whether the vegetation is identified or referred to in State or Federal legislation; (d) whether the vegetation is located on a prominent hillside, slope or ridgeline; (e) whether vegetation clearing may cause or contribute to erosion or slippage;

[4] Editor's note—the term 'exempt vegetation clearing' is defined in **Schedule 1 (Definitions)**.

Performance outcomes		Acceptable outcomes	
			(f) whether the vegetation is or forms part of a riparian area or other habitat network and is valuable to the functioning of that network; (g) whether the vegetation is or is capable of forming or contributing to a buffer between different land uses; (h) whether the vegetation is or is capable of forming or contributing to a visual buffer, agricultural buffer or a buffer against pollution, light spillage or noise; (i) whether the vegetation contributes to visual amenity, landscape quality or cultural heritage significance; and (j) the likely effectiveness of any proposed rehabilitation measures, having regard to the **Planning scheme policy for environmental and vegetation offsets**.
PO2	Vegetation clearing works are conducted in a manner that:- (a) protects natural landforms, including steep land, waterways, gullies and wetlands; and (b) prevents soil degradation and controls erosion, slippage and sedimentation	**AO2**	No acceptable outcome provided. Editor's note—Section **9.4.7 (Works, services and infrastructure code)** sets out requirements for sediment and erosion control.
PO3	Vegetation clearing works are conducted in a manner that:- (a) protects the aesthetic and ecological values or retained vegetation; and (b) minimises impact on fauna.	**AO3.1** **AO3.2** **AO3.3**	The health and stability of retained vegetation is maintained or enhanced during vegetation clearing works by:- (a) clearly marking vegetation to be retained with temporary fencing and flagging tape; (b) preventing any filling, excavation, stockpiling, storage or chemicals, fuels or machinery within the fenced protection area; and (c) removing all declared noxious weeds and environmental weeds from the site. All vegetation clearing works carried out in the vicinity of retained vegetation is undertaken in accordance with *AS4970 Protection of Trees on Development Sites* and *AS4687 Temporary Fencing and Hoarding*. Where construction activities will result in adverse impacts upon fauna and/or the clearing and/or the removal of fauna habitat all work is to be carried out under the supervision of a registered fauna spotter and catcher.
PO4	Vegetation clearing is undertaken in a manner that minimises environmental harm and environmental nuisance to surrounding areas as a result of air or noise emissions.	**AO4.1** **AO4.2** **AO4.3**	No dust emissions extend beyond the boundaries of the site. No other air emissions, including odours, are detectable at the boundary of the site. Noise generating equipment is shielded or acoustically treated in a manner that ensures the equipment does not create environmental nuisance.
Vegetation disposal			
PO5	Vegetation cleared from a site is disposed of in a manner that:- (a) maximises reuse and	**AO5**	Where vegetation is cleared, vegetation waste is appropriately disposed of (not burned) in the following order of

Performance outcomes		Acceptable outcomes	
	recycling; and (b) minimises impacts on public health and safety.		preference:- (a) milling for commercial timber products, landscaping or firewood; (b) on-site chipping or mulching unless it causes spreading of non-indigenous species; and (c) transportation off-site and disposal in an approved green waste disposal facility.

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8.2.5 Bushfire hazard overlay code

8.2.5.1 Application

This code applies to accepted development subject to requirements and assessable development:-

(a) subject to the bushfire hazard overlay shown on the overlay maps contained within **Schedule 2 (Mapping)**; and

(b) identified as requiring assessment against the Bushfire hazard overlay code by the tables of assessment in **Part 5 (Tables of assessment)**.

Note—the Building Code of Australia (BCA) and the Queensland Development Code (QDC) contain provisions applying to Class 1, 2, 3 and associated Class 10a buildings in bushfire prone areas. "Designated bushfire prone areas" for the purposes of the *Building Regulation 2006* (section 12), the BCA and QDC are identified as a "bushfire prone area" on the Bushfire hazard overlay maps in **Schedule 2 (Mapping)**.

8.2.5.2 Purpose and overall outcomes

(1) The purpose of the Bushfire hazard overlay code is to ensure that development avoids or mitigates the potential adverse impacts of bushfire on people, property, economic activity and the environment.

(2) The purpose of the code will be achieved through the following overall outcomes:-

(a) development in areas at risk from bushfire hazard is compatible with the nature of the hazard;

(b) the risk to people, property and the natural environment from bushfire hazard is minimised;

(c) wherever practical, community infrastructure essential to the health, safety and wellbeing of the community is located and designed to function effectively during and immediately after a bushfire event;

(d) development does not result in a material increase in the extent or severity of bushfire hazard;

(e) the loss of vegetation through inappropriately located development is minimised;

(f) development is sited and designed to assist emergency services in responding to any bushfire threat.

8.2.5.3 Assessment benchmarks and requirements

Table 8.2.5.3.1 Requirements for accepted development

Performance outcomes		Acceptable outcomes	
Dual occupancy and dwelling house			
PO1	The dual occupancy or dwelling house is provided with an adequate water supply for fire fighting purposes which is reliable, safely located and freely accessible. Note—if a bushfire hazard assessment confirms that the actual bushfire hazard on the site is low, provision of water supply for fire fighting purposes will not be required. Note—water supply for fire fighting purposes is not required for domestic outbuildings.	**AO1.1**	Each dwelling is connected to a reticulated water supply that complies with the standards specified in the **Planning scheme policy for development works**. **OR** Where there is no reticulated water supply:- (a) each dwelling is provided with a minimum water supply capacity of 5,000L dedicated for fire fighting purposes; and (b) the water supply dedicated for fire fighting purposes is sourced from:-

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Performance outcomes		Acceptable outcomes	
			(i) a separate tank; or (ii) a reserve section in the bottom part of the main water supply tank; or (iii) a swimming pool; or (iv) a dam.
		AO1.2	The water supply outlet for fire fighting purposes is:- (a) located remote from any potential fire hazards such as venting gas bottles; and (b) provided with an outlet pipe 50mm in diameter and fitted with a 50mm male camlock (standard rural fire brigade fitting.

Table 8.2.5.3.2 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
Bushfire hazard assessment and management			
PO1	Bushfire mitigation measures are adequate for the potential bushfire hazard level of the site, having regard to the following:- (a) vegetation type; (b) slope; (c) aspect; (d) on-site and off-site bushfire hazard implications of the particular development; (e) bushfire history; (f) conservation values of the site; (g) ongoing maintenance. Note—where a bushfire hazard assessment and management plan has previously been approved for the development proposed on the site (e.g. as part of a prior approval), design of the proposed development in accordance with that plan shall be taken as achieving compliance with this performance outcome of the code.	**AO1.1** **AO1.2**	The level of bushfire hazard shown on a Bushfire hazard overlay map is confirmed via the preparation of a site-specific bushfire hazard assessment and management plan, prepared in accordance with the **Planning scheme policy for information that Council may require**. Development is located, designed and operated in accordance with a Council-approved bushfire hazard assessment and management plan prepared in accordance with the **Planning scheme policy for information that Council may require**.
Safety of people and property			
PO2	Development maintains the safety of people and property from the adverse impacts of bushfire by avoiding a higher concentration of people living or congregating in bushfire hazard areas.	**AO2.1**	Development involving one or more of the following uses is not located or intensified within a medium, high or very high bushfire hazard area (including potential impact buffers) as shown on a Bushfire hazard overlay map:- (a) child care centre; (b) community care centre; (c) community residence; (d) community use; (e) correctional facility; (f) educational establishment; (g) emergency services; (h) hospital; (i) indoor sport, recreation and entertainment; (j) outdoor sport, recreation and entertainment; (k) relocatable home park; (l) residential care facility;

Performance outcomes		Acceptable outcomes	
			(m) retirement facility; (n) tourist attraction; and (o) tourist park. **OR** Development involving one or more of the above uses is located on land that is determined by a site-specific bushfire hazard assessment and management plan as a low bushfire hazard area. Note—a site-specific bushfire hazard assessment and management plan is necessary to demonstrate that although the site is identified on a Bushfire hazard overlay map as a medium, high or very high bushfire hazard area, the bushfire hazard level on the site is actually low. The **Planning scheme policy for information that Council may require** provides guidance for preparing a bushfire hazard assessment and management plan.
		AO2.2	Other development which will materially increase the number of people living or congregating on premises, including reconfiguring a lot:- (a) is not located or intensified in a confirmed medium, high or very high bushfire hazard area (including potential impact buffers); or Note—the level of bushfire hazard shown on a Bushfire hazard overlay map is to be confirmed via the preparation of a site-specific bushfire hazard assessment and management plan, prepared in accordance with the **Planning scheme policy for information that Council may require.** (b) where located in a confirmed medium bushfire hazard area, is sited, designed and constructed in accordance with a Council approved bushfire hazard assessment and management plan prepared in accordance with the **Planning scheme policy for information that Council may require**.
Community infrastructure			
PO3	Community infrastructure is able to function effectively during and immediately after bushfire events.	**AO3**	Community infrastructure is located on land that is not subject to medium, high or very high bushfire hazard area (including potential impact buffers) as shown on Bushfire hazard overlay map. **OR** Community infrastructure is located on land that is determined by a site-specific bushfire hazard assessment and management plan as a low bushfire hazard area. Note—a site-specific bushfire hazard assessment and management plan is necessary to demonstrate that although the site is shown on a Bushfire Hazard Overlay Map as a medium, high or very high bushfire hazard area, the bushfire hazard level on the site is actually low. The

Performance outcomes		Acceptable outcomes	
			Planning scheme policy for information that Council may require provides guidance for preparing a bushfire hazard assessment and management plan. **OR** Where located in a confirmed medium, high or very high bushfire hazard area (including potential impact buffers), development involving community infrastructure is designed to function effectively during and immediately after bushfire events in accordance with a Council-approved bushfire hazard assessment and management plan prepared in accordance with the **Planning scheme policy for information that Council may require**.
Hazardous materials			
PO4	Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.	**AO4**	Development involving the manufacture or storage of hazardous materials in bulk is not located within a confirmed medium, high or very high bushfire hazard area (including potential impact buffers).
Access and evacuation routes			
PO5	Where development involves provision of a new public or private road, the layout, design and construction of the road:- (a) allows easy and safe movement away from any encroaching fire; (b) allows easy and safe access for fire fighting and other emergency vehicles; and (c) provides for alternative safe access and evacuation routes should access in one direction be blocked in the event of a fire.	**AO5.1** **AO5.2**	The road layout provides for "through roads" and avoids cul-de-sac and "dead end" roads (except where a perimeter road isolates the development from hazardous vegetation or the cul-de-sacs are provided with an alternative access linking the cul-de-sac to other through roads). Roads have a maximum gradient of 12.5%.
Fire breaking trails			
PO6	Fire breaking trails are located, designed and constructed to mitigate against bushfire hazard by:- (a) ensuring adequate access for fire fighting and other emergency vehicles; (b) ensuring adequate access for the evacuation of residents and emergency personnel in an emergency situation, including alternative safe access routes should access in one direction be blocked in the event of a fire; (c) providing for the separation of developed areas and adjacent bushland.	**AO6**	Where development involves the creation of a new road, fire breaking trails are:- (a) provided along a minimum 20m of cleared road reserve; (b) a maximum gradient of 12.5%; (c) located between the development site and hazardous vegetation. **OR** Where development does not involve the creation of a new road, fire breaking trails are provided between the development site and hazardous vegetation. Such fire breaking trails:- (a) have a cleared minimum width of 6m; (b) have a maximum gradient of 12.5%; (c) provide continuous access for fire fighting vehicles; (d) allow for vehicle access every 200m; (e) provide passing bays and turning areas every 400m; (f) are located within an access easement that is granted in favour of the Council and the Queensland Fire and Rescue

Performance outcomes		Acceptable outcomes	
			Service.
Lot layout			
PO7	The lot layout of new development is designed to:- (a) mitigate any potential bushfire hazard; (b) provide safe building sites.	**AO7.1**	Residential lots are designed so their size and shape allow for efficient emergency access to buildings for fire fighting appliances (e.g. by avoiding battle-axe/hatchet lots and long narrow lots with long access drives to buildings).
		AO7.2	Residential lots are designed so that their size and shape provides for building envelopes that:- (a) are sited in locations of lowest hazard within the lot; (b) achieve setbacks from hazardous vegetation of 1.5 times the predominant mature canopy tree height or 10m, whichever is the greater; (c) achieve a setback of 10m from any retained vegetation strips or small areas of vegetation; (d) are sited so that elements of the development least susceptible to fire are sited closest to the bushfire hazard.
Building siting, design and construction			
PO8	Buildings and structures are sited, designed and constructed to minimise potential bushfire hazard and maximise the protection of life and property from bushfire.	**AO8**	Buildings and structures are sited and designed in accordance with a Council-approved bushfire hazard assessment and management plan prepared in accordance with the **Planning scheme policy for information that Council may require**.
Water supply for fire fighting purposes			
PO9	Development provides an adequate water supply for fire fighting purposes which is reliable, safely located and freely accessible.	**AO9.1**	Premises are connected to a reticulated water supply that complies with the standards specified in the **Planning scheme policy for development works**. **OR** Where there is no reticulated water supply: (a) the premises has the following minimum water supply capacity dedicated for fire fighting purposes:- (i) 5,000L for one (1) dwelling; and (ii) 10,000L for more than (1) dwelling; and (b) the water supply dedicated for fire fighting purposes can be sourced from:- (i) a separate tank; or (ii) a reserve section in the bottom part of the main water supply tank; or (iii) a swimming pool; or (iv) a dam.
		AO9.2	The water supply outlet for fire fighting purposes is:- (a) located remote from any potential fire hazards such as venting gas bottles; (b) provided with an outlet pipe 50mm in diameter and fitted with a 50mm male camlock (standard rural fire brigade

Performance outcomes		Acceptable outcomes	
			fitting; and (c) provided with an all-weather area for use by fire vehicles which is located within 6m of the outlet or, where applicable, a swimming pool or dam.

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8.2.6 Coastal protection overlay code

8.2.6.1 Application

This code applies to accepted development subject to requirements and assessable development:-

(a) subject to the Coastal protection overlay shown on the overlay maps contained within **Schedule 2 (Mapping)**; and

(b) identified as requiring assessment against the coastal protection overlay code by the tables of assessment in **Part 5 (Tables of assessment)**.

8.2.6.2 Purpose and overall outcomes

(1) The purpose of the Coastal protection overlay code is to ensure that development is designed, constructed and operated to:-

(a) avoid the social, financial and environmental costs arising from the adverse impacts of coastal hazards, taking into account the predicted effects of climate change;

Editor's note——'coastal hazard' is defined in the *Coastal Protection and Management Act 1995* and means erosion of the foreshore or tidal inundation.

(b) protect, conserve, rehabilitate and manage the coast, including its resources and biological diversity;

(c) preferentially use land on the coast for coastal-dependent development.

Editor's note—'coastal-dependent development' is defined in **Schedule 1 (Definitions)**.

(2) The purpose of the code will be achieved through the following overall outcomes:-

(a) wherever possible, development within an erosion prone area avoids:-

(i) intensification of existing uses;

(ii) new permanent built structures; or

(iii) seaward extensions to existing built structures;

Editor's note—'erosion prone area' is defined in the *Coastal Protection and Management Act 1995* and means an area declared to be an erosion prone area under section 70(1) of that act.

(b) development avoids adverse impacts to coastal landforms and alterations to physical coastal processes, including those below tidal waters;

(c) development avoids locating structures adjoining, attaching to or extending across State coastal land above high water mark;

(d) development minimises private use of State coastal land below high water mark;

(e) development maintains public access to the coast consistent with maintaining public safety and conserving coastal resources;

(f) development preserves opportunities for locating coastal-dependant land uses in areas adjoining tidal waters.

(g) Development avoids the use of coastal protection works as a means of reducing risk from coastal hazards, unless there are no feasible alternatives.

8.2.6.3 Assessment benchmarks and requirements

Table 8.2.6.3.1 Requirements for accepted development

Performance outcomes		Acceptable outcomes	
Dual occupancy and dwelling house			
PO1	The dual occupancy or dwelling house is sited and designed to protect people and property from coastal hazards and avoid the need for additional coastal protection works.	**AO1**	All buildings and other permanent structures are located landward of the coastal building line for the site. **OR** Where there is no coastal building line on the site, and the site adjoins the beachfront or a beachfront reserve, all buildings and permanent structures are located:- (a) landward or equal to the seaward alignment of any buildings on neighbouring properties; or (b) where there are no neighbouring properties, at least 6m from the seaward property boundary of the site.
PO2	The dual occupancy or dwelling house is not adversely affected by flooding from storm tide.	**AO2**	The finished floor level of all habitable rooms of the dual occupancy or dwelling house is located at or above the defined storm tide event (DSTE) level. **OR** Where an extension to an existing dual occupancy or dwelling house is less than 75% of the original building footprint or 100m^2 (whichever is the greater), the finished floor level of all habitable rooms is not less than the floor level of existing habitable rooms. Editor's note—'defined storm tide event (DSTE)' is defined in **Schedule 1 (Definitions)**.

Table 8.2.6.3.2 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
Development in an erosion prone area			
PO1	Except in limited circumstances, development within the coastal management district is located outside of an erosion prone area and where the development is permitted the development mitigates the risk to people and property to an acceptable level. Note - an application may demonstrate through a site-based risk assessment prepared in accordance with AS/ NZ ISO 31000:2009 Risk Management – Principles and Guidelines that the risk presented by the development is acceptable or tolerable, at least for the 1% Annual Exceedance Probability (AEP) event determined for the location. Note - Mitigation measures may include: (a) locating habitable buildings outside of, or as far landward of, the coastal hazard area as possible	**AO1**	Development is located wholly outside of an erosion prone area in a coastal management district, unless the development cannot feasibly be located elsewhere and is:- (a) essential community infrastructure; (b) temporary, relocatable and/or able to be abandoned development; (c) coastal-dependent development; (d) located within a maritime development area; or (e) minor redevelopment of an existing permanent building or structure that cannot be relocated or abandoned AND Where the development is identified in (a) to (e) above, the development mitigates the risk to people and property to an acceptable or tolerable level.

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Performance outcomes		Acceptable outcomes	
	(b) minimising the footprint of the development on that part of the site within the coastal hazard area (c) allowing for natural barriers or buffers on the site (d) filling land to a level above the defined temporary or permanent inundation level (e) designing habitable buildings so that habitable rooms remain above the temporary inundation level (f) designing the development so that operational components remain above the level of inundation, or waterproof components if located below temporary inundation level (g) designing buildings or structures to be decommissioned, disassembled or relocated either on the site or to another site (h) providing for or installing and maintaining on-site erosion control structures.		
PO2	Temporary, readily relocatable or able to be abandoned development or essential community service infrastructure that is proposed to be located in an erosion prone area within a coastal management district, complies with the following:- (a) it is demonstrated that it is not feasible to locate the development outside the erosion prone area that is within the coastal management district; and (b) built structures are located landward of an applicable coastal building line; or (c) where there is no coastal building line, built structures are located landward of the alignment of adjacent habitable buildings; or (d) where it is demonstrated that (b) or (c) is not reasonable, built structures are located as far landward as practicable. Editor's note--'temporary, readily relocatable or able to be abandoned (development)' is defined in **Schedule 1 (Definitions)**. Editor's note—'essential community service infrastructure' is defined in **Schedule 1 (Definitions)**.	**AO2**	No acceptable outcome provided.
PO3	Redevelopment:- (a) relocates built structures outside that part of the erosion prone area that is within the coastal management district; or (b) relocates built structures as far landward as practicable and landward of an applicable coastal building line; or (c) where there is no coastal building line, relocates built	**AO3**	No acceptable outcome provided.

Performance outcomes		Acceptable outcomes	
	structures landward of the alignment of adjacent habitable buildings; and (d) provides sufficient space seaward of the development within the premises to allow for the construction of erosion control structures, such as a sea wall.		
PO4	Redevelopment in an erosion prone area within a coastal management district that intensifies the use of a site in an urban area mitigates any increase in risk to people and property from adverse coastal erosion impacts.	**AO4**	Redevelopment in an erosion prone area within a coastal management district that results in an intensification of a use in an urban area mitigates the erosion threat to the development, having regard to:- (a) layout of the development so as to minimise the footprint of the development of the part within the erosion prone area and locates the development as far landward as possible; (b) the practical design life of the development in the context of future erosion threat (refer section 5 of the *Queensland coastal plan – Coastal hazards guideline*); (c) the ability for buildings or structures to be decommissioned, disassembled or relocated either on the site or to another site; (d) use of appropriate foundations for the building or structure; (e) installing and maintaining on-site erosion control structures.
PO5	Coastal-dependent development or development within a maritime development area mitigates any increase in risk to people and property from adverse coastal erosion impacts. Editor's note—'Coastal-dependent development' is defined in **Schedule 1 (Definitions)**.	**AO5.1**	Coastal-dependent development:- (a) installs and maintains coastal protection works to mitigate adverse impacts to people and property from coastal erosion; or (b) locates, designs and constructs buildings or structures to withstand coastal erosion impacts.
		AO5.2	Development within a maritime development area:- (a) that is not coastal-dependent development is located outside the erosion prone area; or (b) installs and maintains coastal protection works to mitigate adverse impacts to people and property from coastal erosion at the location. Note--a development application may be required to provide the following information to demonstrate compliance with the performance outcome:- (a) assessment of the erosion hazard at a property scale; (b) plans showing the intended location, materials and method of construction for any structures; (c) a report certified by a registered professional engineer that demonstrates this performance outcome will be achieved.
Coastal building lines			
PO6	New development or the intensification of existing	**AO6**	All buildings and other permanent structures are located landward of the coastal building

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Performance outcomes		Acceptable outcomes	
	development on a site subject to a coastal building line is located and designed to protect people and property from coastal hazards and avoid the need for additional coastal protection works.		line for the site. Editor's note—coastal building lines are identified on the Coastal protection overlay maps in **Schedule 2 (Mapping)**.
Reconfiguring a lot within a coastal management district			
PO7	Subject to the provisions of the *Coastal Protection and Management Act 1995*, where land within a coastal management district is proposed to be reconfigured to create additional lots, the erosion prone area is to be maintained as a development free buffer zone unless there is substantial development seaward of the development site or it is in a maritime development area or port.	**AO7.1** **AO7.2**	Where reconfiguration of a lot is proposed within a coastal management district, the erosion prone area within the lot, or land within 40m of the foreshore (whichever is the greater), is surrendered to the State for public use. The surrendered land within a coastal management district is:- (a) placed in a State land reserve for beach protection and coastal management purposes under the *Land Act 1994* with Council as trustee; or (b) managed for beach protection and coastal management purposes under another management regime to the satisfaction of the chief executive administering the *Coastal Protection and Management Act 1995* and *Land Act 1994*.
Development within an urban area subject to temporary or permanent inundation			
PO8	Except in limited circumstances, development within an urban area is located outside:- (a) a high hazard storm tide area; or (b) an area that will be subject to permanent inundation due to sea level rise. Editor's note—high hazard storm tide areas are identified on the Coastal protection overlay maps in **Schedule 2 (Mapping)**. Land that is projected to be permanently inundated due to sea level rise is identified in mapping administered by the Department of Environment and Heritage Protection.	**AO8**	Development in an urban area is situated wholly outside of a high hazard storm tide area or an area that will be subject to permanent inundation due to sea level rise, except where the development is:- (a) essential community infrastructure; (b) temporary and/or relocatable development; (c) coastal-dependent development; (d) located within a maritime development area; or (e) redevelopment that intensifies the use of a site in an urban area, if the development mitigates any increase in risk to people and property from adverse inundation impacts.
PO9	Development within an urban area is located outside a medium hazard storm tide area unless:- (a) it does not result in an increase in the intensity of development on the site; or (b) a risk assessment demonstrates the development avoids any increase in risk to people or property from coastal hazard impacts. Editor's note—medium hazard storm tide areas are identified on the Coastal protection overlay maps in **Schedule 2 (Mapping)**.	**AO9**	Development in an urban area is situated wholly outside of a medium hazard storm tide area, except where the development is:- (a) essential community infrastructure; (b) temporary and/or relocatable development; (c) coastal-dependent development; (d) located within a maritime development area; or (e) redevelopment that intensifies the use of a site in an urban area, if the development mitigates any increase in risk to people and property from adverse inundation impacts. **OR** Development in an urban area that is subject to a medium hazard storm tide area is located, designed, constructed and operated to avoid adverse coastal hazard

Performance outcomes		Acceptable outcomes	
			impacts (including impacts on the development's ongoing operation) as demonstrated by a risk assessment prepared to support the development proposal.
Development within a non-urban area subject to temporary or permanent inundation			
PO10	Except in limited circumstances, development does not occur within a non-urban area that is subject to temporary or permanent inundation from coastal hazards.	**AO10**	Development within a non-urban area is situated wholly outside an area subject to temporary or permanent inundation from coastal hazards, except where the development is:- (a) essential community infrastructure; (b) temporary and/or relocatable development; (c) coastal-dependent development; (d) located within a maritime development area; or (e) redevelopment that intensifies the use of a site in an urban area, if the development mitigates any increase in risk to people and property from adverse inundation impacts. **OR** Development within a non-urban area that is subject to permanent or temporary inundation from coastal hazards:- (a) is located within a maritime development area; or (b) is for small to medium-scale tourist development, and the development:- (i) locates accommodation facilities outside the high hazard storm tide area and land projected to be subject to permanent inundation due to sea level rise; or (ii) is located, designed, constructed and operated to avoid adverse coastal hazard impacts (including impacts on the development's on-going operation) as demonstrated by a risk assessment prepared to support the development proposal.
Development in coastal hazard area generally			
PO11	Development in a coastal hazard area is located, designed, constructed and operated to:- (a) maintain dune crest heights; or (b) where a reduction in crest heights cannot be avoided, mitigate risks to development from wave overtopping and storm-tide inundation; and (c) maintain or enhance coastal ecosystems and natural features such as mangroves and coastal wetlands, between development and tidal waters where they protect or buffer communities and infrastructure from sea-level rise and coastal inundation impacts; or	**AO11.1** **AO11.2** **AO11.3**	Development avoids, or where this is not feasible, minimises reducing dune crest heights. Development maintains existing natural environmental features such as mangroves and wetlands to mitigate impacts from storm-tide inundation and permanent inundation due to sea-level rise. Development within a coastal hazard area ensures:- (a) habitable rooms of built structures are located above the DSTE level; (b) a safe refuge is available for people within the development site during a DSTE; or (c) at least one evacuation route remains passable for emergency evacuations during a DSTE.

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Performance outcomes		Acceptable outcomes	
	(d) where changes to these features cannot be avoided mitigate risks to development from coastal hazards; and (e) where changes to the natural features cannot be avoided mitigate risks to development from storm-tide inundation and permanent inundation due to sea-level rise; and (f) ensure structures can sustain flooding from a defined storm-tide event (DSTE); and (g) maintain the safety of people living and working on the premises from a DSTE. Editor's note—the defined storm-tide event (DSTE) is defined in **Schedule 1 (Definitions)** and takes into account the predicted effects of climate change. Editor's note – minimum lot and building pad immunity and freeboard requirements are outlined in the **Planning scheme policy for development works (Table SC6.3.5.4e Lot and building pad immunity and freeboard by use type).**	**AO11.4** **AO11.5**	Structures used for the manufacture or storage of hazardous materials in bulk are designed to prevent the intrusion of waters from a DSTE. Notes— (a) A development application must assess the risk of storm-tide inundation releasing or otherwise exposing hazardous materials including appropriate emergency planning and contingency measures. (b) A development application is to be supported by a report certified by a registered professional engineer that demonstrates this performance outcome will be achieved. Minimum finished surface levels are in accordance with the **Planning scheme policy for development works (Table SC6.3.5.4e Lot and building pad immunity and freeboard by use type).**
PO12	Development in a coastal hazard area maintains a functional and attractive street front address appropriate to the intended use and the site's context and setting.	**AO12**	No acceptable outcome provided.
PO13	Coastal protection works are undertaken only as a last resort where coastal erosion or inundation presents an imminent threat to public safety or existing buildings or structures, and all of the following apply: (a) the building or structure cannot be relocated or abandoned (b) any erosion control structure is located as far landward as practicable and on the lot containing the property to the maximum extent reasonable (c) any increase in coastal hazard risk for adjacent areas from the coastal protection work is mitigated.	**AO13**	No acceptable outcome provided.
Public access to the coast			
PO14	Development:- (a) ensures that there is no net loss of public access to the foreshore; and (b) where practicable, provides enhanced opportunities for safe public access to the foreshore in a manner consistent with conserving coastal resources.	**AO14**	Development is located, designed and operated in a manner that retains or enhances existing public access to and along the foreshore. **OR** Where loss of public access to the foreshore cannot practicably be avoided, development provides the same or a greater amount of new public access opportunities within, or in close proximity to, the site.

Performance outcomes		Acceptable outcomes	
Maritime development and maritime development areas			
PO15	Except in limited circumstances, maritime development is located within a maritime development area.	**AO15**	Maritime development is located within an identified maritime development area. **OR** Development demonstrates the site is suitable for identification as a maritime development area, in accordance with the maritime development area methodology. Editor's note—maritime development area methodology is available from www.ehp.qld.gov.au. **OR** Maritime development outside a maritime development is minor marine development, dredging for navigation channels, or development in a port. Editor's note—'minor marine development' includes private marine access structures and minor public marine facilities such as boat ramps, pontoons, slipways, wharves and jetties that serve a public purpose).
PO16	Development in a maritime development area:- (a) is predominantly for maritime development; (b) ensures ancillary and subsidiary development is predominantly of a commercial or public nature.	**AO16.1** **AO16.2**	Less than half of the non-tidal component of the development site within the maritime development area is allocated for non-maritime development. Less than a quarter of the non-tidal component of the development site within the maritime development area is allocated for residential development.
PO17	Development of canals, dry-land marinas and artificial waterways avoids adverse impacts on coastal resources and their values, and does not contribute to:- a) degradation of water quality; b) an increase in the risk of flooding; c) degradation or loss of matters of state environmental significance; and d) adverse changes to the tidal prism volume of the natural waterway to which the development is connected.	**AO17**	No acceptable outcome provided.

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8.2.7 Extractive resources overlay code

8.2.7.1 Application

This code applies to assessable development:-

(a) subject to the extractive resources overlay shown on the overlay maps contained within **Schedule 2 (Mapping)**; and

(b) identified as requiring assessment against the Extractive resources overlay code by the tables of assessment in **Part 5 (Tables of assessment)**.

8.2.7.2 Purpose and overall outcomes

(1) The purpose of the Extractive resources overlay code is to protect and maintain the sustainable and viable use of extractive resources in the Fraser Coast Local Government Area by preventing incompatible development and land uses from encroaching on the extractive resource/processing areas and associated separation areas and transport routes.

(2) The purpose of the code will be achieved through the following overall outcomes:-

(a) development occurring within or adjacent to extractive resource areas does not adversely affect or impair the ability of existing or future extractive industries to viably win the resource;

(b) development occurring within or adjacent to transport routes for extractive resources does not constrain or otherwise conflict with the ongoing safe and efficient transportation of the extractive resource;

(c) the potential negative impacts of extractive industries on sensitive land uses within or adjacent to extractive resource areas and associated transport routes is mitigated to maintain high levels of safety and amenity.

8.2.7.3 Assessment benchmarks

Table 8.2.7.3.1 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
Development within resource/processing area			
PO1	Development within the resource/processing area of a key resource area does not constrain, prevent or otherwise interfere with the current or future viability of the winning or processing of extractive resources.	**AO1**	Development within the resource/processing area of a key resource area is limited to:- (a) extractive industry uses; (b) uses that are directly associated with an extractive industry; or (c) temporary or non-intensive uses that are compatible with future extractive industry operations (e.g. forestry for wood production).
Development within extractive resource separation area			
PO2	Development does not materially increase the number of people living within the extractive resource separation area.	**AO2.1** **AO2.2**	Development does not result in an increase in residential density within an extractive resource separation area. Reconfiguring a lot within an extractive resource separation area:- (a) does not result in the creation of additional lots used or capable of being used for residential purposes; and (b) where rearranging boundaries, does not worsen the existing situation with respect to the distance between available house sites and the resource or processing area.
PO3	Development minimises the	**AO3**	The number of people working or congregating

Performance outcomes		Acceptable outcomes	
	potential adverse impacts (e.g. noise, dust, vibration and blasting) arising from existing or future extractive industry operations upon people working or congregating within the extractive resource separation area.		in the extractive resource separation area is not increased. **OR** Development within the extractive resource separation area is compatible with the potential adverse impacts arising from existing or future extractive industry operations. **OR** Development within the extractive resource separation area incorporates design, orientation and construction measures that mitigate the potential adverse effects from existing or future extractive industry operations to acceptable levels. **OR** Development within the extractive resource separation area operates outside the normal hours of operation for existing or future extractive industry activities.
PO4	Extractive industry development maintains the function and integrity of the extractive resource separation area as an efficient and effective buffer between extractive/processing operations and incompatible uses beyond the separation area.	**AO4**	Development for an extractive industry use is not located within the extractive resource separation area.
Development within transport route separation area			
PO5	Development does not materially increase the number of people living within the transport route separation area.	**AO5.1** **AO5.2**	Development does not result in an increase in residential density within a transport route separation area. Reconfiguring a lot within a transport route separation area:- (a) does not result in the creation of additional lots used or capable of being used for residential purposes; (b) where rearranging boundaries, does not worsen the existing situation with respect to the distance between available house sites and the transport route.
PO6	Development involving a sensitive land use (other than for a residential activity) within a transport route separation area maintains an acceptable level of amenity.	**AO6**	Development involving a sensitive land use (other than for a residential activity) within a transport route separation area ensures an acceptable level of amenity by:- (a) incorporating mitigation measures such as landscape buffer strips, mounding and screening; (b) maintaining adequate separation distances.
PO7	Development does not adversely affect the safe and efficient movement and operation of vehicles transporting extractive materials along a transport route.	**AO7**	The number of premises with access points to an identified transport route is not increased. **OR** Access points are designed to avoid adversely affecting the safe and efficient operation of vehicles transporting extractive materials along a transport route.

8.2.8 Flood hazard overlay code[5]

8.2.8.1 Application

This code applies to assessable development:-

(a) subject to the flood hazard overlay shown on the overlay maps contained within **Schedule 2 (Mapping)**; and

(b) identified as requiring assessment against the Flood hazard overlay code by the tables of assessment in **Part 5 (Tables of assessment)**.

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

8.2.8.2 Purpose and overall outcomes

(1) The purpose of the Flood hazard overlay code is to ensure that development protects people and avoids or mitigates the potential adverse impacts of flood on property, economic activity and the environment, taking into account the predicted effects of climate change.

(2) The purpose of the code will be achieved through the following overall outcomes:-

(a) floodplains and the flood conveyance capacity of waterways are protected;

(b) development in areas at risk from flood is compatible with the nature of the flood event;

(c) the safety of people is protected and the risk of harm to property and the natural environment from flood is minimised;

(d) wherever practical, infrastructure essential to the health, safety and wellbeing of the community is located and designed to function effectively during and immediately after a flood event;

(e) development does not result in a material increase in the extent or severity of flood, including consideration of cumulative impacts.

8.2.8.3 Assessment benchmarks

Table 8.2.8.3.1 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
Development siting and layout			
PO1	For all flood events up to and including the defined flood event (DFE):- (a) the safety of people on the site is protected at all times; (b) potential damage to property on the site is prevented. Editor's note--the defined flood event (DFE) is defined in **Schedule 1 (Definitions)** and takes into account the predicted effects of climate change. Editor's note – minimum lot and building	**AO1.1** **AO1.2** **AO1.3**	Minimum finished surface levels are in accordance with **Planning scheme policy for development works (Table SC6.3.5.4d Lot and building pad immunity and freeboard by use type).** Editor's note—the defined flood level (DFL) is defined in **Schedule 1 (Definitions)**. Finished floor levels for habitable rooms are a minimum of 300mm above the defined flood level (DFL). Non-habitable floor areas are designed and

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[5] Editor's note—to demonstrate compliance with the relevant performance outcomes of this code, a site-based flood study that investigates the impact of the development on the floodplain may be required. The **Planning scheme policy for information that Council may require** provides guidance for preparing a site-based flood study.

Performance outcomes		Acceptable outcomes	
	pad immunity and freeboard requirements are outlined in the **Planning scheme policy for development works (Table SC6.3.5.4d Lot and building pad immunity and freeboard by use type).**	**AO1.4**	constructed to be resilient to the effects of flood, up to and including the DFL.
		AO1.5	For residential buildings and temporary or moveable residential structures (e.g. caravans), a safe evacuation route is available to a gathering point and is able to be traversed by pedestrians in the DFE.
		A01.6	For reconfiguring a lot, any new roads provide safe, clear and direct evacuation routes that are trafficable by both vehicles and pedestrians in the DFE. For reconfiguring a lot including land subject to the Flood hazard overlay or otherwise determined to be at risk of flood, the following signage is provided on-site (regardless of whether land will be in public or private ownership):- (a) indicating the position and path of all safe evacuation routes off the site; (b) if the site contains or is within 100m of a floodable waterway, hazard warning signage and depth indicators are also provided at key hazard points, such as floodway crossings or entrances to low-lying reserves.
Building design and built form			
PO2	Building design and built form:- (a) is resilient to flood events by appropriately responding to the potential risks of flooding; and (b) maintains a functional and attractive street front address appropriate to the intended use.		***For material change of use – Residential uses***
		AO2.1	On premises subject to the Flood hazard overlay or otherwise determined to be at risk of flood, residential dwellings are not designed as single-storey slab on ground construction. Note—the highset 'Queenslander' style house is an example of a resilient low-density housing solution in flood prone areas. Higher density residential development should ensure only non-habitable rooms (e.g. garages, laundries and the like) are located at the ground storey.
		AO2.2	On premises subject to the Flood hazard overlay or otherwise determined to be at risk of flood, residential buildings:- (a) incorporate appropriate screening to ensure that the under-storey is not visible from the street; (b) are orientated to the street by ensuring that the entry stairs to the dwelling and at least one habitable room overlook the street; (c) have ground storeys that allow for the flow through of flood water.
			For material change of use – Non-residential uses:
		AO2.3	On premises subject to the Flood hazard overlay or otherwise determined to be at risk of flood, non-residential buildings and structures:- (a) are orientated to the street by

Performance outcomes		Acceptable outcomes	
			activating the street frontage through ground storey business activities or urban design treatments such as recess wall treatments, screening and/or landscaping; (b) have ground storeys that allow for the flow through of flood water. Notes— (a) Businesses should ensure that the necessary continuity plans are in place to account for the potential need to relocate property prior to a flood event (e.g. allow enough time to transfer stock to the upper-storey of a building or off-site). (b) Resilient building materials for use within the Flood hazard overlay should be determined in consultation with Council, in accordance with the relevant building assessment provisions.
Flood impacts			
PO3	Development does not directly, indirectly or cumulatively change flood characteristics which may cause adverse impacts external to the development site.	**AO3.1** **AO3.2**	Development within the flood hazard area does not result in a reduction in flood storage capacity. Development does not change flows, velocities or levels external to the development site for flood events up to the DFE.
Community infrastructure			
PO4	Community infrastructure is able to function effectively during and immediately after flood events.	**AO4**	No acceptable outcome provided.
Hazardous materials			
PO5	Public safety and the environment are not adversely affected by the detrimental impacts of floodwater on hazardous materials manufactured or stored in bulk during the DFE.	**AO5**	The manufacture or storage in bulk of hazardous materials occurs above the DFL. **OR** Structures used for the manufacture or storage of hazardous materials in bulk are designed and constructed to prevent the intrusion of flood waters up to and including the DFL.

8.2.9 Heritage and neighbourhood character overlay code[6] [7] [8]

8.2.9.1 Application

This code applies to assessable development:-

(a) subject to the Heritage and neighbourhood character overlay shown on the overlay maps contained within **Schedule 2 (Mapping)**; and

(b) identified as requiring assessment against the Heritage and neighbourhood character overlay code by the tables of assessment in **Part 5 (Tables of assessment)**.

8.2.9.2 Purpose and overall outcomes

(1) The purpose of the Heritage and neighbourhood character overlay code is to ensure that:-

(a) development on or adjoining a heritage place is compatible with the cultural heritage significance of the place;

(b) the significance of neighbourhood character areas is conserved and enhanced; and

(c) development in a demolition control area conserves dwelling houses from the Victorian, Federation, or interwar eras.

(2) The purpose of the code will be achieved through the following overall outcomes:-

(a) the cultural heritage significance of individual sites and places is conserved;

(b) development on a local heritage place is compatible with the cultural heritage significance of the place by:-

(i) preventing the demolition or removal of the local heritage place, unless there is no prudent and feasible alternative to the demolition or removal;

Note—in considering whether there is no prudent and feasible alternative to the demolition or removal of a local heritage place, the Council will have regard to:-
(A) safety, health and economic considerations;
(B) any other matters the Council considers relevant.

(ii) maintaining or encouraging, as far as practicable, the appropriate use (including adaptive reuse) of the local heritage place whilst protecting the amenity of adjacent uses;

(iii) protecting, as far as practicable, the materials and setting of the local heritage place;

(iv) ensuring that any exposed archaeological artefact/s and/or features are identified and managed prior to the redevelopment of a site[9];

(v) ensuring, as far as practicable, development on the local heritage place is compatible with the cultural heritage significance of the place;

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6 Editor's note—this code does not apply to indigenous cultural heritage which is protected under the *Aboriginal Cultural Heritage Act 2003.* In accordance with this legislation, a person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage ("the cultural heritage duty of care").

7 Editor's note—the following elements referred to in this code are identified on the Heritage and neighbourhood character overlay maps in **Schedule 2 (Mapping)**:-
(a) State heritage places;
(b) local heritage places;
(c) neighbourhood character areas;
(d) demolition control areas.
Key character elements and preferred character statements for neighbourhood character areas are contained in the **Planning scheme policy for the heritage and neighbourhood character overlay code**.

8 Editor's note—the **Planning scheme policy for the heritage and neighbourhood character overlay code** provides guidance for satisfying certain outcomes of this code.

9 Editor's note—under the *Queensland Heritage Act 1992*, a person must report to the Department of Environment and Resource Management (DERM) if they discover an archaeological artefact that is an important source of information about an aspect of Queensland's history. Under the *Queensland Heritage Act 1992*, archaeological artefacts include any relic or other remains located above, on or below the present land surface, or found in State waters, that relate to past human behaviour.

(c) development adjoining a local or State heritage place[10] is sympathetic to the cultural heritage significance of that place;

(d) development in a neighbourhood character area:-

(i) is sympathetic and complementary to the key character elements and preferred character of the applicable area[11];
(ii) retains buildings and structures that contribute to the preferred character of the area through their age, form, style, siting, and character;
(iii) complements, rather than mimics or replicates, the predominant building styles in the street;

(e) development conserves dwelling houses that contribute to the traditional character and amenity of residential neighbourhoods and streetscapes contained within a demolition control area.

8.2.9.3 Assessment benchmarks

Table 8.2.9.3.1 Assessment benchmarks for assessable development on a local heritage place or adjoining a State or local heritage place

Performance outcomes		Acceptable outcomes	
Material change of use involving a local heritage place			
PO1	The material change of use is compatible with the conservation and/or management of the cultural significance of the local heritage place.	**AO1**	Development is undertaken in accordance with the Australian ICOMOS Charter[12] for Places of Cultural Significance (Burra Charter).
Reconfiguring a lot involving a local heritage place			
PO2	Reconfiguring a lot does not:- (a) reduce public access to the local heritage place; (b) result in the local heritage place being severed or obscured from public view; or (c) obscure or destroy any of the following elements relating to the local heritage place:- (i) pattern of historic subdivision; (ii) the landscape setting; or (iii) the scale and consistency of the urban fabric.	**AO2**	Development is undertaken in accordance with the Australian ICOMOS Charter for Places of Cultural Significance (Burra Charter).
Building work or operational work involving a local heritage place			
PO3	Development conserves and is subservient to the features and values of the local heritage place that contribute to its cultural heritage significance.	**AO3**	Development:- (a) does not alter, remove or conceal significant features of the local heritage place; or (b) is minor and necessary to maintain a significant use for the local heritage place.
PO4	Changes to a local heritage place are appropriately managed and documented.	**AO4.1**	Development is compatible with a conservation management plan prepared in accordance with the Australian ICOMOS Charter for Places of Cultural Significance (Burra Charter).

[10] Editor's note—amongst other things, this code seeks to regulate development on sites adjoining a State heritage place. Development on State heritage places is regulated by the *Queensland Heritage Act 1992*.

[11] Editor's note—key character elements and preferred character statements for each neighbourhood character area are contained in the **Planning scheme policy for the heritage and neighbourhood character overlay code**.

[12] Editor's note—Australia ICOMOS Inc. is the national chapter of ICOMOS (International Council of Monuments and Sites), a non-government international organisation primarily concerned with the philosophy, terminology, methodology and techniques of cultural heritage conservation.

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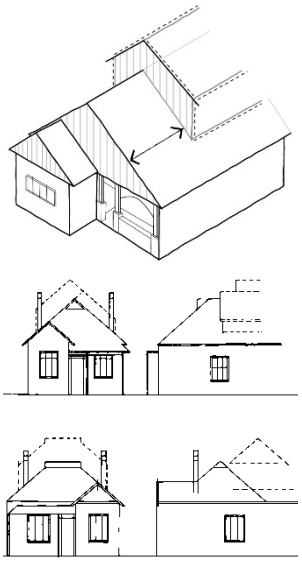
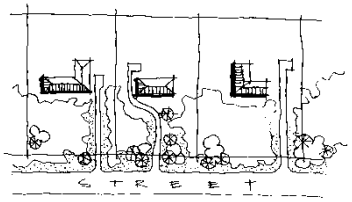
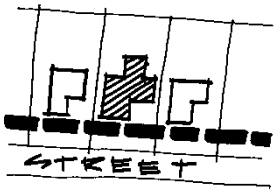
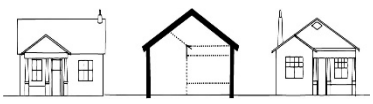
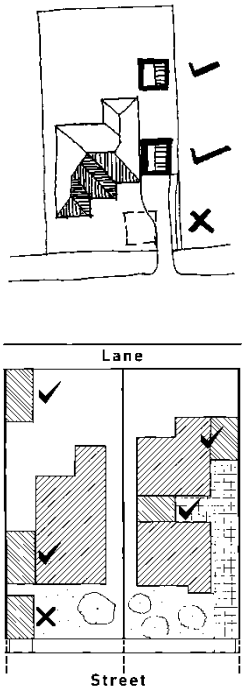
Performance outcomes		Acceptable outcomes	
		AO4.2	An archival quality photographic record is made of the features of the place that are destroyed because of the development that meets the standards outlined in the *Guideline: Archival Recording of Heritage Registered Places* (Department of Environment and Resource Management).
PO5	Development does not adversely affect the character, setting or appearance of the local heritage place, including removal of vegetation that contributes to the cultural heritage significance of the place.	**AO5.1**	The scale, location and design of the development are compatible with the character, setting and appearance of the local heritage place.
		AO5.2	The development is unobtrusive and cannot readily be seen from surrounding streets or other public places.
		AO5.3	Existing vegetation that forms part of the local heritage place is retained and incorporated into the design and layout of development.
PO6	Excavation or other earthworks do not have a detrimental impact on archaeological sites.	**AO6.1**	The impact on excavation is minor and limited to parts of the local heritage place that have been disturbed by previous excavation.
		AO6.2	An archaeological investigation is carried out for development involving a high level of surface or sub-surface disturbance.
PO7	Advertising devices located on a local heritage place or adjoining a State or a local heritage place are sited and designed in a manner that:- (a) is compatible with the cultural heritage significance of the place; (b) does not obscure the appearance or prominence of the heritage place when viewed from the street or other public places.	**AO7**	No acceptable outcome provided.
Development adjoining a State or local heritage place			
PO8	Where on a lot or premises adjoining a State heritage place or a local heritage place, development is designed and constructed in a manner that does not adversely affect the cultural heritage significance of the heritage place, including its context, setting, appearance and archaeology.	**AO8.1**	The scale, location and design of the development is compatible with the cultural heritage significance of the adjoining State heritage place or local heritage place, including its context, setting and appearance.
		AO8.2	Where the site adjoins a State heritage place or a local heritage place that has been identified as an archaeological place, an archaeological investigation is carried out for development involving a high level of surface or sub-surface disturbance.

Table 8.2.9.3.2 Assessment benchmarks for assessable development within a neighbourhood character area

Performance outcomes		Acceptable outcomes	
Demolition of buildings or structures			
PO1	Buildings or structures are not wholly or partially demolished or removed unless the building,	**AO1**	Buildings or structures are not wholly or partially demolished or removed unless the building, structure or the part of the building

Performance outcomes		Acceptable outcomes	
	structure or part of the building or structure proposed for demolition or removal:- (a) is not a Victorian, Federation or Interwar building; or (b) is not capable of structural repair; or (c) repair is not feasible having regard to economic, safety and health considerations; or (d) does not contribute to the preferred character of the precinct.		or structure proposed for demolition or removal:- (a) is not a Victorian, Federation or interwar building; or (b) is not visible from the street.
Modifications to buildings			
PO2	Modifications to buildings, including associated landscaping and fencing:- (a) do not interfere with the integrity of the facade and streetscape character of the locality; (b) respect the traditional materials and design elements consistent with other character buildings in the neighbourhood character area; Note—-character buildings in a neighbourhood character area comprise Victorian, Edwardian/Federation and interwar buildings (constructed between 1850 and1940). (c) complement the form and proportions of the existing building.	**AO2**	New works, excluding fencing to dwellings, are predominantly recessed behind the frontage of the original structure, using colours and materials that are compatible with and do not dominate the original structure. Note—**Figure 8.2.9A (Recessing of new building work)** illustrates how new building work can be recessed to avoid dominating the original structure. **Figure 8.2.9A Recessing of new building work** 
PO3	Enclosure of the understorey area of a high-set dwelling preserves the dominant visual form of the upper floor and does not detract from the overall character of the building or streetscape.	**AO3**	New works to high-set dwellings are predominately recessed behind the frontage of the original structure to align with the upper floor wall, using colours and materials that are compatible with and do not dominate the original structure.
Infill development			
PO4	Infill development within a neighbourhood character area, including development on vacant sites, is compatible with the key character elements for the area, with regard to:- (a) scale and form; (b) materials; (c) landscaping.	**AO4**	No acceptable outcome provided.

Performance outcomes		Acceptable outcomes	
PO5	The existing streetscape is maintained in terms of:- (a) building orientation; (b) side and front boundary setbacks; (c) significant landscaping. Note—**Figure 8.2.9B (Maintenance of streetscape)** illustrates how an existing streetscape can be maintained through consistency of building orientation and siting. **Figure 8.2.9B Maintenance of streetscape**  	**AO5**	No acceptable outcome provided.
PO6	Development provides front boundary setbacks that ensure new additions and building works are consistent in alignment with adjoining lots.	**AO6**	Buildings are setback from the front boundary at a minimum the average distance of the front setbacks on the adjoining lots. Note—**Figure 8.2.9C (Front boundary setbacks)** illustrates infill development providing a front boundary setback consistent with adjoining lots. **Figure 8.2.9C Front boundary setbacks** 
PO7	New buildings respect the architectural style of surrounding development and complement, rather than replicate, period dwelling styles. Note—**Figure 8.2.9D (Architectural style)** illustrates how a new building may respect the architectural style of neighbouring development. **Figure 8.2.9D Architectural style** 	**AO7**	No acceptable outcome provided.
Garages, carports and outbuildings			
PO8	Garages, carports and outbuildings are located in a manner that does not detract from the neighbourhood	**AO8.1**	Garages, carports and outbuildings are not located on vacant land.

Performance outcomes		Acceptable outcomes	
	character area and are respectful of existing character buildings in terms of materials, form and scale.	**AO8.2**	Garages, carports and outbuildings are located to the rear or side of a character building.
		AO8.3	Where at the side of a character building, car accommodation takes the form of an open carport which:- (a) has a maximum width of 4.0m; (b) is located at least in line with or behind the front wall of the existing building; (c) has a roof pitch which is consistent with the main building's predominant roof pitch. Note—**Figure 8.2.9E (Siting of garages, carports and outbuildings)** illustrates some examples of the preferred locations for the siting of garages, carports and outbuildings. **Figure 8.2.9E Siting of garages, carports and outbuildings** 
Front boundary treatment			
PO9	Front fencing complements the style and design of dwellings in the street. Fences forward of the dwelling allow views of and in between front setback areas.	**AO9**	Fencing forward of a dwelling and located in the front setback area is:- (a) no more than 1.2m in height; and (b) constructed with:- (i) timber pickets with sufficient gap between each picket to allow a minimum of 30% transparency; or (ii) open wire mesh set within a frame; or (iii) other visually permeable materials where a minimum 30% transparency is achieved. Note—**Figure 8.2.9F (Front fencing treatment)** illustrates the preferred height, form and style of fencing in the front setback area.

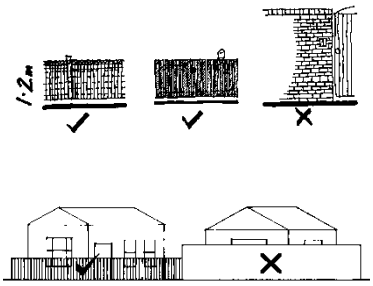
Performance outcomes		Acceptable outcomes	
			Figure 8.2.9F Front fencing treatment 
Advertising devices			
PO10	Advertising devices in neighbourhood character areas are positioned in a manner that respects the architecture and scale of character buildings.	**AO10.1** **AO10.2**	Advertising devices are:- (a) located below the verandah; or (b) mounted on the verandah fascia; or (c) window lettering on the ground floor. Advertising devices are not roof-mounted.
Vegetation clearing			
PO11	Vegetation clearing does not adversely affect the character, setting or appearance of the neighbourhood character area.	**AO11**	Vegetation clearing within a neighbourhood character area does not involve the removal of character trees that contribute to the significance of the area.

Table 8.2.9.3.3 Assessment benchmarks for assessable development within a demolition control area

Performance outcomes		Acceptable outcomes	
Demolition, relocation or removal of dwelling houses			
PO1	Victorian, Federation or interwar dwelling houses are not wholly or partially demolished or removed within a demolition control area unless the dwelling house (or part thereof):- (a) is not capable of structural repair, or repair is not feasible having regard to economic, safety and health considerations; or (b) does not contribute to the traditional character and amenity of the surrounding residential neighbourhood and streetscape. Editor's note—the **Planning scheme policy for the Heritage and neighbourhood character overlay code** provides guidance on whether a dwelling house is from the Victorian, Federation or interwar eras.	**AO1**	Victorian, Federation or interwar dwelling houses are not wholly or partially demolished or removed within a demolition control area unless:- (a) an engineering report prepared by a suitably qualified person demonstrates that the building is structurally unsound and not reasonably capable of being made structurally sound; or (b) the dwelling house (or part thereof) has been substantially altered and/or does not have the appearance of being constructed in the pre-war era; or (c) the dwelling house, or the part to be removed or demolished, is not visible from the street or other public place; or (d) the street in which the dwelling house is located has no traditional building character.
PO2	Where a Victorian, Federation or interwar dwelling house is proposed to be relocated on a site, the new location of the dwelling house maintains or enhances the contribution that the building makes to the traditional character and amenity of the surrounding residential neighbourhood and streetscape.	**AO2**	No acceptable outcome provided.

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8.2.10 Infrastructure overlay code

8.2.10.1 Application

This code applies to assessable development:-

(a) subject to the Infrastructure overlay shown on the overlay maps contained within **Schedule 2 (Mapping)**; and

(b) identified as requiring assessment against the Infrastructure overlay code by the tables of assessment in **Part 5 (Tables of assessment)**.

8.2.10.2 Purpose and overall outcomes

(1) The purpose of the Infrastructure overlay code is to ensure that development is compatible with, and does not adversely affect the viability, integrity, operation and maintenance of, the following existing and planned infrastructure and facilities within the Fraser Coast:-

(a) gas pipelines;

(b) high voltage electricity transmission lines;

(c) wastewater treatment plants;

(d) waste management facilities;

(e) major roads;

(f) railways;

(g) defence training facilities;

(h) stock routes.

(2) The purpose of the code will be achieved through the following overall outcomes:-

(a) existing and planned infrastructure facilities, networks and corridors are protected from incompatible development;

(b) development in proximity to existing and planned infrastructure facilities, networks and corridors is appropriately located, designed, constructed and operated to:-

(i) avoid compromising the integrity, operational efficiency and maintenance of infrastructure and facilities;

(ii) protect the amenity, health and safety of people and property.

8.2.10.3 Assessment benchmarks

Table 8.2.10.3.1 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
Gas pipelines			
PO1	Development provides and maintains adequate separation between the use or works and a gas pipeline corridor so as to minimise risk of harm to people and property.	**AO1**	No acceptable outcome provided.
PO2	Uses and works are constructed and operated to avoid:-	**AO2**	No acceptable outcome provided.

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Performance outcomes		Acceptable outcomes	
	compromising the viability of the gas pipeline corridor; or (a) damaging or adversely affecting the existing or future operation of major gas pipelines and the supply of gas.		
High voltage electricity transmission lines			
PO3	Development does not adversely impact on existing and planned high voltage electricity transmission infrastructure.	**AO3**	No acceptable outcome provided.
PO4	Child care centres, educational establishments, and other uses in which children congregate, are not located in close proximity to high voltage electricity transmission lines.	**AO4**	Use areas or buildings associated with the care or use by children for more than 5 hours per day at least 3 days per week, maintain the following separation distances from the closest boundary of a high voltage electricity line easement:- (a) 20m for transmission lines up to 132kV; (b) 30m for transmission lines between133kV and 275kV; and (c) 40m for transmission lines exceeding 275kV.
Wastewater treatment plants			
PO5	Residential activities and other sensitive land uses are not adversely affected by odour emissions from existing or planned wastewater treatment plants.	**AO5.1**	A sensitive land use involving a residential activity is not located or intensified within a wastewater treatment plant buffer.
		AO5.2	Any sensitive land use (other than a residential activity) located within a wastewater treatment plant buffer:- (a) incorporates appropriate measures to minimise odour impacts; (b) demonstrates that occupants and users will not be adversely affected by odour emissions from activities associated with the wastewater treatment plant.
		AO5.3	Reconfiguring a lot within a wastewater treatment plant buffer:- (a) does not result in the creation of additional lots used or capable of being used for residential purposes; (b) where rearranging boundaries, does not worsen the existing situation with respect to the distance between available house sites and the wastewater treatment plant.
Waste management facilities			
PO6	Residential activities and other sensitive land uses are not adversely affected by noise emissions from existing or planned waste management facilities.	**AO6.1**	A sensitive land use involving a residential activity is not located or intensified within a waste management facility buffer. **OR** Any sensitive land use involving a residential activity located within a waste management facility buffer complies with the following:- (a) the indoor acoustic quality design objectives specified in **Table 8.2.10.3.2 (Indoor acoustic quality design objectives)**; (b) the outdoor noise quality objectives

Performance outcomes		Acceptable outcomes	
			specified in **Table 8.2.10.3.3 (Outdoor acoustic quality objectives)**.
		AO6.2	Any sensitive land use (other than a residential activity) located within a waste management facility buffer complies with the following:- (a) the indoor acoustic quality design objectives specified in **Table 8.2.10.3.2**; (b) the outdoor noise quality objectives specified in **Table 8.2.10.3.3**. Notes— (a) The indoor acoustic quality design objectives specified in **Table 8.2.10.3.2** are to be achieved at the location of the sensitive land use with the windows closed. This may be achieved through the location, orientation, landscaping, screening or design of the development. If it is necessary for the building to have windows closed to achieve the desired indoor acoustic quality design objectives, then suitable ventilation will need to be provided to all premises in accordance with the applicable Australian Standard. (b) A noise impact assessment may be required to demonstrate that the noise design objectives specified in this code will be achieved. The **Planning scheme policy for information that Council may require** provides guidance for the preparation of a noise impact assessment.
Major road and railway corridors			
PO7	Sensitive land uses are located, designed and constructed to ensure that noise emissions from major road corridors and railway corridors do not adversely affect: (a) the development's primary function; (b) the wellbeing of occupants including their ability to sleep, work or otherwise undertake quiet enjoyment without unreasonable interference from road traffic or rail noise.	**AO7.1**	Sensitive land uses are separated by a minimum of 40m from the property boundary adjoining a major road corridor as identified on an Infrastructure overlay map. **OR** Where a sensitive land use is located within a major road corridor buffer, as identified on an Infrastructure overlay map, development is sited and designed to comply with an external design level noise criteria of 54dB(A)$L_{10\ (18hours)}$, based on predicted traffic volumes in 10 years' time. Editor's note—MP 4.4 (Buildings in a transport noise corridor) of the QDC provides requirements for habitable rooms of residential buildings in designated transport noise corridors.
		AO7.2	Development involving a sensitive land use within a railway corridor buffer complies with the design quality objectives specified in **Table 8.2.10.3.4 (Indoor acoustic quality design objectives – Rail corridor buffer)** and **Table 8.2.10.3.5 (Outdoor acoustic quality design objectives – Rail corridor buffer)**.
PO8	Development within a major road or railway corridor buffer as identified on an Infrastructure overlay map maintains and, where practicable, enhances the safety, efficiency and effectiveness of the corridor.	**AO8**	No acceptable outcome provided.

Performance outcomes		Acceptable outcomes	
Defence training facilities			
PO9	Development within the defence land buffer, as identified on an Infrastructure overlay map, does not constrain, prevent or otherwise interfere with military training operations.	**AO9.1**	Development does not result in a material increase in the scale or intensity of residential activities within the defence land buffer.
		AO9.2	The number of people working or congregating in the defence land buffer is not materially increased.
		AO9.3	Reconfiguring a lot within the defence land buffer:- (a) does not result in the creation of additional lots used or capable of being used for residential activities or other sensitive land uses; or (b) where rearranging boundaries, does not worsen the existing situation with respect to the distance between available house sites and the defence training facility.
PO10	Development within the defence land buffer, as identified on an Infrastructure overlay map, is located, designed and operated to avoid or mitigate potential adverse impacts arising from military training operations conducted on defence land.	**AO10**	No acceptable outcome provided.
Stock routes			
PO11	The stock route network is protected from development (both on the stock route itself and areas adjacent) that would compromise the network's primary use or capacity for stock movement and protection of other values, such as conservation and recreational values.	**AO11.1**	Where possible, avoid locating development that may compromise the use of the stock route by travelling stock, particularly if the stock route has a record of frequent use. **OR** Where adverse development or land use impacts on a stock route cannot be avoided:- (a) alternate watered stock route access is provided; (b) where railways, haul roads or other transport infrastructure crosses the stock route, ensure that grade separation is provided; and (c) consider revocation of the stock route declaration if a suitable alternative stock route exists.
		AO11.2	All new access points from a road servicing a stock route incorporate a grid or effective gate to prevent stock entry into adjoining premises.

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Table 8.2.10.3.2 Indoor acoustic quality design objectives – Waste management facility buffer

Sensitive land use	Time of day	Noise design objectives for sensitive land uses (measured at the receptor in dB(A))		
		LAeq,adj,1hr	LA10,adj,1hr	LA1,adj,1hr
Child care centre	When open for business (other than when the children usually sleep)	35	--	--
	When the children usually sleep	30	--	--
Community care centre	Daytime and evening	35	40	45
	Night-time	30	35	40
Educational establishment	When classes are being offered	35	--	--
Health care services	Business hours	35	--	--
Home based business	Business hours	35	--	--
Hospital	Visiting hours	35	--	--
	Outside of visiting hours	30	--	--
Office	Office hours	35	---	--
The following residential activities:- o Dual occupancy o Dwelling house o Hostel o Multiple dwelling o Relocatable home park o Residential care facility o Retirement facility o Short-term accommodation o Tourist park	Daytime and evening	35	40	45
	Night-time	30	35	40
All other sensitive land uses	All times	No objective specified	No objective specified	No objective specified

Table 8.2.10.3.3 Outdoor noise quality objectives – Waste management facility buffer

Sensitive land use	Time of day	Noise design objectives for sensitive uses (measured at the receptor in dB(A))		
		LAeq,adj,1hr	LA10,adj,1hr	LA1,adj,1hr
Dwelling house	All times	50	55	65
All other sensitive land uses	All times	No objective specified	No objective specified	No objective specified

Table 8.2.10.3.4 Internal acoustic quality criteria – Railway corridor buffer

Sensitive land use	Noise design objective for sensitive land use (measured at the receptor in dB(A))
o Accommodation activities (bedrooms/sleeping areas all times) o Residential care facilities (bedrooms/sleeping areas all times)	≤45 dB(A) single event maximum sound pressure level#
o Accommodation activities(habitable rooms all times) o Residential care facilities (habitable rooms all times)	≤50 dB(A) single event maximum sound pressure level#
o Child care centres (sleeping areas) o Health care services and hospitals (sleeping areas)	≤45 dB(A) single event maximum sound pressure level#
o Educational establishments o Child care centres (non-sleeping areas) o Health care services and hospitals (non-sleeping areas) o Community uses (library only) and places	≤50 dB(A) single event maximum sound pressure level#

Sensitive land use	Noise design objective for sensitive land use (measured at the receptor in dB(A))
of worship	
o Community uses (except libraries) o Offices	≤55 dB(A) single event maximum sound pressure level#

Measured in accordance with Australian Standard 1055.1-1997: Acoustics – Description and measurement of environmental noise – General procedures, 6.2.4 Measurements inside buildings

Table 8.2.10.3.5 External acoustic quality criteria – Railway corridor buffer

Sensitive land use	Noise design objective for sensitive land use (measured at the receptor in dB(A))
All facades of:- o Accommodation activities o Residential care facilities	≤65 dB(A) Leq (24h) facade corrected
	≤87 dB(A) (single event maximum sound pressure level) facade corrected)#
All open space and recreation areas of:- o Accommodation activities	≤62 dB(A) Leq (24h) free field^
	≤84 dB(A) (single event maximum sound pressure level) free field^
All facades of:- o Educational establishments o Child care centres o Health care services and Hospitals o Community uses and Places of worship o Offices	≤65 dB(A) Leq (1h) facade corrected (maximum hour during normal opening hours)#
	≤87 dB(A) (single event maximum sound pressure level) facade corrected#
All open space and recreation areas of:- o Educational establishments o Child care centres o Health care services and Hospitals o Community uses o Offices	≤62 dB(A) Leq (12h) free field (between 6am and 6pm)^
	≤84 dB(A) (single event maximum sound pressure level) free field^

Measured in accordance with Australian Standard 1055.1-1997: Acoustics – Description and measurement of environmental noise – General procedures, 6.2.3 Outdoor measurements near buildings.

^ Measured in accordance with Australian Standard 1055.1-1997: Acoustics – Description and measurement of environmental noise – General procedures, 6.2.2 Outdoor measurements.

8.2.11 Water resource catchments overlay code

8.2.11.1 Application

This code applies to assessable development:-

(a) subject to the water resource catchments overlay shown on the overlay maps contained within **Schedule 2 (Mapping)**; and

(b) identified as requiring assessment against the Water resource catchments overlay code by the tables of assessment in **Part 5 (Tables of assessment)**.

8.2.11.2 Purpose and overall outcomes

(1) The purpose of the Water resource catchments overlay code is to ensure that development preserves and, where possible, enhances water quality and quantity entering the following water resource catchment areas:-

(a) Lake Lenthall and downstream weirs;

(b) Teddington Weir; and

(c) Cassava Lagoons.

(2) The purpose of the code will be achieved through the following overall outcomes:-

(a) development is located, designed and managed to avoid adverse impacts on the quality of surface water and groundwater in water resource catchment areas;

(b) development maintains and, where possible, improves the quantity of surface water and groundwater entering water resource catchment areas;

(c) development does not adversely affect, either directly or indirectly, local and regional water supply storages and catchment areas;

(d) development promotes sustainable land use practices within water resource catchment areas;

(e) development protects and, where possible, enhances land resources, natural systems and vegetation within water resource catchment areas.

8.2.11.3 Assessment benchmarks

Table 8.2.11.3.1 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
Effects of development within water resource catchment areas			
PO1	Development does not have adverse effects on the quality or quantity of surface water or groundwater entering water resource catchment areas, including effects on:- (a) nutrient or other chemical levels; (b) sediment loads; (c) turbidity; (d) volumes and velocities.	**AO1**	No acceptable outcome provided.
PO2	Development involving the storage and/or use of chemicals or other potential contaminants does not adversely impact on water quality within the water resource	**AO2**	No acceptable outcome provided.

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Performance outcomes		Acceptable outcomes	
	catchment area.		
Stormwater run-off			
PO3	Development ensures that any changes to the run-off characteristics of a site:- (a) are minimised in an ecologically sustainable manner; (b) do not adversely affect catchment water quality or quantity.	**AO3**	No acceptable outcome provided.
Stormwater quality and hydrology			
PO4	Development maintains the existing groundwater hydrological regime.	**AO4.1** **AND** **AO4.2**	Development does not change the existing groundwater hydrological regime by lowering or raising the water table and hydrostatic pressure outside the bounds of variability of existing predevelopment conditions. Development does not result in the ingress of saline water into freshwater aquifers. Note - *Where development is likely to impact on the water table, a hydrological assessment undertaken by a suitably qualified professional may be required to demonstrate no adverse impact on the groundwater hydrological regime.*
Separation distance to water supply storages and waterways			
PO5	Development maintains an adequate separation distance and avoids areas of potential flood inundation to protect waterways or water supply sources.	**AO5**	Development complies with the separation distances and other locational criteria specified in **Table 8.2.11.3.2**.
Animal keeping activities			
PO6	Development maintains or improves the quality of surface water by adopting measures that exclude livestock from entering a water body where a site is being used for animal keeping activities.	**AO6**	No acceptable outcome provided.
Dangerous goods, hazardous substances or environmentally hazardous materials			
PO7	Dangerous goods, hazardous substances or environmentally hazardous materials are stored and handled in a manner that minimises the potential for contamination of surface and groundwater in the event of a leak or spill.	**AO7**	No acceptable outcome provided.
Protection and maintenance of natural systems			
PO8	Development which adjoins or incorporates waterways or wetlands:- (a) does not alter their physical form; (b) provides for the retention and enhancement of their natural environmental values.	**AO8**	No acceptable outcome provided.
PO9	Development maintains and, where possible, enhances riparian vegetation along waterways so as to:- (a) maintain their natural	**AO9**	No acceptable outcome provided.

Performance outcomes		Acceptable outcomes	
	drainage function; (b) minimise erosion of stream banks and verges; (c) reduce sediment and nutrient loads reaching waterways within the water resource catchment area.		
PO10	Development does not create or increase weed or pest management problems within the water resource catchment area.	**AO10**	No acceptable outcome provided.

Table 8.2.11.3.2 Separation distance and other locational criteria[13]

Development type and activities	Stream Order 1 To 3	Stream Order 4 or greater	Full supply level of a dam, lake or reservoir or watercourse that serves as a potable water supply	Flood immunity
Intensive animal industry	50m	100m	800m	AEP 1%
Aquaculture	Case-by-case basis	Case-by-case basis	N/A	N/A
All other agricultural or forestry land uses	50m	100m	400m	Buildings – AEP 1% Other areas – AEP 20%
Extractive industry	50m	100m	400m	AEP 1%
All other industrial uses	100m	100m	800m	
Motor sport facility	50m	100m	400m	Buildings – AEP 1% Other infrastructure (e.g. trails) – AEP 20%
Outdoor sport and recreation				
Major sport, recreation and entertainment facility				
Service station	50m	100m	800m	AEP 1%
All other development types	50m	100m	400m	AEP 1%

[13] Editor's note – Stream order can be found through the online request form at: www.qld.gov.au (search 'vegetation management maps'). The layer can also be viewed on Queensland Globe at www.qld.gov.au (search 'Queensland globe').

8.2.12 Fraser and Great Sandy Strait Islands overlay code

8.2.12.1 Application

This code applies to assessable development:-

(c) subject to the Fraser and Great Sandy Strait Islands overlay shown on the overlay maps contained within **Schedule 2 (Mapping)**; and

(d) identified as requiring assessment against the Fraser and Great Sandy Strait Islands overlay code by the tables of assessment in **Part 5 (Tables of assessment)**.

8.2.12.2 Purpose and overall outcomes

(1) The purpose of the Fraser and Great Sandy Strait Islands overlay code is to:-

(a) ensure development is established in appropriate locations and carried out in an environmentally sustainable manner;

(b) the Indigenous and European cultural values of Fraser and Great Sandy Strait Islands are conserved and enhanced; and

(c) World Heritage environmental values and natural features are protected and enhanced, whilst World Heritage obligations are met; and

(d) Ramsar sites are protected.

(2) The purpose of the code will be achieved through the following overall outcomes:-

(a) development is designed to be sympathetic to the natural setting and to complement the character of the Fraser and Great Sandy Strait Islands;

(b) a range of low density and low impact residential, community, business, industry and recreation activities are established (in appropriate locations) to service the needs of residents and tourists on the Fraser and Great Sandy Strait Islands;

(c) an adequate level of infrastructure is provided on the Fraser and Great Sandy Strait Islands which does not compromise the environmental and amenity values of the Islands;

(d) diverse recreation and tourism opportunities are provided and conducted in a sustainable manner; and

(e) opportunities for Aboriginal people to be involved in planning and management are provided.

8.2.12.3 Assessment benchmarks

Table 8.2.12.3.1 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
Environmental, World Heritage and cultural values			
PO1	Development is undertaken in a manner which avoids or mitigates adverse impacts on the environmental values of the Fraser and Great Sandy Strait Islands. Editor's note—to assist in achieving the above performance outcome, all development or use of land is to be consistent with the Ramsar	**AO1**	Development applications for new development, or the intensification of existing development, are accompanied by environmental impact assessments which demonstrate that both on-site and off-site cumulative impacts will not detrimentally impact upon Fraser Island's or the Great Sandy Strait World Heritage Values.

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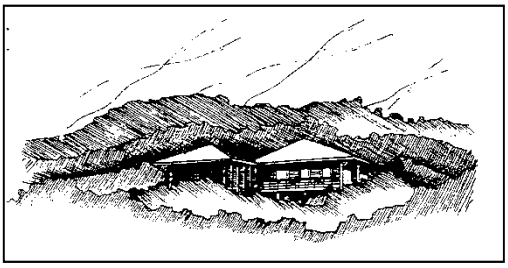
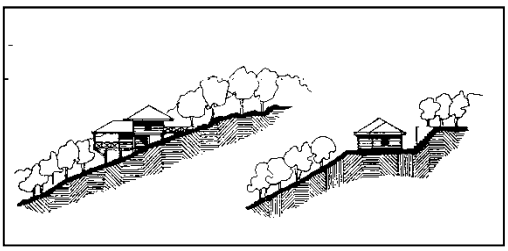
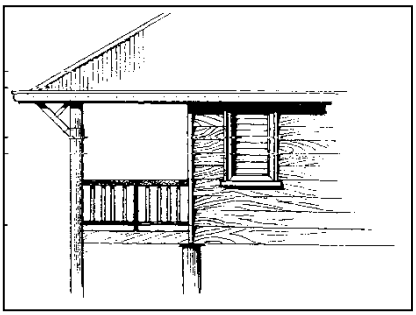
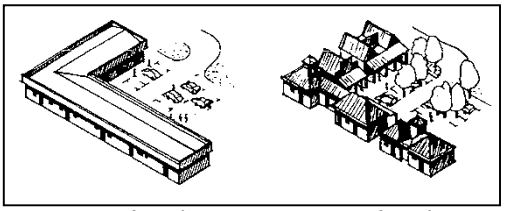
Performance outcomes		Acceptable outcomes	
	Convention and must comply with relevant State legislation and policies.		
PO2	The sustainable use of natural resources is promoted in all new development through the use of innovative technologies which reflect environmental best practice (water conservation measures, communal power supply and waste disposal). Editor's note—Fraser Island is a Declared Groundwater Area and the approval of the Department of Natural Resources and Mines is required for bores of a commercial nature pursuant to the *Water Act 2000*. Editor's note—to ensure that access to a potable water source is maintained, development should be setback appropriately from on-site wastewater disposal facilities.	**AO2**	Alternative energy sources (i.e. solar or wind) are utilised wherever possible to minimise development relying upon fossil fuel based energy sources.
PO3	The importance of the Fraser Island and Great Sandy Strait region to Indigenous communities is recognised and incorporated into relevant aspects of development.	**AO3**	The Indigenous and non-Indigenous history is reflected in street signage, place names, public spaces, display areas and artwork and any local area streetscape/landscape improvements.
Development siting and design			
PO4	The siting of buildings, driveways and car parking is sympathetic to the topography and minimises the disruption to the natural profile and landform.	**AO4.1** **AO4.2** **AO4.3** **AO4.4** **AO4.5**	On steep sloping sites (greater than 15%), buildings are designed to step down the slope. On steep sloping sites (greater than 15%) development is suspended above natural ground level via the use of poles, stumps or stilts. Development avoids major earthworks (cut and fill in excess of 0.5m in height) to construct building pads on steep slopes (greater than 15%). Driveways on steep slopes (greater than 15%) are constructed with palette surface. Wherever possible, on steep sloping sites, car parking areas are located adjoining the street frontage.
PO5	Development is low rise, low key and of appropriate human scale.	**AO5.1** **AO5.2** **AO5.3**	Building heights are a maximum of two storeys (and not more than 10m) above ground level. Development has a maximum site cover of 40%. Development is not visible above the skyline when viewed from the beach. Note—this concept is demonstrated in **Figure 8.2.12A (Development and skyline)** below. A view analysis may be required for new development, to assist in determining its acceptability. The points of reference for any view analysis should be based on accepted practice.

Performance outcomes		Acceptable outcomes	
			Figure 8.2.12A Development and skyline 
PO6	New development relates to and is sensitive to the environment and its context.	**AO6.1** **AO6.2**	All buildings respect the setting in which they are located rather than dominate it and minimise their intrusion on the landscape. Existing topography is used to best advantage and excessive remodelling or major modification of the topography does not occur, unless it is required to achieve compliance with outcomes of a view analysis. Note—**Figure 8.2.12B (Development in the landscape)** demonstrates the concepts concerning the remodelling of the landscape; and the minimisation of any intrusion on the landscape. **Figure 8.2.12B Development in the landscape** 
PO7	New development makes a positive contribution to the character of the setting within which it is located.	**AO7**	New buildings:- (a) incorporate external materials and finishes that are non-reflective and are appropriate (in terms of scale, texture and colour) for and enhance the prevailing character of the setting in which they are located; and (b) respond to and provide protection from the element by use of awnings, shades, verandahs and the like. Note—this acceptable outcome is demonstrated (in part) by **Figure 8.2.12C (External materials and finishes)** below. **Figure 8.2.12C External materials and finishes** 

Performance outcomes		Acceptable outcomes	
PO8	Commercial, retail and tourist-related developments do not dominate their setting or have a detrimental impact on the amenity of the surrounding area.	**AO8.1**	Commercial, retail or tourist-related buildings are located and designed as a cluster of small buildings rather than fewer, large and/or elongated buildings. Note—single large buildings with no physical variation or visual interest are not appropriate. This concept is demonstrated in **Figure 8.2.12D (Building scale and bulk)**. **Figure 8.2.12D Building scale and bulk**  Not preferred Preferred
		AO8.2	Commercial, retail or tourist-related development responds to and provides protection from the elements, by use of awnings, shades, verandahs and the like.
PO9	The design and layout of new development is energy efficient.	**AO9**	No acceptable outcome provided.
Vegetation retention and landscaping requirements			
PO10	Development retains and, where possible, enhances native vegetation of environmental, aesthetic and/or cultural significance, other than where affected by any works approved for the development.	**AO10**	Clearing of native vegetation is avoided beyond an approved development envelope.
PO11	Development incorporates landscaping that:- (a) effectively screens and buffers development; (b) utilises local provenance plant material; and (c) is fit for purpose.	**AO11.1**	New planting is used to:- (a) provide a visual screen from roads/adjacent development as appropriate; and (b) function as a buffer zone between natural areas and development to protect natural undisturbed areas from exposure to sun and wind, salt intrusion, die-back and weed infestation.
		AO11.2	Landscaping and rehabilitation is based upon the use of local provenance plant material.
		AO11.3	Vegetation species are selected on the basis of their practical and functional characteristics e.g. fire resistance, salt tolerance, wind firmness, growth rates and fauna habitat.
Infrastructure, servicing and mobility			
PO12	Development provides suitable on-site infrastructure.	**AO12.1**	Individual rainwater tanks are provided with a minimum capacity of 10,000L per dwelling unit.
		AO12.2	Roof design maximises the quantity, quality and usefulness of rainwater collection.
		AO12.3	Private infrastructure is contained entirely within property boundaries.
		AO12.4	Any reticulated services are located underground.
		AO12.5	Development and the provision of

Performance outcomes		Acceptable outcomes	
			infrastructure complies with the **Planning scheme policy for development works**.
PO13	Development is designed to facilitate the safety and mobility of all users.	**AO13.1**	Safe and convenient access is provided to all sites for cars and service vehicles.
		AO13.2	Beach access for pedestrians and vehicles is clearly defined to avoid conflict.

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