

3.3.2 Rural Residential Locality Code

(1) PURPOSE OF THE CODE – Overall Outcomes:

- (a) The purpose of the Rural Residential Locality Code is the achievement of the overall outcomes sought for the Rural Residential Locality.
- (b) ***The overall outcomes sought for the Rural Residential Locality are that development is located, designed and operated so:***
 - (i) *development:*
 - (A) *recognises the constraints of land form;*
 - (B) *wherever possible, retains and enhances significant site vegetation;*
 - (C) *protects land, water and environmental resources;*
 - (D) *protects environmental values of the locale;*
 - (E) *protects defined cultural heritage values; and*
 - (F) *protects the landscape and streetscape values associated with the Shire;*
 - (ii) *development is not located in areas subject to natural or man made hazards;*
 - (iii) *development maintains a consolidated and clustered settlement pattern;*
 - (iv) *development contributes positively to reasonably expected levels of amenity, safety and wellbeing integral to sustaining a high standard of rural residential living;*
 - (v) *development is adequately, effectively and economically serviced with utility and transport infrastructure appropriate for its use and the environment. This results in a consolidated and orderly settlement pattern;*
 - (vi) *the safe, effective, efficient and attractive operations of roads are maintained whilst intrusive traffic in an area (and the proliferation of accesses onto major roads) is minimised;*
 - (vii) *development is adequately buffered from activities on adjacent land to protect the integrity and viability of:*
 - (A) *productive rural land and intensive rural enterprises;*
 - (B) *natural economic resources such as timber and mineral resources;*
 - (C) *major utility installations;*
 - (D) *sub-arterial and higher order roads¹;*
 - (E) *major industrial activities; and*
 - (F) *natural features comprising regional ecosystems and conservation state lands²; and*
 - (viii) *that uses:*
 - (A) *are subservient in nature to uses predominating in the locale,*
 - (B) *conveniently service a public need for local employment and services and facilities which are reasonably expected in a rural residential setting and not better located outside the Locality, and*

¹ Road classifications are shown on the Zoning maps

² Natural features are shown on SMOA map 2C

- (C) *present a low key, small-scale character compatible with a low density, non-urban residential setting.*
- (c) ***For the Rural Residential zone, the overall outcomes sought for the zone, which are in addition to those for the Locality, are that development is located, designed and operated so:***

 - (i) *development is comprised predominantly of dwelling houses on acreage, park residential, low density, non-urban lots; and*
 - (ii) *the semi-rural character is maintained.*

(2) ELEMENTS:

(a) Land use and development

(i) *Consistent uses*

Specific Outcome:

O1 Uses are consistent and preferred for development in the Rural Residential Locality, except if:

(a) listed in O2 as an inconsistent use; or

(b) conflicting with this Code.

(ii) *Inconsistent uses*

Specific Outcomes:

O2 The following uses or use classes conflict with this Code:

(a) Residential uses for a:

- (i) an *Accommodation building*,
- (ii) more than one *Dwelling house* on a lot,
- (iii) *Dwelling house* and a *Caretakers residence* on a lot, or
- (iv) *Multiple dwelling unit* (involving more than two dwelling units).

(b) All Commercial uses except for a:

- (i) *Office*,
- (ii) *Small-scale tourist facility*, or
- (iii) *Shop* (under 50sqm in gross floor area).

(c) All Industrial uses except for a:

- (i) *Borrow pit* (small scale),
- (ii) *Borrow pit* (large scale), or
- (iii) *Landscape supplies*.

(d) Community uses comprising Major utilities unless if:

- (i) on premises listed in Schedule 5, Division 1 and for not more than a 10% increase in gross floor area calculated from the commencement day; or
- (ii) by a public sector entity in an existing building on land under Council's control in the following circumstances:
 - (A) for not more than a 10% increase in gross floor area calculated from the commencement day;
 - (B) outside the area on SMOA map 2E; or
 - (C) not involving flood lighting.

(e) Recreational uses for Indoor entertainment unless on Council controlled land, except if:

- (i) for more than a 10% increase calculated from the commencement day:
 - (A) in gross floor area, or
 - (B) in car parking demand,
- (ii) needing a liquor licence,
- (iii) involving floodlighting, or
- (iv) outside the SMOA on SMOA map 2E.

(f) Rural uses for:

- (i) *Intensive animal husbandry* for:

Specific Outcomes:

- (A) feedlotting,
- (B) piggery,
- (C) dairy, or
- (D) poultry farm.
- (ii) *Farming* for animal husbandry involving pigs.
- (E)

(b) Density and design for reconfiguring

- (i) *Reconfiguring a lot in the Locality*

Specific Outcomes:

O3 For reconfiguring a lot in the Rural Residential Locality:

- (a) significant habitat, landscape, drainage and cultural heritage features are conserved;
- (b) significant views and vistas to landmarks defining the region are protected;
- (c) local amenity, wellbeing, character and the effective operations of surrounding consistent development is maintained;
- (d) design provides for buffering to an acceptable level against the adverse affects of incompatible uses (or potential uses) on adjoining land in another zone;
- (e) if adjoining any sub-arterial or higher order roads or stock routes, lots are reconfigured to ensure new residences have adequate privacy and amenity and that the operational efficiency of the networks is maintained;
- (f) risk to people and property from development is minimised to an acceptable level in terms of:
 - (i) lands below the highest known flood,
 - (ii) drainage problem lands below 1% slope,
 - (iii) slopes over 15% in gradient,
 - (iv) land subject to known soil erosion incidents,
 - (v) potential for bushfire hazard, or
 - (vi) lands supporting high impact uses and works;
- (g) lots offer aspect, grade and form that are appropriate to proposed uses in terms of:
 - (i) amenity and character on the site and surrounds,
 - (ii) energy efficient and climatically responsive building sites,
 - (iii) effective management of land and water resources,
 - (iv) minimizing earthworks and engineering structures,
 - (v) accommodating outputs from on-site effluent management on-site so nutrients, pollutants and sediments are reasonably assimilated on-site,
 - (vi) accessibility,
 - (vii) safety,
 - (viii) proximity to open space, community facilities and services;
- (h) orderly and logical infill maintains a consolidated and co-ordinated pattern of lots, streets and roads and resultant public demands on services and facilities is adequately catered to by enterprises in nearby towns; and
- (i) rear and hatchet shaped lots are minimised.

Specific Outcomes	Probable Solutions
<p>O4 Lots are located, designed and developed so that useable lots with sufficient area and suitable shape and proportions</p> <p>(a) provide for the effective, safe, attractive and adequate:</p> <p>(i) location and operation,</p> <p>(ii) access, and</p> <p>(iii) servicing,</p> <p>(iv) to uses and works associated with consistent uses,</p> <p>(b) provide appropriately for local topography so flood immune, stable and free draining building areas, accesses and works are achieved, and</p> <p>(c) provide that a proliferation of accesses to collector and higher order roads is minimised.</p>	<p>S4. Other than reconfiguration for a Community Titles Scheme, <i>Community Use Class</i>, or a <i>Park</i>, lots comply with the design parameters set out at the end of the Code in Table S 4.1.</p> <p>S4. For reconfiguration involving a Community Title Scheme the number of lots on the Standard Format Plan comprising the Scheme does not exceed the number of lots complying with the design parameters set out in relevant Tables at the end of this Code.</p>

(ii) *Meeting public need and community benefit*

Specific Outcomes	Probable Solutions
<p>O5 The amount and staging of reconfiguring is appropriate:</p> <p>(a) to the established supply of lots relative to their capacity to meet public demand for the construction of a dwelling house,</p> <p>(b) so the number of vacant lots is minimised; and</p> <p>(c) so that community benefit is maximised.</p> <p>(e)</p>	<p>S5. If for staged reconfiguring, additional reconfiguring is not proposed until 50% of lots shown on an approved Survey Plan have a <i>Dwelling house</i> erected thereon.</p> <p style="text-align: center;">AND</p> <p>S5. Reconfiguring a lot does not involve the creation of more than 8 lots and if undertaken in stages, each stage involves 8 lots.</p>

(c) **Character and amenity**

(i) *Amenity*

Specific Outcomes	Acceptable Solutions (if self assessable) Probable Solutions (if code assessable)
<p>06 Uses and associated works are located, designed and operated to minimise adverse affects on the following:</p> <ul style="list-style-type: none"> (a) the existing quality of air, water, soil and acoustic and visual environments characterising the local area, (b) the privacy and amenity of adjacent properties and public spaces, (c) the well being and safety of people using the premises and of people, animals and property at adjacent premises and other nearby sensitive receptors, (d) if for <i>Residential uses</i>, the effective operations of adjacent non-residential activities³, (e) the normal operations of stock routes and <i>Major utilities</i>. 	<p>S6.1 Uses and associated works:</p> <ul style="list-style-type: none"> (a) are separated from the property boundary of a sensitive receptor by at least: <ul style="list-style-type: none"> (i) for a <i>Rural service industry, General industry, Major utility or Recreational use</i> – 30 metres, or (ii) for other <i>Commercial</i> or <i>Community uses</i> - 15 metres, or (iii) for <i>Industrial retailer, Landscape supplies, Light industry, Storage premises and Transport station</i> – 15 metres, and (b) for circumstances specified in (a), are screened from view from any adjacent sensitive receptor by landscape planting of at least 2 metres deep to the relevant property boundaries, or (c) for other uses, are screened from view from any adjacent residential use by landscape planting of at least 1 metre deep to the relevant property boundaries. <p>S6.2 <i>Residential uses</i> are buffered along common boundaries with land:</p> <ul style="list-style-type: none"> (a) included in the Rural Locality, (b) fronting sub-arterial or higher order roads⁴ or stock routes, (c) included in the Industrial zone, or (d) used for <i>Commercial</i> or <i>Industrial uses</i>, <p>by landscape planting at least 2 metres deep.</p>

³ If abutting the Rural Locality, buffer distances will be informed by the approach in the Guidelines to SPP1/92

⁴ Road classifications are shown on the Zoning maps

Specific Outcomes		Acceptable Solutions (if self assessable)	
		Probable Solutions (if code assessable)	
07	Uses and associated works are located, designed and operated to integrate with local streetscape characterising roads and public spaces.	S7.1	Development is laid out to be screened from view from any abutting road frontage or a public space by landscape planting of at least the width: <ul style="list-style-type: none"> (a) specified for a use in the applicable use code in Part 4, Division 2, or (b) for other uses, 2 metres deep to the relevant property boundaries.

(ii) Appearance and scale

Specific Outcomes		Acceptable Solutions (if self assessable)	
		Probable Solutions (if code assessable)	
08	Uses and associated works are located and designed and of a type, finish and scale so: <ul style="list-style-type: none"> (a) the scale and character of the local built form is maintained or complemented, (b) the qualities of places with architectural, cultural, historical or streetscape/landscape values are protected, (c) overshadowing or overlooking of adjoining residential properties or impacts on natural lighting and ventilation or privacy within and surrounding the site is minimised to an acceptable level, (d) micro-climatic conditions and energy efficient technologies are optimised, (e) noise attenuation devices are compatible with the setting, (f) materials and finishes visible from roads and adjoining residences are not excessively contrasting or reflective, and (g) adequate screening of materials stored outdoors when viewed from adjacent premises and public spaces is maintained. 	S8.1	<p>Height:</p> <p>Buildings or structures, other than for a <i>Local utility</i> or <i>Telecommunication facility (medium impact)</i>, are not higher than the following measured above ground level:</p> <ul style="list-style-type: none"> (a) 8.5 metres, or (b) for an outbuilding – 3.5 metres.
		S8.2	<p>Set backs:</p> <p>Uses and associated works are located the following from property boundaries:</p> <ul style="list-style-type: none"> (a) as specified for a use in the applicable use code in Part 4, Division 2, or (b) for other uses: <ul style="list-style-type: none"> (i) to a collector or higher order road or stock route - 20 metres, (ii) to a public, gazetted, formed and constructed road not specified in (b)(i) - 10 metres, or (iii) to any other property boundary not subject to provisions in S6.1 above – 6 metres.
		S8.3	<p>Building Scale:</p> <p>Buildings have an unarticulated wall length not exceeding 15 metres.</p>
		S8.4	<p>On-Site Storage:</p> <ul style="list-style-type: none"> (v) Any on-site storage that faces a road frontage, park or Residential/Rural Residential zoned land is screened by a 1.8 metre high fence around the full perimeter.

(iii) *Landscaping*

Specific Outcomes:	
O9	Landscaping is designed⁵ and located to:
	(a) integrate with established streetscape and landscape,
	(b) protect the visual and landscape quality of the major roads, landmarks and entry points,
	(c) ensure pedestrian and vehicular sight lines are protected,
	(d) integrate with site topography, soils and natural drainage systems,
	(e) protect and enhance areas with ecological, scenic, aesthetic and cultural heritage value,
	(f) be easily and readily maintained, optimising the efficient use of water through planting of endemic species that minimise maintenance costs, and
	(g) offer effective screening and buffering of incompatible activities:
	(i) from view from roads and other public open spaces, and
	(ii) from view and audibility regarding sensitive receptors.

(iv) *Floodlighting*

Specific Outcomes:	
O10	Light spill associated with flood lighting installed on premises is minimised to an acceptable level having regard to:
	(a) potential nuisance to adjoining premises and safety for road users and aircraft operation, and
	(b) ambient levels of light in the locale.

(v) *Fences and walls*

Specific Outcomes	Acceptable Solutions (if self assessable)	
	Probable Solutions (if code assessable)	
O11	Fences and walls are located, designed and of a form and construction so:	S11.1 The maximum height of any fence or wall does not exceed:
	(a) established streetscape is complemented;	(a) for front fences and walls:
	(b) the open landscape character of the Locality is complemented;	(i) 1.2 metres if of solid construction, or
	(c) as to assist with noise attenuation and visual screening, if required;	(ii) up to 1.5 metres if gaps permit 50% transparency,
	(d) local privacy and amenity is maintained;	(b) for side and rear boundary fencing - 1.8 metres, and
	(e) public safety is maintained;	(c) fences or walls over 1.2 metres in height are tapered to 1.2 metres in height over a length of 4 metres toward any road frontage
	(f) design, scale and proportions are integrated with existing built and landscape form; and	
	(g) local ecology, drainage, flooding, geotechnical and micro-climatic conditions are maintained.	

⁵ Refer to Council's Planning Scheme Policy on Landscaping.

(vi) *Advertisement devices*

Specific Outcomes	Acceptable Solutions (if self assessable)
	Probable Solutions (if code assessable)
<p>O12 Advertisement devices are consistent with the outcomes sought for the Rural Residential Locality if:</p> <ul style="list-style-type: none"> (a) compatible with the: <ul style="list-style-type: none"> (i) character of the predominant built form, streetscape and landscaping on the site and adjacent properties, and (ii) amenity of the local area; and (b) located and designed so: <ul style="list-style-type: none"> (i) as not to create a hazard to people and vehicles, (ii) materials and styles complement those in buildings on-site, (iii) as to integrate with the design, scale and proportions of buildings, works and landscaping on the site, (iv) a proliferation of signage and associated visual and physical clutter is minimised, and (v) the use of roof advertising panels and above awning signs is avoided. 	<p>S12.1 Advertisement devices are designed and located in accordance with the standards in Schedule 4⁶.</p>

⁶ For signs located on properties fronting a State-controlled road, compliance is had with the Department of Main Roads “*Guide to the Management of Roadside Advertising*”

(d) Land and water resource management

Specific Outcomes	Acceptable Solutions (if self assessable) Probable Solutions (if code assessable)
<p>013 Development is located, designed and constructed to function effectively in a manner that minimises disturbance to the geotechnical, physical, hydrological and environmental characteristics of the site and its setting, including:</p> <p>(a) related to degradation of the environmental values of both land and water resources and receiving environments,</p> <p>(b) significant remnant native vegetation important to land stability, salinity and erosion land management as well as to landscape, biodiversity, riparian and habitat management,</p> <p>(c) hydrological processes of flood plains and drainage systems,</p> <p>(d) ecological values of waterways and drainage features,</p> <p>(e) the propensity for any natural hazard related to flooding, landslip and bushfire to adversely affect people, property, economic activity and the environment⁷,</p> <p>(f) soil conservation works,</p> <p>(g) quality and quantity of surface and ground water resources, and</p> <p>(h) landscape character.</p>	<p>S13.1 Habitable buildings and on-site disposal areas for treated effluent for <i>Caretakers residence</i>, <i>Dwelling house</i> or <i>Multiple dwelling unit</i> (for two dwelling units) are contained in a building area of no less than 2500sqm with a minimum dimension of 50 metres.</p> <p>Development within the building area and for any other uses or works on a site are confined to:</p> <p>(a) free draining areas with a cross fall of at least 0.5-1%,</p> <p>(b) slopes not exceeding:</p> <p>(i) for <i>Residential uses</i> or a <i>Small-scale tourist facility</i> – 15%,</p> <p>(ii) for associated works including driveways - 20%, or</p> <p>(iii) for all other circumstances:</p> <p>(iv) (A) as specified for a use in any applicable use code in Part 4, Division 2, or</p> <p>(v) (B) for any other use - 10%,</p> <p>(c) for uses and works, except for <i>Farming</i> are located at ground level to be at least:</p> <p>(i) for habitable buildings:</p> <p>(ii) (A) above land inundated by the 1% Annual Exceedance Probability (EAP) flood event where known, or</p> <p>(iii) (B) 300mm above the highest known flood,</p> <p>(iv) for <i>Major utilities</i> or <i>Special uses</i> – above land inundated by the 0.5% Annual Exceedance Probability (AEP) flood event, or</p> <p>(v) for other uses and works – 100mm above the highest known flood event,</p> <p>(d) areas outside stormwater discharge points, overland flow paths, watercourses and natural drainage</p>

⁷ Development which is not compatible with the nature of a natural hazard is either:

- in the public interest,
- not catered to by another site which is suitable and available for the proposal, or
- minimises adverse impacts from natural hazards and does not create an unacceptable risk to people and property.

The parameters will be determined for assessable development in accordance with the *State Planning Policy Guideline – Mitigation of Adverse Impacts of Flood, Bushfire and Landslide*, Queensland Government, June, 2003

Specific Outcomes	Acceptable Solutions (if self assessable) Probable Solutions (if code assessable)
<p>►</p>	<p>features, and</p> <p>(e) existing cleared lands or otherwise areas not supporting significant remnant native vegetation.</p> <p>S13.2 Areas for storage, handling, packaging or processing are set back to water resources in accordance with Table S13.2 at the end of this Code.</p> <p>[NOTE: This set back requirement applies to watercourses located on both the premises and adjoining premises]</p>

(e) Vehicular parking, access and movement

Specific Outcomes		Acceptable Solutions (if self assessable)	
		Probable Solutions (if code assessable)	
014	<p>Vehicle parking, access and manoeuvring areas are provided, designed and constructed to:</p> <ul style="list-style-type: none"> (a) integrate safely, attractively and functionally with the site layout and with the access arrangements of the site and adjoining premises, (b) integrate with the streetscape, (c) safely, conveniently and effectively service the use without impacting negatively on the: <ul style="list-style-type: none"> (i) amenity, character and safety of adjacent premises or stock routes, (ii) safety and efficiency of roads and footpaths providing access to the site, or (iii) intersection works or State-controlled roads servicing the site, (d) cater for the amount and type of traffic generated by the nature and scale of the use, including for safe and effective loading and unloading of goods and movement of pedestrians and cyclists, (e) allow ease of access by people with limited mobility (eg those in a wheelchair or walker, with prams, etc), and (f) provide for emergency vehicle access. 	S14.1	<ul style="list-style-type: none"> (a) Vehicle parking and loading/unloading facilities are provided: <ul style="list-style-type: none"> (i) for a use identified in Column 1 of Table S1.1 in Schedule 1 at the corresponding rate nominated in Column 2 of the Table, and (ii) in accordance with the design and construction standards detailed in Division 2 of Schedule 1. (b) Site ingress and egress: <ul style="list-style-type: none"> (i) comprise one (1) access point per created lot or development site, (ii) comprise a vehicular crossover located, designed and constructed in accordance with the standards nominated for: <ul style="list-style-type: none"> (A) a use in any applicable use code in Part 4, Division 2, or (B) other development, Table S2.7 (a)(3) of Schedule 2, (iii) allows for forward entry and exit for vehicles associated with the premises, (iv) if adjoining a road intersection, the access has a set back of at least the following to the intersection: <ul style="list-style-type: none"> (A) the distance for a use specified in any applicable use code in Part 4, Division 2, (B) for other uses - 10 metres.

(f) Infrastructure

Specific Outcomes		Acceptable Solutions (if self assessable)	
		Probable Solutions (if code assessable)	
015	<p>(a) Necessary infrastructure is provided to meet the appropriate standards of service and construction at the least whole-of-life cost, including avoiding unnecessary duplication and being robust and fit for the purpose and intended period of operations and:</p> <p>(i) are integrated with the design, construction and operation of existing systems to facilitate:</p> <ul style="list-style-type: none"> – (A) effective use of spare capacity in existing systems, – (B) orderly and timely provision of future systems, – (C) logical and co-ordinated development, – (D) for transport infrastructure, functional, efficient, effective, safe, convenient and equitable access within the Locality, and – (E) for stormwater, the approximation of or improvement upon conditions in existence regarding quality and quantity prior to the proposed development. 	S15.1	<p>(a) The road frontage of the development is constructed to:</p> <ul style="list-style-type: none"> (i) the standard of service for reserve/carriageway width, drainage and footpaths in Table S2.2 of Schedule 2, and (ii) if (i) is not fulfilled, construction in accordance with standards in Table S2.6 of Schedule 2. <p>(b) Development is connected between the property access point on the frontage of the premises and the nearest higher order road nominated on the Zone maps by a formed, constructed and gazetted public road to:</p> <ul style="list-style-type: none"> (i) the standards of service specified for a use in the applicable use code in Part 4, Division 2, or (ii) for other development, the standards of service nominated in Table S2.2 of Schedule 2. <p>(c) Water supply, sewerage and stormwater drainage is provided to the applicable standard of service and construction for:</p> <ul style="list-style-type: none"> (i) a use in the applicable use code in Part 4, Division 2, or (ii) for other development, as specified in Divisions 3 and 4 of Schedule 2. <p>(d) Premises are supplied with reticulated electricity/communications services.</p> <p>(e) An area for all uses except for <i>Farming</i> is dedicated to the collection and/or storage of solid waste on the premises that is:</p> <ul style="list-style-type: none"> (i) level, (ii) provided with impervious hard stand and drained, (iii) if facing a road frontage, park or Residential/Rural Residential zoned land, is screened by a 1.8 metre high fence around the full perimeter, and (iv) banded if wastes are hazardous or dangerous.

Specific Outcomes	Acceptable Solutions (if self assessable) Probable Solutions (if code assessable)
<p>(a) Infrastructure does not result in:</p> <ul style="list-style-type: none">(i) adverse affects on the area relative to:<ul style="list-style-type: none">– (A) ecological, environmental, or hydrological values,– (B)land resources, or– (C)character,(ii) adverse affects on the well being, safety or amenity enjoyed by the community of an area,(iii) risk or nuisance to any property or people,(iv) adverse affects on upstream or downstream systems,(v) unreasonable cumulative impacts on the water quality in surface and groundwater systems relative to their role for the community, or(vi) adverse changes in the volume, timing or quality of stormwater discharged through or from the property.	

(g) Earthworks

Specific Outcomes	Acceptable Solutions (if self assessable) Probable Solutions (if code assessable)
<p>016 Filling, draining, grading or excavation of land provides for compacted, finished levels which secure flood free, stable and free draining building and infrastructure sites appropriate to the intended use and minimising impacts to an acceptable level within and off the site regarding:</p> <ul style="list-style-type: none"> (a) privacy and visual and community amenity, (b) environmental values in receiving environments, (c) flooding and drainage flow rates, volumes and natural flood storage capacity, (d) potential for point source discharge or concentration of flows, (e) land and foundation stability, (f) erosion or saline prone lands, (g) soil conservation works, (h) riparian lands, (i) site contamination on the site or through imported material, (j) life and property, and (k) public utilities. 	<p>S16.1 Filling, drainage, grading or excavation of land is undertaken so that:</p> <ul style="list-style-type: none"> (a) land has a minimum slope of 0.25%, (b) <ul style="list-style-type: none"> (i) Cut and fill does not exceed a plane described as:200mm beyond the natural ground level; measured at the property boundary; (ii) 800mm beyond the natural ground level measured 1.5 metres in side the property boundary, and (iii) Does not exceed 2 metres over the natural ground level of any point of the site. (c) Cut or fill is setback at least 2 metres from: <ul style="list-style-type: none"> (i) Lands below the highest known flood level; (ii) Lands used for local or major utilities; or (iii) Overland flow paths. (d) batter slopes are not steeper than 33%, (e) terracing is stepped at equal horizontal and vertical intervals, and (f) works do not: <ul style="list-style-type: none"> (i) involve any physical alteration to a watercourse, (ii) result in net filling exceeding 50 cubic metres, or (iii) occur on slopes over 15% in grade. <hr/> <p>S20.2⁸ Where the excavation and/or filling is intended to or causes the retention of water (such as a dam):</p> <ul style="list-style-type: none"> (a) the structure will safely withstand the hydraulic loading; (b) a spillway for overflow is provided in a position to ensure scour damage or nuisance to adjacent lots does not occur; and (c) no adverse impact or interference is made on local flow patterns.

⁸ Council may require as part of its Information Request, certification by a Registered Professional Engineer of Queensland that the development complies with the probable solutions listed.

TABLE S4.1 – DESIGN PARAMETERS FOR RECONFIGURING A LOT IN THE RURAL RESIDENTIAL LOCALITY

Lot Size	Lot Dimensions
<p>(iv) 1ha minimum. For rear and hatchet shaped lots:</p> <p>(i) the minimum lot size excludes the area of the access strip, and</p> <p>(ii) they do not relate to more than 10% of the subdivision.</p>	<p>(a) Maximum width to depth ratio for a lot of 1:4; and</p> <p>(b) For rear or hatchet shaped lots, the minimum frontage includes the proposed access strip. Configuration involving a rear or hatchet shaped lot does not:</p> <p>(i) create more than one rear/hatchet shaped lot behind a full frontage lot, or</p> <p>(ii) provide access to more than one rear lot by way of easements on contiguous lands.</p> <p>(iii)</p>

TABLE S13.2 – SET BACK TO WATER RESOURCES

Minimum set back (metres) from:	Landscape supplies and Garden centre	Accommodation building, Multiple dwelling unit, all Commercial uses (except Small-scale tourist facility) and Local utility
Top bank of river, creek, stream or wetland	100	50
Edge or potable water supply for site or surrounds	100	30
Centre line of gully	50	15