

Division 7: Alton Downs Zone**About the Alton Downs Zone**

- The Alton Downs Zone covers that part of the Shire as mapped on Maps A1 – A3.
- The Alton Downs Zone contains a number of distinct sub areas, being the:
 - Alton Downs – Precinct 1A;
 - Alton Downs – Precinct 1B; and
 - Alton Downs – Precinct 2.

The Alton Downs Zone Code regulates new uses and works in relation to their impacts on the existing uses in the Precinct, their scale, design and location, and their compatibility with land in adjoining Precincts.

4.7.1 Assessment tables for the Alton Downs Zone**(1) Assessment categories for the Alton Downs Zone**

The assessment categories⁵⁸ are identified for development in the Alton Downs Zone in Column 2 of Tables 4.7.1(1) and 4.7.1(2) as follows:

3. Table 4.7.1(1)—making a material change of use⁵⁹ for a defined use, or another use in a defined use class, listed in Column 1; or
4. Table 4.7.1(2)—other development⁶⁰ listed in Column 1, including:
 - (i) Operational work;
 - (ii) Reconfiguring a lot; and
 - (iii) Carrying out operational work for reconfiguring a lot.

(2) Relevant assessment criteria for self assessable and assessable development in the Alton Downs Zone

The relevant assessment criteria in the Alton Downs Zone are referred to in Column 3 of Tables 4.7.1(1) and 4.7.1(2).

For self-assessable and code assessable development, the relevant assessment criteria are the applicable codes.

⁵⁸ Information about assessment categories is provided in the Fitzroy Shire Planning Scheme User's Guide.

⁵⁹ Works associated with an application for a material change of use may be assessed together with the material change of use. Also, see Fitzroy Shire Planning Scheme Explanatory Notes giving examples that explain the type of development involved in different proposals.

⁶⁰ See Fitzroy Shire Planning Scheme Explanatory Notes giving examples that explain the type of development involved in different proposals.

TABLE 4.7.1 (1) ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR THE ALTON DOWNS ZONE MAKING A MATERIAL CHANGE OF USE		
Column 1 Defined use or use class ^{61,62}	Column 2 Assessment Category- (where Self Assessable development Solutions in the applicable codes, it requires Code assessment. Refer to Section 1.2.9)	Column 3 Relevant criteria ⁶³ — is the applicable codes for self assessable and code assessable development.
Rural Use Class		
Agriculture	Self assessable	Alton Downs Zone Code; Development Standards Code; and Agricultural Use Code
Animal Husbandry/Grazing		
Intensive Agriculture		
Roadside Stall	Self assessable where the use area does not exceed 10m2 Code assessable where the criteria for Self assessable do not apply	Alton Downs Zone Code; and Development Standards Code
All other uses in the Rural Use Class	Impact assessable	
Residential Use Class		
Caretaker's Residence	Code assessable if located in (i) Alton Downs – Precinct 1A; or (ii) Alton Downs – Precinct 1B. Impact assessable in Alton Downs – Precinct 2	Alton Downs Zone Code; and Development Standards Code
Home Based Business	Self assessable Impact assessable if the criteria for self assessable do not apply	Alton Downs Zone Code; Development Standards Code; Home Based Business Code; and House Code
House	Code assessable if located in : (i) Alton Downs – Precinct 1A; or (ii) Alton Downs – Precinct 1B; or (iii) Alton Downs – Precinct 2 AND conducted on a lot this existed prior to 13 December 1996. Impact assessable if the criteria for Code assessable do not apply	Alton Downs Zone Code; Development Standards Code; and House Code
All other uses in the Residential Use Class	Impact assessable	
Commercial Use Class		
All uses in the Commercial Use Class	Impact assessable	
Industrial Use Class		
All uses in the Industrial Use Class	Impact assessable	
Community Use Class		
Open Space	Exempt	N/A
Public Facility – Operational		
All other uses in the Community Use Class	Impact assessable	

⁶¹ See Dictionary (Division 1 Schedule A (Defined Uses and Use Classes)).

⁶² Department of Main Roads should be contacted to consent to the access arrangements for any new use with frontage to a State Controlled Road.

⁶³ For impact assessable development the 'relevant assessment criteria' are provided for assistance and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA.

TABLE 4.7.1 (2) ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR THE ALTON DOWNS ZONE OTHER DEVELOPMENT		
Column 1 Defined use or use class	Column 2 Assessment Category- (where Self Assessable development Solutions in the applicable codes, it requires Code assessment. Refer to Section 1.2.9)	Column 3 Relevant criteria ⁶⁴ — is the applicable codes for self assessable and code assessable development.
Operational work		
Works - Roads	Code assessable	Alton Downs Zone Code; Development Standards Code.
Works - Bridges		
Works – Structures (eg traffic barriers, pedestrian safety rails, retaining walls and street lighting)	Self assessable	
Works – Earth Dams and Detention Basins	Exempt in the Alton Downs Zone where ancillary to a Rural use as defined in Part 2 Division 1: Schedule A – Defined Uses and Use Classes Self assessable in the Alton Downs Zone where not ancillary to a Rural use as defined in Part 2 Division 1: Schedule A – Defined Uses and Use Classes	
Works – Stormwater Drainage	Self assessable	
Works – Site Works	Code assessable	
Works – Cycleway and Pathway	Self assessable	
Works – Bushfire Protection	Code assessable	
Works – Water	Self assessable	
Works – Sewerage	Code assessable	
Works – Car Parking and Access	Self assessable	
Works – Parks, Landscaping and Street Trees	Code assessable	
Works – Electricity and Telecommunications	Self assessable	
Reconfiguring a lot⁶⁵		
All circumstances	Code assessable; (i) Where the size of any additional lots created is: (a) Not more than 5% below, (b) Equal to, or (c) Greater than, the relevant specified minimum lot sizes in the Reconfiguring a Lot Code; or (ii) Where no additional lots are created and the proposal is for the rearrangement of existing lot boundaries. Impact assessable where circumstances for Code assessable do not apply	Alton Downs Zone Code; Reconfiguring a Lot Code; and Development Standards – Reconfiguring a Lot Code
Carrying out operational work for reconfiguring a lot		
All circumstances	Code assessable	Alton Downs Zone Code Reconfiguring a Lot Code; and Development Standards – Reconfiguring a Lot Code
Other		
All other development	Exempt	N/A

⁶⁴ For impact assessable development the 'relevant assessment criteria' are provided for assistance and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA.

⁶⁵ Under IPA, schedule 9, the reconfiguring of a lot is exempt and cannot be made self-assessable or assessable by a planning scheme if the proposal is for amalgamating 2 or more lots, for a building format plan that does not subdivide land, in relation to the Acquisition of Land Act 1967, or on Strategic Port Land.

4.7.2 Alton Downs Zone Code**(1) Alton Downs Zone Code**

The provisions in this division comprise the Alton Downs Zone Code. They are;

- (i) the Purpose of the Alton Downs Zone Code – Section (2); and
- (ii) the Specific Outcomes, Probable Solutions and Acceptable Solutions for the Alton Downs Zone – Table 4.7.2 Alton Downs Zone.

(2) The Purpose of the Alton Downs Zone Code

The purpose of the Alton Downs Zone Code is to achieve the following overall outcomes;

- (i) Future development and subdivision of land in the Zone does not further fragment land into unsustainable lot sizes, and therefore;
 - (a) Does not further compromise the natural values of the land; and
 - (b) Does not place greater pressure for the provision of urban services;
- (ii) The land in the Zone has a semi-rural character and amenity, where;
 - (a) The fragmentation of property ownership is reduced by restricted subdivision and development rights;
 - (b) No impediment exists to the consolidation of existing lots by road closures and the amalgamation of lots; and
 - (c) Dwelling units have adequate access and essential services, including secure and quality water supply for domestic, non-domestic and emergency purposes;
- (iii) Development incorporates waste disposal methods which do not adversely impact on ground and surface water quality;
- (iv) Native vegetation is retained and protected from further clearance and fragmentation;
- (v) Commercial and industrial uses are generally inconsistent with the residential nature of land within the Zone, except for land in the immediate vicinity of the Alton Downs community hall.
- (vi) Land capabilities and constraints are recognised by the delineation of different Precincts; the overall outcomes for each being specified below;

(a) Alton Downs – Precinct 1A

The overall outcomes are;

- (i) The Precinct has a semi-rural character created by large “rural residential” lots of 8ha or more;
- (ii) Community infrastructure and commercial development occurs where such uses would meet the needs of the Alton Downs community
- (iii) Land in the Precinct is afforded sealed roads; and
- (iv) Uses such as grazing, hobby farm cropping and agriculture are of a scale that do not result in adverse impacts on residential amenity.

(b) Alton Downs – Precinct 1B

The overall outcomes are;

- (i) The Precinct has a semi-rural character created by large “rural residential” lots of 8ha or more;

(ii) Development for uses in the Residential Use Class, including the subdivision of land for such uses, only occurs in locations where the sequential connection or integration with existing sealed roads and services can be achieved; and

(iii) Uses such as grazing, hobby farm cropping and agriculture are of a scale that do not result in adverse impacts on residential amenity.

(c) Alton Downs – Precinct 2

The overall outcomes are;

(i) The Precinct has a rural character created by large rural parcels, low population densities and basic services; and

(ii) Only development and subdivision of land which is associated with uses in the Rural Use Class occurs in the Precinct.

TABLE 4.7.2 ALTON DOWNS ZONE CODE

Specific outcomes (S) for Code and Impact assessable development	Probable Solutions (P) for Code and Impact assessable development; and Acceptable Solutions (A) for Self assessable development. (where Self assessable development does not meet the Acceptable Solutions in the applicable codes, it requires Code assessment. Refer to Section 1.2.9).
<i>All Uses and Works</i>	
Environmental considerations	
<p>S1 Land uses and works are located and designed so as not to have significant negative impacts on natural values of the environment including;</p> <ul style="list-style-type: none"> (i) Natural fauna and flora habitats; (ii) Water quality, watercourse integrity and, ground water resources, and (iii) Soil and land resources. 	<p>P/A1.1 Where the site and any newly created lots are not connected to the reticulated sewerage system, on-site sewerage disposal methods meet;</p> <ul style="list-style-type: none"> (i) The Department of Natural Resources and Mines <i>On-site Sewerage Code (July 2002)</i> or any subsequent update of that Code; and (ii) AS/NZS 1547:2000 <i>On-site Domestic Wastewater Management</i>. <p>P/A1.2 On site effluent disposal systems are located a minimum of 50m from the top of the bank of any watercourse which exists on the lot or adjoining lots.</p> <p>P/A1.3 All native vegetation is retained, particularly along ridgelines and adjacent to watercourses.</p> <p>P1.4 Where the outcomes of P/A1.3 are not achieved, the extent of native vegetation clearing is limited to ensure that vegetation is retained in the following circumstances;</p> <ul style="list-style-type: none"> (i) Along ridgelines; (ii) Within 30m of any watercourse, measured from the top of the bank; (iii) On land above the 40m contour; and (iv) On land with a slope in excess of 30%. <p>P1.5 For code and impact assessable development in Precincts 1A and 1B, the clearing of native vegetation only occurs where it is not vegetation referred to in P1.4 above, and in the following circumstances;</p> <ul style="list-style-type: none"> (i) Within 20m of a development; (ii) Within 5m either side of a fence line; (iii) For the provision of access tracks up to 5m in width; and (iv) For the provision of a fire break in accordance with Part 5, Division 3 where the land is included in the Medium or High Bushfire Hazard Area. <p>P/A1.6 Road reserves not used for the purposes of roads and which contain native vegetation remain vegetated to act as wildlife corridors.</p> <p>P1.7 Where road reserves as referred to in P/A1.6 above are the subject of development applications for uses other than uses in the Residential Use Class, the land is made the subject of a Conservation Agreement under the provisions of the <i>Nature Conservation Act 1992</i>.</p> <p>P/A1.8 Land is kept free of declared weeds and noxious plant infestations, as detailed in the Fitzroy Shire Council Pest Management Plan.</p> <p>P1.9 Development on land within 100m of land in the Open Space Zone does not detrimentally affect the natural values of the Open Space zoned land.</p>

TABLE 4.7.2 ALTON DOWNS ZONE CODE (continued)

Specific outcomes (S) for Code and Impact assessable development	Probable Solutions (P) for Code and Impact assessable development; and Acceptable Solutions (A) for Self assessable development. (where Self assessable development does not meet the Acceptable Solutions in the applicable codes, it requires Code assessment. Refer to Section 1.2.9).
All Uses and Works	
Amenity	
<p>S2 Land uses and works have no significant impact on the amenity of adjoining premises or surrounding area;</p> <ul style="list-style-type: none"> (i) By their design, orientation or construction materials; (ii) Due to the operation of machinery or electrical equipment; or (iii) Due to the emission of light, noise, vibration, odour, fumes, smoke, vapour, steam, soot, ash, grit, oil, dust, waste water, waste products, or electrical interference. 	<p>P2.1 No solutions specified</p>
<p>S3 Land uses are located such that the potential impacts of noise from major roads and rail lines is reduced.</p>	<p>P/A3.1 Noise sensitive uses⁶⁶ are located;</p> <ul style="list-style-type: none"> (i) At least 100m from any frontage to a State Controlled Road; or (ii) Are only located within 100m of any frontage to a Main Road where; <ul style="list-style-type: none"> (a) the Department of Main Roads has consented to the location without conditions; or (b) The Department of Main Roads has set conditions on the development to reduce the impacts of traffic noise and the development is undertaken in accordance with those conditions. <p>P/A3.2 Noise sensitive uses⁶⁷ are located;</p> <ul style="list-style-type: none"> (i) At least 90m from any frontage to a rail line; or (ii) Bedroom and living areas in residential uses and noise sensitive areas in non residential uses are sited and designed to reduce the impact of all rail noise. This can be achieved through; <ul style="list-style-type: none"> (a) Siting noise affected areas a far away as practicable from the railway corridor noise source ; or (b) Using roof and wall insulation mechanical ventilation, thickened glass, double glazing of windows and doors; or (c) Orientating openings (for example windows and doors) away from the rail corridor noise source; or (d) Incorporating noise attenuation barriers such as earth mounds landscaping and fences or walls without gaps between the noise source and the use.
Separation Distances	
<p>S4 Land uses and works are located, and include mitigation measures that;</p> <ul style="list-style-type: none"> (i) re sufficient to protect the amenity of the area; (ii) Are sufficient to protect the capacity for existing and approved uses to continue to operate; and (iii) Are sufficient to protect the opportunities for existing and approved uses to expand in allocated /zoned land; and (iv) For agricultural uses, are outlined in <i>Planning Guidelines: Separating Agricultural and Residential Land Uses</i> DNR and DLGP, 1997; and (v) For the keeping of cattle, are outlined in <i>Section 4 of the DPI Reference Manual for the Establishment and Operation of Beef Cattle Feedlots in Queensland, 2000</i>; and (vi) For the keeping of poultry, are outlined in the <i>Guidelines for Poultry Farming in Queensland</i>; (vii) For the keeping of pigs, are outlined in the <i>Separation Guidelines for Queensland Piggeries (2001)</i>; and (viii) For development in proximity to watercourses and water bodies, are outlined in the <i>SEWATER Development Assessment Guidelines</i>, prepared as a collaboration of State Government Departments; (ix) Are consistent with the <i>Guidelines to minimise mosquito and biting midge problems in new development areas</i>; and (x) Take into account the following variables: <ul style="list-style-type: none"> (a) The nature of the proposed land use; and (b) The existing and future amenity of the area; and (c) The existing and future development in the area; and (d) The location of any existing vegetation which would buffer the 	<p>P/A4.1 Uses in the Residential Use Class, except for houses, home host accommodation and home based businesses on lots with an area of 5ha or less, have separation distances between uses in the Residential Use Class and other uses, applicable to both existing and approved uses, in accordance with PART 4 Division 1: Schedule A – Separation Distances Between Uses in the Residential Use Class and Other Uses (Rural Zone Code).</p>

⁶⁶ See Administrative Definition of “Noise sensitive uses” contained in Section 2.1.1 Schedule B

⁶⁷ See Administrative Definition of “Noise sensitive uses” contained in Section 2.1.1 Schedule B

<p>proposed use; and (e) Predominant wind directions; and (f) The topography of the site.</p>	
Development Density	
<p>S5 Development densities of dwelling units reflect the desired character of the Zone, as described in the Overall Outcomes for the Zone.</p>	<p>P/A5.1 The maximum development density for existing or newly created lots is; (i) In Precinct 1A and 1B: 1 dwelling unit per 8 ha of lot area; and (ii) In Precinct 2: 1 dwelling unit per 16ha of lot area.</p> <p>P5.2 The maximum development densities for existing or newly created lots only exceeds that in P/A4.1 above, where; (i) For lots approved prior to 13 December 1996; or (ii) For proposals where the proposed lot size falls below the minimum lot size and it does not result in the creation of any additional lots; AND the following is achieved; (a) The effluent disposal on site is achieved by satisfying the performance requirements and performance criteria of the Interim Code of Practice for On-Site Sewerage Facilities gazetted on 2 July 1999 or any subsequent revised code; (b) The siting of the dwelling unit is clear of the flood water levels of the Flood Prone Land Overlay (Appendix 2); (c) The provision of water tanks on-site, sufficient to provide for part of the domestic usage for a dwelling house, where as a minimum, a 45 000 litre water tank capacity is provided; and (d) The provision of sustainable water supply for the balance of domestic use, garden and emergency purposes that has not adverse impacts on adjacent water users.</p>
Water Supply	
<p>S6 Uses in the Residential Use Class are provided with adequate water tank storage capacity, to sustain domestic, non-domestic and emergency purposes.</p>	<p>P/A6.1 Development is provided with an on-site water tank or tanks with a minimum combined capacity of 45,000 litres.</p>
Building Setbacks	
<p>S7 Building setbacks reflect the character of existing development and land uses, and are provided having regard for the following; (i) The existing and proposed amenity of the area; (ii) The existing or proposed future development in the area; (iii) The distance between any constructed road and the proposed building; (iv) The distance between any existing buildings on other sites and the proposed building; (v) The location of any existing vegetation which would buffer the proposed building; and (vi) Any constraints to development due to the topography of the site.</p>	<p>P/A7.1 Buildings and other structures have a minimum setback of 6m to any road frontage, with no specific setback to any other boundary.</p>
Building Height	
<p>S8 Building height reflects the character of existing development and land uses, and buildings are provided having regard for the following; (i) The existing and proposed amenity of the area; (ii) The existing or proposed future development in the area; (iii) The efficient and safe operation of any airstrips or airfields; (iv) The particular characteristics of the proposed building; (v) The distance of proposed buildings from roads and other public places from which the building could be viewed; (vi) The topography, shape and location of the site; and (vii) The location of any existing vegetation which would buffer the proposed building.</p>	<p>P/A8.1 Buildings and other structures have a maximum building height of 7.5m and 2 storeys, in all Precincts.</p>
Amalgamation of Land	
<p>S9 Development involves the amalgamation of lots wherever possible.</p>	<p>P9.1 Material Change of Use applications on land comprising 2 or more lots provide for the amalgamation of the lots.</p>