

Rural Zone Code

Performance outcomes	Requirements for accepted development and assessment benchmarks	Proposed Solution	Assessment Officer
<b>Section 1 General</b>			
<b>PO1</b> Development maintains rural amenity and character.	<p><b>AO1.1</b> Buildings are set back 20m from any collector or higher order road and 10m from any other road frontage.</p> <p>and</p> <p><b>AO1.2</b> The use does not cause odour, noise or air emissions in excess of the prescribed limits in the <i>Environmental Protection (Air) Policy 1997</i> or the <i>Environmental Protection (Noise) Policy 1997</i>.</p>	<p><b>AO1.1</b> The proposed telecommunications structure will be set back approximately 1.2 kilometres from Niagara Road.</p> <p><b>AO1.2</b> The proposed facility is unmanned once operational and does not emit odour or air borne emissions. A domestic scale air conditioner will operate intermittently within the equipment shelter.</p>	
<b>PO2</b> Development does not jeopardise the rural production capacity of the Zone.	<p>Development resulting in lots less than the minimum size in Table 8.4.2 satisfying outcomes –</p> <p><b>AO2.1</b> The proposal is necessary for the efficient production and processing of a crop grown in the area.</p> <p>or</p> <p><b>AO2.2</b> The proposal provides an alternate productive rural activity that supports regionally significant industry.</p> <p>or</p> <p><b>AO2.3</b> An agricultural sustainability report prepared by a suitably qualified agronomist demonstrates that –</p>	<p><b>AO2.1</b> N/A. The proposal is for a telecommunications facility on an existing rural allotment. No subdivision is proposed. The facility will permit grazing of cattle around the facility and does not impact cropping.</p> <p><b>AO2.2</b> N/A. The proposal is for a telecommunications facility on a rural allotment and no subdivision is proposed. The proposed use will provide improved communications to the surrounding rural community and support rural enterprise and the adoption of a range of technologies which are only functional with a wireless network.</p>	

	<p>(a) The lot is suitability sized for the proposed activity, including a dwelling house including yard; and</p> <p>(b) There is sufficient water for the proposed activity; and</p> <p>(c) The allotment is capable of being connected to reticulated electricity; and</p> <p>(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> <p>and</p> <p><b>AO2.4</b> Development is consistent with any Soil Conservation Plan that applies to the locality, as approved by the relevant State agency.</p>	<p><b>AO2.3</b> N/A. Proposal is for a telecommunications facility on an existing rural allotment. The proposed facility comprises a small footprint which will not compromise the rural use of the land. Telecommunications support rural uses by providing improved connection to a wireless network which enhances the adoption of technology to improve farming practices.</p> <p>The existing electrical service is available to service the facility. Access to reticulated water and sewer is not required as the facility is operated remotely and requires only occasional access for maintenance purposes. The service will fulfill a demonstrated need for improved telecommunications coverage to the locality.</p> <p><b>2.4</b> N/A.</p>	
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<b>Performance outcomes</b>	<b>Requirements for accepted development and assessment benchmarks</b>		
<p><b>PO3</b> Development does not result in any degradation of the natural environment, in terms of the geotechnical, physical, hydrological and environmental characteristics of the site and its setting.</p>	<p><b>AO3.1</b> Uses and associated works are confined to existing lawfully cleared land or areas not supporting regulated vegetation.</p> <p>and</p> <p><b>AO3.2</b> Uses and associated works are confined to areas outside stormwater discharge points, overland flow paths, watercourses and natural drainage features.</p> <p>and</p> <p><b>AO3.3</b> Development, excluding forestry activities and permanent plantations, adjacent to National Parks or State Forests is set back a minimum of 100m from the park boundaries in the absence of any</p>	<p><b>AO3.1</b> The proposed facility location is substantially cleared. Any clearing will be limited to existing ground covers and regrowth vegetation. No vegetation on or within close proximity to the proposed facility location is regulated vegetation.</p> <p><b>AO3.2</b> The proposed facility location is outside of mapped stormwater discharge points, overland flow paths, watercourses and natural drainage features</p> <p><b>AO3.3</b> N/A</p>	

	current 'Management Plans' for these areas.		
<b>P04</b> Development is not exposed to risk from natural hazard relating to land slip.	<b>A04.1</b> Uses and associated works are confined to slopes not exceeding: (a) 15% for residential uses; (b) 10% for treated effluent disposal areas; (c) 6% for non-residential uses.	<b>A04.1</b> The proposed facility proposed is gently sloping and does not exceed the slope criteria.	
<b>P05</b> Development is adequately serviced.	<b>A05.1</b> A 45kl water tank is provided for consumption purposes. and <b>A05.2</b> On-site sewage treatment is provided. and <b>A05.3</b> Each dwelling is provided with a service line connection to the electricity supply and telecommunications networks.	<b>A05.1</b> The Telecommunications facility is to be unstaffed and operated remotely and does not require water for its operation.  <b>A05.2</b> The proposed facility is unstaffed and operated remotely and does not require sewage treatment.  <b>A05.3</b> N/A. The proposed facility is not a dwelling. An electricity supply will be established to the site.	

<p><b>PO6</b> Development is located and designed to ensure that land uses are not exposed to:</p> <ul style="list-style-type: none"> <li>(a) Areas that pose a health risk from previous activities; and</li> <li>(b) Unacceptable levels of contaminants.</li> </ul>	<p><b>AO6.1</b> Development does not occur:</p> <ul style="list-style-type: none"> <li>(a) In areas that pose a health risk from previous activities; and</li> <li>(b) On sites listed on the Contaminated Land Register or Environmental Management Register.</li> </ul> <p>or</p> <p><b>AO6.2</b> 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.</p>	<p><b>AO6.1</b> The historical use of the site is for grazing and agriculture. More recently the subject allotment has been developed to support wind farm operations. There are no know or registered contaminants in the proposed site location.</p> <p>The site is not listed on the CLR or EMR.</p> <p><b>AO6.2</b> N/A</p>	
<b>Section 2 Where in the vicinity of an existing intensive animal industry</b>			
<p><b>PO7</b> Non-rural development does not compromise the integrity and operations of intensive animal industries.</p>	<p><b>AO7.1</b> Non-rural development does not result in an increase in the number of people living or working within 1km from an existing or approved intensive animal industry facility.</p>	<p><b>AO7.1</b> N/A. The site is used for grazing purposes and is not classified as an intensive animal industry facility. The proposal is for an unstaffed telecommunications facility.</p>	
<b>Performance outcomes</b>	<b>Requirements for accepted development and assessment benchmarks</b>	<b>Proposed Solution</b>	<b>Assessment Officer</b>
<b>Section 3 Caretaker's accommodation</b>			

<p><b>P08</b> Caretaker's accommodations are subsidiary to and compatible with the principal use on the same site.</p>	<p><b>A08.1</b> Only one caretaker's accommodation is established on the site.</p> <p>and</p> <p><b>A08.2</b> A caretaker's accommodation is not located at the front of the primary use on the site.</p> <p>and</p> <p><b>A08.3</b> A caretaker's accommodation is separated from the principal activity areas of the primary use of the site by at least 10m.</p>	<p><b>A08.1</b> N/A. Proposal is for an unstaffed telecommunications facility and the proposed use does not generate the need for additional caretaker facilities.</p> <p><b>A08.2</b> N/A. Proposal is for an unstaffed telecommunications facility and the proposed use does not generate the need for additional caretaker facilities.</p> <p><b>A08.3</b> N/A. Proposal is for an unstaffed telecommunications facility and the proposed use does not generate the need for additional caretaker facilities.</p>	
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<p><b>PO9</b> Caretaker's accommodations are compatible with the scale, character and appearance of the setting and provide for the accommodation needs of a caretaker and their family.</p>	<p><b>AO9.1</b> A caretaker's accommodation does not exceed 8.5m in height.</p> <p>and</p> <p><b>AO9.2</b> Where adjoining land used, or approved for use, for uses in the accommodation activities use group, a caretaker's accommodation is located adjacent to the adjoining use.</p> <p>and</p> <p><b>AO9.3</b> A caretaker's accommodation has a floor area no greater than 125m<sup>2</sup>, has a balcony, verandah or deck with a minimum area of 6m<sup>2</sup> with minimum dimensions of 3m.</p> <p>and</p> <p><b>AO9.4</b> A caretaker's accommodation is provided with private open space which is directly accessible from a habitable room.</p> <p>and</p> <p><b>AO9.5</b> A caretaker's accommodation is setback:</p> <ul style="list-style-type: none"> <li>(a) A minimum of 1.5m from the common property boundary to an adjoining residential use; or</li> <li>(b) A minimum of 10m from the principal activity areas of an industrial or commercial use on an adjoining allotment.</li> </ul>	<p><b>AO9.1</b> N/A. Proposal is for an unstaffed telecommunications facility and the proposed use does not generate the need for additional caretaker facilities.</p> <p><b>AO9.2</b> N/A. Proposal is for an unstaffed telecommunications facility and the proposed use does not generate the need for additional caretaker facilities.</p> <p><b>AO9.3</b> N/A. Proposal is for an unstaffed telecommunications facility and the proposed use does not generate the need for additional caretaker facilities.</p> <p><b>AO9.4</b> N/A. Proposal is for an unstaffed telecommunications facility and the proposed use does not generate the need for additional caretaker facilities.</p> <p><b>AO9.5</b> N/A. Proposal is for an unstaffed telecommunications facility and the proposed use does not generate the need for additional caretaker facilities.</p>	
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Section 4 Home based business			
<b>PO10</b> Home based businesses are a smallscale component of the principal use on the site.	<p><b>AO10.1</b> The area used for a home-based business is:</p> <p>(a) for outdoor activities – maximum 20m<sup>2</sup></p> <p>(b) in all other circumstances – maximum 50m<sup>2</sup></p> <p>and</p> <p><b>AO10.2</b> Except for short term accommodation, the home-based business is conducted in, under or within 20m of the principal dwelling.</p> <p>and</p> <p><b>AO10.3</b> A home-based business is setback from the road frontage of the site a distance greater than the existing building line.</p>	<p><b>AO10.1</b> N/A. Proposal is for an unstaffed telecommunications facility</p> <p><b>AO10.2</b> N/A. Proposal is for an unstaffed telecommunications facility</p> <p><b>AO10.3</b> N/A. Proposal is for an unstaffed telecommunications facility</p>	
Performance outcomes	Requirements for accepted development and assessment benchmarks	Proposed Solution	Assessment Officer
	<p>and</p> <p><b>AO10.4</b> A home-based business is setback a minimum of 15m from any side or rear boundary.</p> <p>and</p> <p><b>AO10.5</b> A structure associated with a homebased business is no higher than 8.5m above ground level.</p> <p>and</p> <p><b>AO10.6</b> No more than one non-resident of the site is employed in the home-based business.</p>	<p><b>AO10.4</b> N/A. Proposal is for an unstaffed telecommunications facility</p> <p><b>AO10.5</b> N/A. Proposal is for an unstaffed telecommunications facility</p> <p><b>AO10.6</b> N/A. Proposal is for an unstaffed telecommunications facility</p>	



<p><b>PO11</b> The conduct of home based businesses minimises the off-site impacts on the amenity of the local residential area and the health and safety of its residents.</p>	<p><b>AO11.1</b> Except for a bed and breakfast, operating hours are limited to 7am to 8pm Monday to Friday (excluding public holidays) and 8am to 4pm on other days.</p> <p>and</p> <p><b>AO11.2</b> The use does not produce noise emissions more than 3dB(A) above background noise levels at the property boundary.</p> <p>and</p> <p><b>AO11.3</b> The use does not generate dust or other particle emissions measurable at the property boundary.</p> <p>and</p> <p><b>AO11.4</b> The use does not involve the storage of hazardous or noxious materials in quantities beyond that reasonably associated with the dwelling.</p> <p>and</p> <p><b>AO11.5</b> The use does not involve the servicing or repair of vehicles not reasonably associated with the use of the dwelling.</p> <p>and</p> <p><b>AO11.6</b> The occupation does not rely on transport provided by vehicles larger than a 3-tonne rigid vehicle.</p> <p>and</p> <p><b>AO11.7</b> The occupation does not involve the hiring out of any machinery or equipment.</p>	<p><b>AO11.1</b> N/A. Proposal is for an unstaffed telecommunications facility</p> <p><b>AO11.2</b> N/A. Proposal is for an unstaffed telecommunications facility</p> <p><b>AO11.3</b> N/A. Proposal is for an unstaffed telecommunications facility</p> <p><b>AO11.4</b> N/A. Proposal is for an unstaffed telecommunications facility</p> <p><b>AO11.5</b> N/A. Proposal is for an unstaffed telecommunications facility</p> <p><b>AO11.6</b> N/A. Proposal is for an unstaffed telecommunications facility</p> <p><b>AO11.7</b> N/A. Proposal is for an unstaffed telecommunications facility</p>	
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<p><b>PO12</b> Car parking and access is provided in a safe, attractive and functional manner.</p>	<p><b>AO12.1</b> Except for a bed and breakfast, home-based businesses provide a maximum of one parking space in addition to the requirements of the principal dwelling.</p> <p>and</p> <p><b>AO12.2</b> A bed and breakfast provides parking in addition to the requirements of the principal dwelling at the rate of one space per bedroom.</p> <p>and</p> <p><b>AO12.3</b> Site access is provided from an all-weather road way with a minimum width of:</p> <ul style="list-style-type: none"> <li>(a) 6m for a bed and breakfast</li> <li>(b) 4m in all other circumstances.</li> </ul>	<p><b>AO12.1</b> N/A. Proposal is for an unstaffed telecommunications facility</p> <p><b>AO12.2</b> N/A. Proposal is for an unstaffed telecommunications facility</p> <p><b>AO12.3</b> N/A. Proposal is for an unstaffed telecommunications facility</p>	
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<p><b>PO13</b> Non-resident workers are provided with adequate open space to accommodate their social, relaxation and recreational needs.</p>	<p><b>AO13.1</b> Non-resident workforce accommodation provides communal open space at the rate of 0.2m<sup>2</sup> per square metre of gross floor area of the accommodation building.</p> <p>and</p> <p><b>AO13.2</b> Communal open space has a minimum dimension of 4m and a depth to width ratio of 2:1.</p> <p>and</p> <p><b>AO13.3</b> Ground level open space does not including vehicle parking or manoeuvring areas or clothes drying areas.</p> <p>and</p> <p><b>AO13.4</b> An indoor communal area is provided at either 1m<sup>2</sup> for each bed space or 25m<sup>2</sup> overall, whichever is the greater area and is equipped with toilet, kitchen and storage facilities as a minimum.</p>	<p><b>AO13.1</b> N/A. Proposal is for an unstaffed telecommunications facility</p> <p><b>AO13.2</b> N/A. Proposal is for an unstaffed telecommunications facility</p> <p><b>AO13.3</b> N/A. Proposal is for an unstaffed telecommunications facility</p> <p><b>AO13.4</b> N/A. Proposal is for an unstaffed telecommunications facility</p>	
<p><b>Section 5 Secondary dwelling</b></p>			
<p><b>PO14</b> A secondary dwelling must be subsidiary to its primary dwelling.</p>	<p><b>AO14.1</b> A secondary dwelling is no larger than 70m<sup>2</sup> in gross floor area or 40% of the gross floor area of the primary dwelling, whichever is less.</p> <p>and</p> <p><b>AO14.2</b> Parking is provided for one vehicle and access to it is via the same driveway as the primary dwelling.</p>	<p><b>AO14.1</b> N/A. Proposal is for an unstaffed telecommunications facility</p> <p><b>AO14.2</b> N/A. Proposal is for an unstaffed telecommunications facility</p>	

Agricultural land overlay			
<p><b>PO15</b> The productive capacity and utility of agricultural land for rural activities is maintained.</p>	<p><b>AO15.1</b> The proposal is not located on agricultural land as identified on SPP Interactive Mapping (Plan Making).</p> <p>or</p> <p><b>AO15.2</b> The proposal is necessary for the efficient production and processing of a crop grown in the area.</p> <p>or</p> <p><b>AO15.3</b> The proposal provides an alternate productive rural activity that supports regionally significant industry.</p> <p>or</p> <p><b>AO15.4</b> An agricultural sustainability report prepared by a suitably qualified agronomist demonstrates that –</p> <ul style="list-style-type: none"> <li>(a) The lot is suitability sized for the proposed activity. Including a dwelling house including yard; and</li> <li>(b) There is sufficient water for the proposed activity; and</li> <li>(c) The allotment is capable of being connected to reticulated electricity; and</li> </ul>	<p>The subject rural zoned land has been used historically for agricultural purposes, however, the location for the proposed facility is not identified as prime agricultural land on the SPP mapping.</p> <p>The proposed telecommunications facility will benefit the existing agricultural use by providing access to a modern and efficient network which can support agriculture through the adoption of technologies and activities which require access to a quality telecommunications network.</p> <p>The proposed use does not require access to reticulated water. An electrical supply is available at the site and will be extended to the facility location.</p>	

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	<p>(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> <p>and</p> <p><b>AO15.5</b> Development is consistent with any Soil Conservation Plan that applies to the locality, as approved by the relevant State agency.</p>	<p>The proposed facility will support the surrounding rural land uses by providing access to a modern and efficient telecommunications network that will support rural enterprise and commercial activity.</p> <p>The proposed facility will not compromise soil conservation.</p>	

Airport environs overlay			
Public safety sub-area			
<b>PO16</b> Development located at the end of runways does not increase the risk to public safety.	<b>AO16.1</b> Development does not include the following within an airport's public safety area as depicted on Overlay Map 01: <ul style="list-style-type: none"> <li>(a) a significant increase in the number of people living, working or congregating in the public safety area, such as accommodation activities</li> <li>(b) uses that attract large numbers of people (recreation activities, shopping centres, industrial or commercial uses involving large numbers of workers or customers)</li> <li>(c) community activities (e.g. education establishments, hospitals)</li> <li>(d) the manufacture, use or storage of flammable, explosive,</li> <li>(e) hazardous or noxious materials.</li> </ul>	<b>AO16.1</b> N/A. The proposed facility is not within the airports public safety area.	

Wildlife hazards sub-area			
<b>PO17</b> Development does not significantly increase the risk of wildlife hazard particularly flying vertebrates, such as birds and bats, intruding within an airport operational airspace.	<p><b>AO17.1</b> Development located within 3 km of an airport runway as depicted on Overlay Map 01 does not include turf farms, fruit tree farms, piggeries, show grounds, food processing plants or food, organic waste or putrescible waste facilities. Development for the purposes of dairy or poultry farms, outdoor sport and recreation, non-putrescible waste facility or sewage treatment facilities ensure landscaping and drainage works (including artificial water bodies) minimise bird and bat attracting potential.</p> <p>and</p> <p><b>AO17.2</b> Development located between 3 km and 8 km of an airport runway as depicted on Overlay Map 01 for turf farms, fruit tree farms, piggeries, show grounds, food processing plants, food, organic waste or putrescible waste facilities, dairy or poultry farms, outdoor sport and recreation or sewage treatment facilities ensures potential food or waste sources are covered and collected so that they are not accessible to wildlife.</p> <p>and</p> <p><b>AO17.3</b> Putrescible waste disposal sites (e.g. landfill and waste transfer</p>	<p><b>AO17.1</b> N/A. Proposal is for an unstaffed telecommunications facility which does not generate waste of any kind.</p> <p><b>AO17.2</b> N/A. Proposal is for an unstaffed telecommunications facility and is not located within the 3-8km range of an airport runway</p> <p><b>AO17.3</b> N/A. Proposal is for an unstaffed telecommunications facility</p>	

	facilities) are not located within a 13km radius of an airport.		
<b>Biodiversity overlay</b>			
<b>PO18</b> Areas of environmental significance, including biodiversity values, are identified, protected and enhanced.	<b>AO18.1</b> Uses and associated works are confined to areas not identified on Overlay Map 05. or <b>AO18.2</b> Development is compatible with the environmental values of the area. or <b>AO18.3</b> 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.	<b>AO18.1</b> Proposed facility location is not in any confined areas identified on Overlay Map 05  <b>AO18.2</b> N/A  <b>AO18.3</b> N/A	
<b>PO19</b> Biodiversity values of identified areas of environmental significance are protected from the impacts of development	<b>AO19.1</b> 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.	<b>AO19.1</b> Proposed facility location is not adjacent to Protected Areas outlines in Overlay Map 05	



<p><b>PO20</b> There are no significant adverse effects on water quality, ecological and biodiversity values.</p>	<p><b>AO20.1</b> Uses and associated works are confined to areas outside overland flow paths and natural drainage features.</p> <p>and</p> <p><b>AO20.2</b> 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.</p> <p>Note: This setback does not apply to equipment such as pumps that are necessary to access water or waterway crossings.</p> <p>and</p> <p><b>AO20.3</b> The Waterway Corridors identified on Overlay Map 05 are maintained in a natural state.</p>	<p><b>AO20.1</b> Proposed facility is located outside of overland flow paths and natural drainage features shown on Overlay Map 05</p> <p><b>AO20.2</b> Proposed facility is located away from sources of water and wetlands outlined in Overlay Map 05</p> <p><b>AO20.3</b> N/A</p>	
<p><b>Bushfire hazard overlay</b></p>			

<p><b>PO21</b> Development is not placed at unacceptable risk from bushfire, does not increase the extent or severity of bushfire and maintains the safety of people and property from bushfire</p>	<p><b>AO21.1</b> Development does not occur in areas mapped as Very High or High Potential Bushfire Intensity Areas on the SPP Interactive Mapping (Plan Making).</p> <p>or</p> <p><b>AO21.2</b> A written assessment by a suitably experienced or qualified person confirms that the site is of Low Potential Bushfire Hazard.</p> <p>or</p> <p><b>AO21.3</b> For areas mapped as Medium Potential Bushfire Intensity Areas on the SPP Interactive Mapping (Plan Making), bushfire risk is mitigated through a Bushfire Management Plan incorporating:</p> <ul style="list-style-type: none"> <li>(a) Lot design and the siting of buildings and uses so: <ul style="list-style-type: none"> <li>(i) high intensity uses are located on the least bushfire prone area on the site and activities least susceptible to fire are sited closest to the bushfire hazard; and</li> <li>(ii) efficient emergency access is optimised; and</li> <li>(iii) bushfire risk is effectively minimised having regard to aspect, elevation, slope and vegetation.</li> </ul> </li> <li>(b) Including firebreaks that provide adequate: <ul style="list-style-type: none"> <li>(i) setbacks between buildings/ structures and</li> </ul> </li> </ul>	<p><b>AO21.1</b> N/A. Proposed facility is not located in an area mapped as High or Very High Potential Bushfire Intensity on SPP mapping</p> <p><b>AO21.2</b> N/A</p> <p><b>AO21.3</b> N/A. Proposed facility is not located in an area mapped as Medium Potential Bushfire Intensity on SPP mapping</p>	
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	<p>hazardous vegetation; and</p> <p>(ii) access for fire fighting or other emergency vehicles; and</p> <p>(c) Road access for fire-fighting appliances and firebreaks are provided through a perimeter road that separates the use from areas of bushfire hazard and that road has a minimum cleared width of 20 metres; and</p> <p>(d) Where a reticulated water supply is not available and development involves buildings with a gross floor area greater than 50m<sup>2</sup>, one tank within 100m of each residential building that has:</p> <p>(i) fire brigade tank fittings; and</p> <p>(ii) 25,000 litres dedicated for fire fighting purposes.</p>		
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<b>PO22</b> Community infrastructure in any area mapped as Very High to Medium (Potential Intensity) Areas are able to function effectively during and immediately after bushfire events.	<b>AO22.1</b> No outcome specified.	<b>AO22.1</b> Proposed facility is not located in an area mapped as Medium, High or Very High Potential Bushfire Intensity on SPP mapping	
<b>PO23</b> Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.	<b>AO23.1</b> No hazardous materials, manufactured or stored in bulk, are on land mapped as Very High to Medium (Potential Intensity) Areas.	<b>AO23.1</b> Proposed facility is not located in an area mapped as Medium, High or Very High Potential Bushfire Intensity on SPP mapping	
<b>PO24</b> Major risks to the safety or property and to the wellbeing of occupants in areas mapped as Very High to Medium (Potential Intensity) Areas is minimised through appropriate siting, servicing and managing of residential premises.	<b>AO24.1</b> New dwellings on land mapped as Very High to Medium (Potential Intensity) Areas are located: <ul style="list-style-type: none"> <li>(a) Centrally within existing cleared areas on a lot which allows a regular shaped area (with a minimum dimension of 50m) of 5,000m<sup>2</sup> to be identified that:               <ul style="list-style-type: none"> <li>(i) is free of highly combustible vegetated areas; and</li> <li>(ii) is on southerly to easterly facing slopes not exceeding 15% gradient; or</li> <li>(iii) on flat lands at the base of north to western facing slopes not exceeding 15% gradient.</li> </ul> </li> </ul>	<b>AO24.1</b> Proposed facility is not located in an area mapped as Medium, High or Very High Potential Bushfire Intensity on SPP mapping	

	<p>(b) A fire protection buffer is established around the complete perimeter of the dwelling unit within a lot for a minimum width of 50m.</p>		
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<p><b>Section E – BUSHFIRE HAZARD OVERLAY</b></p> <p><b>Material Change of Use</b></p> <p>PO10 Site layout achieve an acceptable or tolerable risk to people. Landscape or open space provided as part of the development:</p> <ul style="list-style-type: none"> <li>(a) acts as a buffer between hazardous vegetation and development; and</li> <li>(b) does not create additional bushfire prone areas.</li> </ul>	<p>AO10.1 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. AO10.2 This landscaping and open space comprises protective landscape treatments that: (a) comprise only low threat vegetation, including grassland managed in a minimal fuel condition, maintained lawns, golf courses and cultivated gardens;</p> <p>or (b) 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>	<p><b>Complies.</b></p> <p>Once operational, telecommunications facilities are operated remotely and are unstaffed and do not place members of the community at risk in the event of fire.</p> <p>Only occasional access (up to three times per year for 1 day by a single passenger vehicle) is required for maintenance purposes.</p> <p>The proposed telecommunications facility provides an ancillary form of communications infrastructure and is not relied upon for the provision of the essential service during a bushfire and co-ordination by emergency services.</p> <p>The key benefit of mobile communications during natural disasters or other emergencies is a means of early warning for the community. The primary means of communications for emergency services during emergency events remains the Citizens band radio (CB Radio) emergency channels on both the UHF band and AM band. Channels 5 and 35 UHF plus channel 9 AM are government allocated emergency channels.</p>	
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		<p>Telstra intends to protect its facility through a range of measures introduced in the design and siting of the facility to mitigate the impact of fire and to improve the level of protection in the event of fire. These include:</p> <ul style="list-style-type: none"><li>- Battery backup will be available to the facility should the external supply be damaged, or an outage occurs.</li><li>- Fire suppression measures within the proposed compound area including weed matts and regular maintenance around the perimeter of the facility.</li></ul> <p>The base of the facility is designed to withstand fire grass exposure (equipment shelter, services and mast). The more vulnerable antenna section is located well above the ground and is not at risk.</p> <p>The risk assessment for this site is that there is a very low risk of damage to the antennas from direct flame contact under Severe and above Fire Danger Ratings. The facility is protected by its siting and substantial setback to any significant stands of vegetation, provides appropriate design mitigations to suppress the impacts of fire, has defensible space around the facility with good access directly from the internal road and external perimeter.</p> <p>The following aspects are also relevant to Council's assessment of</p>	
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		<p>the proposed development and any associated risk:</p> <ul style="list-style-type: none"> <li>- the proposed facility will be operated remotely and is unstaffed.</li> <li>- establishment of the facility will not increase the risk to human life;</li> <li>- The facility does not contain any combustible materials and will not increase the risk of fire.</li> </ul> <p>The facility will provide improved telecommunications which allow for early warning to the community in the event of fire (and other natural disasters) and help to inform and protect the community.</p> <p>Note: From a Building Certification perspective, there are no legislative requirements to protect a Standalone Class 10a or Class 10b structure. AS3959-2018 applies only to a Class 10a structure when it is associated with a Class 1, 2 or 3 building.</p>	
PO11 The development establishes evacuation areas, to achieve an acceptable or tolerable risk to people.	AO11 If in an isolated location, development establishes direct access to a safe assembly/evacuation area.	<p>Complies.</p> <p>Once operational, telecommunications facilities are operated remotely and are unstaffed and do not place members of the community at risk in the event of fire.</p>	



<p>PO12 If on a lot of over 2000m2, where involving a new premises or an existing premises with an increase in development footprint, development:</p> <p>(a) locates occupied areas as close as possible to property entrances to facilitate safe evacuation during a bushfire event; and</p> <p>(b) ensures vehicular access is located and designed to allow safe evacuation of the site by occupants and maintain access by emergency services under critical event conditions.</p>	<p>No acceptable outcome is prescribed.</p>	<p>Not applicable. The proposed development does not comprise a premises.</p>	
<p>PO13 Development is located within a reticulated water supply area or includes a dedicated static water supply that is available solely for fire-fighting purposes and can be accessed by fire-fighting vehicles.</p>	<p>No acceptable outcome is prescribed.</p>	<p>Complies (a)</p> <p>Telstra intends to protect its facility through a range of measures introduced in the design and siting of the facility to avoid and mitigate the impact of fire and to improve the level of protection in the event of fire. These include:</p> <ul style="list-style-type: none"> <li>- Battery backup will be available to the facility should the external supply be damaged, or an outage occurs.</li> <li>- Fire suppression measures within the proposed compound area including weed matts and regular maintenance around the perimeter of the facility.</li> </ul> <p>These measures form part of a performance-based solution to satisfy</p>	

		<p>the PO13 in the Bushfire Overlay Zone Code.</p> <p>The proposed replacement telecommunications facility provides an ancillary form of communications infrastructure and is not relied upon for the provision of the essential service during a bushfire and co-ordination by emergency services.</p> <p>The key benefit of mobile communications during natural disasters or other emergencies is a means of early warning for the community. The primary means of communications for emergency services during emergency events remains the Citizens band radio (CB Radio) emergency channels on both the UHF band and AM band. Channels 5 and 35 UHF plus channel 9 AM are government allocated emergency channels.</p>	
<p>PO 14 - Vulnerable uses listed in Table 2 are not established or intensified within a bushfire prone area unless:</p> <p>(a) there is an overriding need in the public interest for the new or expanded service the development provides; and</p> <p>(b) there are no other suitable alternative locations within the required catchment; and</p> <p>(c) site planning can appropriately mitigate the risk (for example, siting</p>	No acceptable outcome is prescribed.	<p>Not applicable. The proposed use is not a vulnerable use in accordance with Council's definition. The facility is unstaffed and operated remotely.</p>	

ovals for an educational establishment between the hazardous vegetation and structures.			
PO15 Community infrastructure providing essential services listed in Table 2 are not established within a bushfire prone area unless: (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.	No acceptable outcome is prescribed.	Not applicable. The proposed use is not defined as community infrastructure in accordance with Council's definition. Notwithstanding, the facility has been designed to function and maintain service in the event of a bushfire.	
PO16 demonstrating compliance with this outcome. No acceptable outcome is prescribed. PO16 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 hazardous in the context of bushfire to an acceptable or tolerable level.	No acceptable outcome is prescribed.	The proposed facility does not contain any hazardous or combustible materials and will not increase the risk of fire or increase the risk to public safety.	

<b>Extractive industry overlay</b>			
<b>PO25</b> The long term availability of the extractive resource, coal or mineral for extraction or processing is maintained.	<b>AO25.1</b> Development in the resource or processing area depicted on Overlay Map 07 is for: <ul style="list-style-type: none"> <li>(a) extractive, coal or mineral industry or is directly associated with extractive, coal or mineral; industry, or</li> <li>(b) other uses that would not constrain existing or future extractive, coal or mineral activities, or</li> <li>(c) a temporary use.</li> </ul>	<b>AO25.1</b> N/A. Proposed facility in not located in a resource or processing area outline in Overlay Map 07	
<b>PO26</b> Development does not increase the number of people living or working in the separation area.	<b>AO26.1</b> New residential, business and community activities are not located within the separation area depicted on Overlay Map 07. or <b>AO26.2</b> Development does not increase the total number of lots within the separation area depicted on Overlay Map 07.	<b>AO26.1</b> N/A. Proposal is for an unmanned telecommunications facility  <b>AO26.2</b> N/A	

Performance outcomes	Requirements for accepted development and assessment benchmarks	Proposed Solution	Assessment Officer
<b>PO27</b> Development does not increase the number of people living in the transport route's separation area.	<p><b>AO27.1</b> Development does not involve:</p> <ul style="list-style-type: none"> <li>(a) New residential, business or community activities; or</li> <li>(b) An increase in the total number of lots;</li> </ul> <p>within 100m distance each side of a transport corridor associated with the extractive or mining resource.</p> <p>and</p> <p><b>AO27.2</b> Access points are designed to avoid adversely affecting the safe and efficient operation of vehicles transporting extractive materials.</p>	<p><b>AO27.1</b> N/A. Proposal is for an unmanned telecommunications facility. No reconfiguration of the lot is proposed.</p> <p><b>AO27.2</b> N/A. Proposal is for an unmanned telecommunications facility on an existing rural allotment. Only occasional access to the site is required for maintenance purposes.</p>	

## 2. Development Codes

The applicable development code under Part 5 of the SBRC Planning Scheme 2017 is:

- **Services and works code.**

Performance outcomes	Requirements for accepted development and assessment benchmarks	Proposed Solution	Assessment Officer
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.	<p>Performance outcome met.</p> <p>The proposed development comprises of a small footprint over a large property area (less than .00002% of the total site area). Approximately 80% of the 100m<sup>2</sup> lease area will remain impervious.</p> <p>There will be no measurable impact on stormwater as a result of the development. There will be no off site impacts and appropriate sediment and erosion control will be established during construction. The development does not warrant a stormwater quality management plan or treatment devices.</p>	

<p>PO2 Development does not discharge wastewater to a waterway or off-site unless demonstrated to be best practice environmental management for that site.</p>	<p>AO 2.1 A wastewater management plan prepared by a suitably qualified person and addresses:</p> <ul style="list-style-type: none"> <li>(a) wastewater type;</li> <li>(b) climatic conditions;</li> <li>(c) water quality objectives;</li> <li>(d) best-practice environmental management; and</li> </ul> <p>AO2.2 Wastewater is managed in accordance with a waste management hierarchy that:</p> <ul style="list-style-type: none"> <li>(a) avoids wastewater discharge to waterways; or</li> <li>(b) minimises wastewater discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water and groundwater.</li> </ul>	<p>Not applicable. The proposed facility will not generate wastewater.</p>	
<p>PO3 Construction activities avoid or minimise adverse impacts on stormwater quality.</p>	<p>AO3 An erosion and sediment control plan addresses the design objectives for the construction phase in Table 9.4.4.</p>	<p>The proposed development comprises of a small footprint over a large property area (less than .00002% of the total site area). Approximately 80% of the 100m<sup>2</sup> lease area will remain impervious.</p> <p>Given the scale of the works and the location of the proposal, potential impacts would be addressed and mitigated with the following soil and water management measures undertaken during the</p>	

		<p>construction of the proposed facility and continued until the facility is established. These measurements include:</p> <ul style="list-style-type: none"><li>• Keeping ground disturbing activities to a minimum;</li><li>• Implementing appropriate sediment control measures as required, such as the installation of<ul style="list-style-type: none"><li>- silt/sediment fences and/or sediment traps;</li><li>- Erosion and sediment controls will be checked regularly and immediately prior to and after any rain event;</li><li>- Fill in and compact any trenches immediately after services have been laid, and</li><li>- Works would not occur during periods of heavy rainfall.</li><li>- Weed matting and gravel laid over all exposed surfaces within the lease area to ensure that no off site impacts occur.</li></ul></li></ul>	
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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.	The proposed development comprises of a small footprint over a large property area (less than .00002% of the total site area). Approximately 80% of the 100m <sup>2</sup> lease area will remain impervious and does not warrant stormwater detention or quality treatment.	
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## Section 2 – Infrastructure

PO5 Development is provided with infrastructure which: (a) conforms with industry standards for quality; (b) is reliable and service failures are minimised; and (c) is functional and readily augmented.	AO5.1 Except in the Rural zone, all development occurs on a site with frontage to a sealed road. and AO5.2 Infrastructure is designed and constructed in accordance with the standards contained in PSP1 – Design and Construction Standards.	The facility is located in the Rural Zone.  The proposed facility is to be constructed on private land and does not entail the construction of new roads or other infrastructure associated with the PSP1 – Design and Construction Standards. The facility will be designed in accordance with all relevant Australian Standards.	
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## Section 3 Vehicle parking

<p>PO6 Vehicle parking and access is provided to meet the needs of occupants, employees, visitors and other users.</p>	<p>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</p> <p>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.</p>	<p>The proposed facility will be operated remotely and is unstaffed and therefore does not generate demand for parking in the remote location. There are no car spaces proposed as there is ample parking available on site for the occasional service vehicle. No driveway new crossing is required. Existing lawful points of access will be used.</p>	
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## Section 4 Landscaping

<p>PO7 Landscaping is appropriate to the setting and enhances local character and amenity.</p>	<p>7.1 Landscaping is provided in accordance with the relevant zone code provisions. and</p> <p>AO7.2 Where shade tree planting is required in vehicle parking areas each planting bed has a minimum area of 2m<sup>2</sup> and is unsealed and permeable. and</p> <p>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</p>	<p>The proposed telecommunications facility is to be established within an already cleared area of the proposed which is setback from the nearest road by approximately 1.2 kilometres. The nearest dwellings not associated with the subject land is located 3 kilometres to the east and 2.7 kilometres to the west. The facility will not visible from any of these locations.</p>	
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	irrigation system, mulching and border barriers.	Landscaping is not proposed as it will not serve any purpose for the proposed remote facility. Any planting will only serve to compromise the carefully located site in terms of generating a potential fire hazard.	
PO8 Plant species avoid adverse impacts on the natural and built environment, infrastructure and the safety of road networks.	AO8.1 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.	Not applicable.	

## Section 5 Filling and excavation

<p>PO9 Development results in ground levels that retain: (a) access to natural light; (b) aesthetic amenity; (c) privacy; and (d) safety.</p>	<p>PO9.1 The depth of: (a) fill is less than 2m above ground level; or (b) excavation is less than 2m below ground level. and</p> <p>AO9.2 The toe of the fill, or top of the excavation is not less than 0.5m inside the site property boundary. And</p> <p>AO9.3 Works do not occur on slopes over 15% in grade. and</p> <p>AO9.4 Retaining walls over 1m in height are terraced 1.5m for every 1m in height and landscaped. and</p> <p>AO9.5 Batter slopes are not steeper than 25% and are grassed and terraced 1.5m for every 1m in height. and</p> <p>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</p>	<p>No filling is proposed.</p> <p>No signs of land contamination were observed during the site inspection. The ground level at the proposed facility location is 682m AHD and is not identified as having potential Acid Sulfate Soils.</p> <p>Minor ground preparation is required to establish the foundation for the mast and guy anchors. Excavation will exceed two metres as it is requirements of the structural design of the facility to establish footings for the mast and guys which are capable of supporting the proposed facility. The area of any excavation is confined to those locations. Minor ground preparation is required for the lease area and access track, however the depth of any excavation will not exceed 2 metres.</p> <p>All works will be contained well within the subject property.</p> <p>No works will occur on slopes that exceed 15%.</p> <p>No retaining walls are proposed.</p> <p>Small batter slopes will not exceed 25% and will not exceed 1m in height in any location.</p>	
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		<p>No filling or excavation associated with the retention of water is proposed.</p> <p>The facility lease area is located well within the subject property and will no scour or damage any area given its small footprint and proposed mitigation measures described in the sections above.</p>	
<p>PO10 Filling or excavation does not cause damage to public utilities.</p>	<p>AO10 Filling or excavation does not occur within 2m horizontally of any part of an underground water supply, sewerage, stormwater, electricity or telecommunications system.</p>	<p>No public utilities are located in close proximity to the site location.</p>	

PO11 Filling and excavation avoids water ponding on the premises or nearby premises that will adversely impact on the health of the community.	AO11 Following filling or excavation: (a) the premises: (i) are self-draining; and, (ii) has a minimum slope of 0.25%; and, (b) surface water flow is: (i) directed away from neighbouring properties; or (ii) discharged into a stormwater drainage system designed and constructed in accordance with AS3500 section 3.2.	The establishment of the facility requires only minor ground disturbance. Earthworks are contained primarily to the site lease area (100m <sup>2</sup> ), internal access road extension and guy anchors. The works will not change the existing overland flow regime and any appropriate sediment and erosion control measures will be put in place to ensure no off site impacts.	
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## Section 6 All operational work subject to an overlay

### Biodiversity overlay

<p>PO12 Development avoids, minimises or mitigates adverse impacts on areas of environmental significance.</p>	<p>AO12.1 Uses and associated works are confined to areas not identified on Overlay Map 05. or</p> <p>AO12.2 Development is compatible with the environmental values of the area. or</p> <p>AO12.3 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>There are no mapped areas of environmental significance in close proximity to the proposed facility location. The facility is contained to a small footprint and there will be no off site impacts.</p>	
<p>PO13 Biodiversity values of identified areas of environmental significance are protected from the impacts of development</p>	<p>AO13 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.</p>	<p>Not applicable.</p>	

PO14 There are no significant adverse effects on water quality, ecological and biodiversity values.	AO14.1 Uses and associated works are confined to areas outside overland flow paths and natural drainage features. and  AO14.2 The Waterway Corridors identified on Overlay Map 05 are maintained in a natural state.	The proposed facility location is located outside overland flow paths and natural drainage features.  There are no mapped waterway corridors mapped in close proximity to the site.	
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**Note: Flood Hazard Overlay, Regional Infrastructure Overlay, Water Catchment Overlay not applicable to the site.**