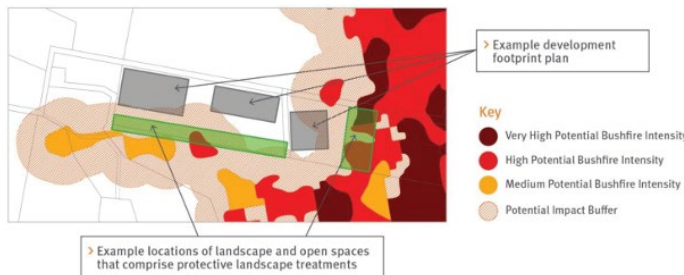


BUSHFIRE HAZARD OVERLAY CODE

Performance Outcome	Acceptable Outcome	Response
Section A – Reconfiguring a lot (RaL) – where creating any number of lots of more than 2,000 square metres:		
Section B – Reconfiguring a lot (RaL) – where creating any number of lots of 2,000 square metres or less:		
Section C – Reconfiguring a lot (RaL) – additional provisions where creating more than 20 lots:		
Section D – Reconfiguring a lot (RaL) – where creating additional lots for the purpose of residential development and a reticulated water supply is not provided:		
Section E – Material Change of Use		
<p>PO10</p> <p>Site layout achieve an acceptable or tolerable risk to people. Landscape or open space provided as part of the development:</p> <p>(a) acts as a buffer between hazardous vegetation and development; and</p> <p>(b) does not create additional bushfire prone areas.</p> <p>Note—An applicant may seek to undertake a site-level verification of the location and nature of hazardous vegetation and resulting potential bushfire intensity levels, for example where changes in foliage have occurred (e.g. as a consequence of adjoining permanent urban development) or where an applicant seeks to verify the regional ecosystem map inputs. This verification should form part of a bushfire hazard assessment in accordance with the methodology in the QFES Bushfire resilient communities document. The outcomes of this assessment can demonstrate how an alternate solution to the acceptable outcome can deliver an acceptable or tolerable level of risk.</p>	<p>AO10.1</p> <p>Site layout places the landscape and open spaces within the site between premises and adjacent mapped medium, high or very high potential bushfire intensity areas. Refer Figure 3.</p> <p>AO10.2</p> <p>This landscaping and open space comprises protective landscape treatments that:</p> <ol style="list-style-type: none"> comprise only low threat vegetation, including grassland managed in a minimal fuel condition, maintained lawns, golf courses and cultivated gardens; or are designed to ensure a potential available fuel load is maintained at less than 8 tonnes/hectare in aggregate and that fuel structure remains discontinuous.  <p>Figure 3 – Siting of protective landscape treatments</p>	<p>Complies AO1</p> <p>The proposed development does not create new or alter existing development footprint. The existing premises are already positioned with open space between buildings and mapped bushfire intensity areas.</p> <p>Complies AO2</p> <p>The open space surrounding the existing premises has little to no vegetation and a minimal fuel load.</p>

<p>Vulnerable uses listed in Table 2 are not established or intensified within a bushfire prone area unless:</p> <ul style="list-style-type: none"> a) there is an overriding need in the public interest for the new or expanded service the development provides; and b) there are no other suitable alternative locations within the required catchment; and c) site planning can appropriately mitigate the risk (for example, siting ovals for an educational establishment between the hazardous vegetation and structures). <p>Note–The preparation of a bushfire management plan in accordance with the methodology in the QFES Bushfire resilient communities document may assist in demonstrating compliance with this outcome.</p>		<p>The proposed development does not include any vulnerable uses.</p>
<p>PO15</p> <p>Community infrastructure providing essential services listed in Table 2 are not established within a bushfire prone area unless:</p> <ul style="list-style-type: none"> a) there is an overriding need in the public interest for the new or expanded service the development provides (for example, there are no other suitable alternative locations that can deliver the required level of service or meet emergency service response times during and immediately after a bushfire event); and b) the infrastructure can function effectively during and immediately after a bushfire event. <p>Note–The preparation of a bushfire management plan in accordance with the methodology in the QFES Bushfire resilient communities document may assist in demonstrating compliance with this outcome.</p>	<p>No acceptable outcome is prescribed.</p>	<p>Not Applicable</p> <p>The proposed development does not include any community infrastructure.</p>
<p>PO16</p> <p>Development avoids or mitigates the risks to public safety and the environment from the manufacture or storage of materials listed in Table 2 that are</p>	<p>No acceptable outcome is prescribed.</p>	<p>Not Applicable</p> <p>The proposed development does not include a hazardous chemical facility.</p>

<p>hazardous in the context of bushfire to an acceptable or tolerable level.</p> <p>Note–The preparation of a bushfire management plan in accordance with the methodology in the QFES Bushfire resilient communities document may assist in demonstrating compliance with this outcome.</p> <p>Editor’s note–In addition to these provisions, the Work Health and Safety Act 2011 and associated Regulation and Guidelines, the Environmental Protection Act 1994 and the relevant building assessment provisions under the Building Act 1975 contain requirements for the manufacture and storage of hazardous substances. Information is provided by Business Queensland on the requirements for storing and transporting hazardous chemicals, available at: www.business.qld.gov.au/running-business/protectingbusiness/risk-management/hazardouschemicals/storing-transporting</p>		
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RURAL ZONE CODE

Performance Outcome	Acceptable Outcome	Response
Section 1 – General		
PO1 Development maintains rural amenity and character.	AO1.1 Buildings are set back 20m from any collector or higher order road and 10m from any other road frontage. and AO1.2 The use does not cause odour, noise or air emissions in excess of the prescribed limits in the <i>Environmental Protection (Air) Policy 2019</i> or the <i>Environmental Protection (Noise) Policy 2019</i> .	Complies PO1 The development maintains the existing rural amenity and character of the area by not resulting in new building and by only adding a small amount of increased traffic that will not have adverse impacts on the surrounding road network.
PO2 Development does not jeopardise the rural production capacity of the Zone.	Development resulting in lots less than the minimum size in Table 8.4.2 satisfying outcomes: AO2.1 The proposal is necessary for the efficient production and processing of a crop grown in the area. or AO2.2 The proposal provides an alternate productive rural activity that supports regionally significant industry. or AO2.3 An agricultural sustainability report prepared by a suitably qualified agronomist demonstrates that – a) The lot is suitability sized for the proposed activity, including a dwelling house including yard; and b) There is sufficient water for the proposed activity; and c) The allotment is capable of being connected to reticulated electricity; and d) The proposed activity is financially viable, requiring a viability assessment that includes capital costs, operational costs, sustainable yields to support a family, climate, soils and geological factors affecting crop growth, nutrients, salinity, topography, susceptibility to flooding and erosion and an assessment of market robustness (both recent and projected) and alternative practices in the event of failure. And	Not Application – The proposed development does not involve the creation of new lots under the minimum size.

		Complies AO5.2 The development has onsite septic tanks for sewerage treatment purposes Complies AO5.3 The development is connected to both the telecommunications network and the electricity supply.
PO6 Development is located and designed to ensure that land uses are not exposed to: a) Areas that pose a health risk from previous activities; and b) Unacceptable levels of contaminants.	AO6.1 Development does not occur: a) In areas that pose a health risk from previous activities; and b) On sites listed on the Contaminated Land Register or Environmental Management Register. or AO6.2 Areas that pose a health risk from previous activities and contaminated soils which are subject to development are remediated prior to plan sealing, operational works permit, or issuing of building works permit.	Complies AO6.1 The development is for the same activity that has always been conducted on the site, just at a higher throughput. The site is not listed on the Contaminated Land Registers or the Environmental Management Register. Complies AO6.2 The site does not pose a health risk or contain contaminated soil relevant to the expansion of sawmill activity.
Section 2 – Where in the vicinity of an existing intensive animal industry		
Section 3 – Where intensive animal industry		
Section 4 – Winery Precincts		
Section 5 – Caretaker's accommodation		
Section 6 – Home-based business		
Section 7 – Secondary Dwelling		
Section 8 – Short term accommodation		
Section 9 – Renewable energy facility		
Section 10 – For development affected by one or more overlays (other than bushfire hazard overlay)		
Agricultural land overlay		
PO26 The productive capacity and utility of agricultural land for rural activities is maintained.	AO26.1 The proposal is not located on agricultural land as identified on SPP Interactive Mapping (Plan Making). or AO26.2 The proposal is necessary for the efficient production and processing of a crop grown in the area. or AO26.3	Complies AO26.3 The proposed development is to increase the production of a sawmill which is an alternate productive rural activity which supports the construction industry. The existing footprint of the lawful use is not expanded and therefore has no change on the productive capacity of the land.

	<p>The proposal provides an alternate productive rural activity that supports regionally significant industry. or</p> <p>AO26.4 An agricultural sustainability report prepared by a suitably qualified agronomist demonstrates that –</p> <ul style="list-style-type: none"> a) The lot is suitability sized for the proposed activity. Including a dwelling house including yard; and b) There is sufficient water for the proposed activity; and c) The allotment is capable of being connected to reticulated electricity; and d) The proposed activity is financially viable, requiring a viability assessment that includes capital costs, operational costs, sustainable yields to support a family, climate, soils and geological factors affecting crop growth, nutrients, salinity, topography, susceptibility to flooding and erosion and an assessment of market robustness (both recent and projected) and alternative practices in the event of failure. <p>and</p> <p>AO26.5 Development is consistent with any Soil Conservation Plan that applies to the locality, as approved by the relevant State agency.</p>	
Biodiversity Overlay		
<p>PO29 Areas of environmental significance, including biodiversity values, are identified, protected and enhanced.</p>	<p>AO29.1 Uses and associated works are confined to areas not identified on Overlay Map 05. or</p> <p>AO29.2 Development is compatible with the environmental values of the area. or</p> <p>AO29.3 Where development within an area identified on Overlay Map 05 is unavoidable, measures recommended by a suitably qualified ecologist are incorporated to protect and retain the environmental values and underlying ecosystem processes within or adjacent to the development site to the greatest extent practical.</p>	<p>Complies PO29 The proposed development will not result in negative impacts on areas of environmental significance due to the existing use of the site. Refer to Environmental Assessment.</p>

PO30 Biodiversity values of identified areas of environmental significance are protected from the impacts of development	AO30 Development adjacent to Protected Areas identified on Overlay Map 05 is set back a minimum of 100m from the park boundaries in the absence of any current 'Management Plans' for these areas.	Not Applicable AO30 The proposed development is not located adjacent to a protected area as identified in Overlay Map 05.
PO31 There are no significant adverse effects on water quality, ecological and biodiversity values.	AO31.1 Uses and associated works are confined to areas outside overland flow paths and natural drainage features. and AO31.2 All buildings, on-site effluent disposal, external activities or storage areas are located 100m from the top of the bank of a river, creek, stream or wetland identified on Overlay Map 05. Note-This setback does not apply to equipment such as pumps that are necessary to access water or waterway crossings. And AO31.3 The Waterway Corridors identified on Overlay Map 05 are maintained in a natural state.	Not Applicable AO31 The proposed development is not located within or near any overland flow paths, natural drainage features, or waterway corridors.
Regional infrastructure overlay		
PO43 Stock routes and trails identified on Overlay Map 04 are protected from incompatible development on adjoining sites.	No outcome specified.	Complies PO43 The proposed development will not negatively impact the identified stock route along Old Esk Rd.
PO44 Development is sufficiently separated from major electricity infrastructure or substations to minimise the likelihood of nuisance or complaint.	AO44 Sensitive land use (as defined in the Regulation) maintain the following separation distances from substations or easement for major electricity infrastructure identified on Overlay Map 04: a) 20m for transmission lines up to 132 kilovolts b) 30m for transmission lines between 133 kilovolts and 275 kilovolts and c) 40m for transmission lines exceeding 275 kilovolts. Editor's note-Information relating to the voltage of transmission lines is available from the relevant energy supplier.	Complies AO44 The proposed development does not contain any sensitive land uses requiring separation from major electricity infrastructure.
PO45 There is sufficient space within the site to establish landscaping which substantively assists in screening	AO45 A minimum 3m wide densely planted landscaped buffer is provided along the boundary adjoining the major electricity	Complies PO45

and softening obtrusive major electricity infrastructure identified on Overlay Map 04.	infrastructure, including provision for advanced trees and shrubs that will grow to a minimum height of 10m.	The major electricity infrastructure is located at the rear of the site, obscured by the existing development and by dense vegetation where appropriate.
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SERVICES AND WORKS CODE

Performance Outcome	Acceptable Outcome	Response
Section 1 – General		
PO1 The development is planned and designed considering the land use constraints of the site for achieving stormwater design objectives.	AO1 A stormwater quality management plan provides for achievable stormwater quality treatment measures that meet the design objectives identified in Table 9.4.4.	Complies AO1 A stormwater quality management plan is provided see Attachment 5.
PO2 Development does not discharge wastewater to a waterway or off-site unless demonstrated to be best practice environmental management for that site	AO2.1 A wastewater management plan prepared by a suitably qualified person and addresses: <ul style="list-style-type: none"> a) wastewater type; b) climatic conditions; c) water quality objectives; d) best-practice environmental management; and AO2.2 Wastewater is managed in accordance with a waste management hierarchy that: <ul style="list-style-type: none"> a) avoids wastewater discharge to waterways; or b) minimises wastewater discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water and groundwater. 	Complies PO2 The proposed development will not discharge wastewater off-site or to a waterway. All wastewater will be disposed off appropriately.
PO3 Construction activities avoid or minimise adverse impacts on stormwater quality.	AO3 An erosion and sediment control plan addresses the design objectives for the construction phase in Table 9.4.4.	Complies PO3 Conditions can be applied.
PO4 Operational activities avoid or minimise changes to waterway hydrology from adverse impacts of altered stormwater quality and flow.	AO4 Development incorporates stormwater flow control measures to achieve the design objectives for the post-construction phase in Table 9.4.4.	Complies AO4 See stormwater quality management plan in Attachment 5.
Section 2 – Infrastructure		
PO5 Development is provided with infrastructure which: <ul style="list-style-type: none"> a) conforms with industry standards for quality; b) is reliable and service failures are minimised; and	AO5.1 Except in the Rural zone, all development occurs on a site with frontage to a sealed road. and	Complies AO5.1 The proposed development is accessed via a sealed road. Complies AO5.2

c) is functional and readily augmented	AO5.2 Infrastructure is designed and constructed in accordance with the standards contained in PSP1 – Design and Construction Standards.	Where required infrastructure will be constructed in accordance with the required standards.
Section 3 – Vehicle parking		
PO6 Vehicle parking and access is provided to meet the needs of occupants, employees, visitors and other users.	AO6.1 Vehicle parking spaces are provided on-site in accordance with Table 9.4.5. and AO6.2 A service bay is provided on-site for the service vehicle nominated in Table 9.4.5. and AO6.3 Driveway crossings are provided to the standard contained in PSP1 – Design and Construction Standards. and AO6.4 Vehicle parking and manoeuvring areas are provided in accordance with the standards contained in PSP1 – Design and Construction Standards.	Complies AO6.1 The proposed development provides sufficient parking spaces. Complies AO6.2 The proposed development provides sufficient space for service vehicles to access the site. Complies AO6.3 Any changes to driveway crossings will be completed in accordance with the relevant standards. Complies AO6.4 All vehicle parking and manoeuvring areas will be constructed in accordance with the relevant standards.
Section 4 – Landscaping		
PO7 Landscaping is appropriate to the setting and enhances local character and amenity.	AO7.1 Landscaping is provided in accordance with the relevant zone code provisions. and AO7.2 Where shade tree planting is required in vehicle parking areas each planting bed has a minimum area of 2m ² and is unsealed and permeable. and AO7.3 Plantings along frontages or boundaries are in the form of defined gardens with three tier planting comprised of groundcovers, shrubs (understorey), and trees (canopy) and provided with a drip irrigation system, mulching and border barriers.	Complies AO7.1 The proposed development meets the landscaping requirements of the relevant zone code. Not Applicable AO7.2 The proposed development does not require shade tree planting in vehicle parking areas Complies AO7.3 The proposed development complies with landscaping requirements.
PO8	AO8.1	Complies AO8.1

Plant species avoid adverse impacts on the natural and built environment, infrastructure and the safety of road networks	Landscaping utilises plant species that are appropriate for the location and intended purpose of the landscaping. and AO8.2 Species selection avoids non-invasive plants.	The proposed development complies with landscaping requirements. Complies AO8.2 The proposed development complies with landscaping requirements.
Section 5 – Filling and excavating		
PO9 Development results in ground levels that retain: a) access to natural light; b) aesthetic amenity; c) privacy; and d) safety.	AO9.1 The depth of: a) fill is less than 2m above ground level; or b) excavation is less than 2m below ground level. and AO9.2 The toe of the fill, or top of the excavation is not less than 0.5m inside the site property boundary. and AO9.3 Works do not occur on slopes over 15% in grade. and AO9.4 Retaining walls over 1m in height are terraced 1.5m for every 1m in height and landscaped. and AO9.5 Batter slopes are not steeper than 25% and are grassed and terraced 1.5m for every 1m in height. and AO9.6 Filling or excavation for the purpose or retention of water: a) is certified by an RPEQ engineer to safely withstand the hydraulic loading; b) directs overflow such that no scour damage or nuisance occurs on adjoining lots.	Complies AO9.1 – 9.6 The development does not exceed the thresholds outlined in the acceptable outcomes.
PO10 Filling or excavation does not cause damage to public utilities.	AO10 Filling or excavation does not occur within 2m horizontally of any part of an underground water supply, sewerage, stormwater, electricity or telecommunications system.	Complies AO10 The proposed development does not involve filling or excavation within 2m horizontally of any infrastructure.
PO11	AO11	Complies AO11

Filling and excavation avoids water ponding on the premises or nearby premises that will adversely impact on the health of the community.	<p>Following filling or excavation:</p> <ul style="list-style-type: none"> a) the premises: <ul style="list-style-type: none"> i. are self-draining; and, ii. has a minimum slope of 0.25%; and, b) surface water flow is: <ul style="list-style-type: none"> i. directed away from neighbouring properties; or ii. discharged into a stormwater drainage system designed and constructed in accordance with AS3500 section 3.2. 	All filling or excavation for the proposed development will be self-draining and surface water flow will be discharged into a stormwater drainage system (see Attachment 5).
Section 6 – All operational work subject to an overlay		
Regional Infrastructure Overlay		
PO16 Earthworks do not restrict access to and along major electricity infrastructure corridors by the electricity providers, using their normal vehicles and equipment.	AO16 Earthworks do not alter levels along the boundaries of existing easements by more than 300mm and do not result in increased inundation of electricity infrastructure.	Complies AO16 The proposed development will not significantly alter the levels along the boundaries of existing easements or result in increased inundation of electricity infrastructure.
PO17 There is no worsening of drainage or erosion conditions affecting the bulk supply and linear infrastructure.	No outcome specified.	Complies PO17 The proposed development will not worsen drainage or erosion (see Attachment 5).