

## SCHEDULE 1— DEVELOPMENT CODES

### CODE 1.01

— Development of a residential premises for a domestic premises, multi unit premises, or aged accommodation

#### Purpose of the Code

The purpose of the code is to ensure that development of a residential premises for a domestic premises, multi unit premises, or aged accommodation is able to be supplied with basic required services and compatible with the desired amenity and character of the locality in which the development is situated.

#### Application of the Code

The code applies to: — ALL ZONES

#### Use of this Code

The WHOLE of this code applies to CODE assessable developments.

SELF-assessable development need comply with Part A ONLY.

#### Part A-DOMESTIC PREMISES —Self Assessable

| Specific Outcomes |   | Solutions (Acceptable or Probable)  |            |
|-------------------|---|---|------------|
| 1.                | <b>Access</b><br>The development is accessible by adequate vehicle access                         | <b>Inside the Serviced Area</b><br>(i.) Developments have existing practical road access, which has been constructed by Council, to a standard, which can accommodate 2-wheel drive vehicle in all weather access.            | Acceptable |
|                   |   | <b>Outside the Serviced Area</b><br>(ii.) Developments have lawful access to a gazetted road, which can provide practical access by four-wheel drive vehicle.   | Acceptable |
| 2.                | <b>Water supply</b><br>Adequate water supplies are available to meet the needs of the development | <b>Inside the Serviced Area</b><br>(i.) Developments can be connected to the existing reticulated public water supply service, installed and maintained by Council.   | Acceptable |
|                   |   | (ii.) The water pressure at the development site for water supplied from the reticulated public water supply service installed and maintained by Council must be capable of delivering 160kpa, average over a 24-hour period. | Acceptable |

## CODE 1.01 —Continued

| Specific Outcomes |   | Solutions (Acceptable or Probable)  |            |
|-------------------|---|---|------------|
| 2                 | Continued —   | <p><b>Outside the Serviced Area</b></p> <p>Developments have a water supply system that -</p> <p>(iii.) delivers 1000 litres per allotment per day of which, 200 litres, meets the NH&amp;MRC standard for drinking water; and</p> <p>(iv.) provides from an appropriately constructed on-site storage and distribution system of which, 20,000 litres, are available during a high risk period for use in resisting a bush fires hazard.</p> | Acceptable |
| 3.                | <p><b>Siting</b></p> <p>Siting of building and structures to conform to the streetscape requirements.</p>                                       | <p><b>All Areas</b></p> <p>(i.) Developments have setback that conforms to the siting provisions of the <i>Building Code of Australia</i></p>   | Acceptable |
| 4.                | <p><b>Parking</b></p> <p>Adequate off street car parking for residents</p>  | <p><b>All Areas</b></p> <p>(i.) Developments have provision, on site, for 1 car parking space, for every <u>dwelling unit</u></p>   | Acceptable |
| 5.                | <p><b>Form</b></p> <p>Height of buildings or other structures in the Town of Mount Morgan conform to height characteristics of the locality</p> | <p><b>Inside the Serviced Area</b></p> <p>(i.) Buildings and structures will not exceed, by more than 10%, the height of the tallest buildings within 200 meters of the development site.</p>   | Acceptable |
|                   |   | <p>(ii.) In no case may a building exceed 10 metres in height measured from the natural ground level at any point.</p>  | Acceptable |
| 6.                | <p><b>Waste Management</b></p> <p><b>LIQUID</b></p> <p>The development has adequate provision for disposal of liquid wastes.</p>                | <p><b>All Areas</b></p> <p>(i.) Each allotment has the required area to accommodate an on-site sewerage disposal system in accordance with the <u>sewerage code</u>.</p>  | Acceptable |

**CODE 1.01 —Continued**

| Specific Outcomes |   | Solutions (Acceptable or Probable)   |            |
|-------------------|---|--|------------|
| <b>6</b>          | <p><b>Continued —</b></p> <p><b>SOLID</b></p> <p>The development has adequate provision for disposal of solid wastes.</p> | <p><b>Inside the Serviced Area</b></p> <p>(ii.) The development provides for recycling of appropriate solid waste.</p> <p>(iii.) The development provides for off site disposal of all solid waste remaining after recycling.</p> <p><b>Outside the Serviced Area</b></p> <p>(iv.) The development provides for off site disposal of all inorganic waste</p> | Acceptable |
| <b>7.</b>         | <p><b>Site coverage</b></p> <p>The development will maintain adequate building to open space ratio.</p>                   | <p>(i.) The density does not exceed one <u>dwelling unit</u> for every 600 square metres of land area.</p>   | Acceptable |

**Part B-RESIDENTIAL PREMISES —Code assessable**

| Specific Outcomes |   | Solutions (Acceptable or Probable)  |            |
|-------------------|---|---|------------|
| <b>1.</b>         | <p><b>Access</b></p> <p>The development is accessible by adequate vehicle access</p>                      | <p><b>All Area</b></p> <p>(i.) Development for <u>Multi unit premises</u>, and <u>aged accommodation</u> are accessible via a sealed public road.</p>   | Probable   |
| <b>2.</b>         | <p><b>Siting</b></p> <p>Siting of building and structures to conform to the streetscape requirements.</p> | <p><b>Inside the Serviced Area</b></p> <p>(i.) Building setback from boundary alignments conforms with that of other buildings sited in the locality<sup>29</sup>;</p>  | Probable   |
| <b>3.</b>         | <p><b>Parking</b></p> <p>Adequate off street car parking for residents</p>                                | <p>Provision for at least one-space, in accordance with <u>car parking schedule</u> for every —</p> <p>(i.) <u>dwelling unit</u></p> <p>(ii.) 3 bedrooms in a <u>residential premises</u> other than a <u>domestic premises</u> or <u>aged accommodation</u>.</p> <p>(iii.) 10 bed spaces in <u>aged accommodation</u> units.</p> | Acceptable |

<sup>29</sup> Note: In some cases this may result in fire construction requirements under the *Building Act 1975*

**CODE 1.01 —Continued**

| Specific Outcomes   |   | Solutions (Acceptable or Probable)  |            |
|---|---|---|------------|
| 4.  |   | <b>Inside the Serviced Area</b>   | Probable   |
|   |   | (i.) Buildings and structures will not exceed, by more than 20%, the average height of buildings in the locality of the development.  |            |
|   |   | (ii.) Buildings do not exceed 10 metres in height measured from the natural ground level at any point.  | Acceptable |
|   |   | (iii.) The shape, siting, colour, external surface treatment and site landscaping proposed will demonstrably contribute to the amenity and the character of the residential precinct. | Probable   |
|   |   | (iv.) Benching for a slab maintains all storeys at least half their height above natural ground level at any point.   | Acceptable |
| (v.) Filling associated with site development maintains floor levels no more than 3.0 metres, above natural ground level. | Acceptable  |   |            |
| 6   | <b>Waste Management</b>   | <b>All Areas</b>  | Acceptable |
|   | <b>Liquid</b><br>The development has adequate provision for disposal of liquid wastes.  | (i.) Development in excess of 20 person provide a system that satisfies the requirements of the <i>Environmental Protection Regulation 1998</i>                                       |            |
|   | <b>Solid</b><br>The development has adequate provision for disposal of solid wastes.  | <b>Outside the Serviced Area</b>  | Probable   |
|   |   | (ii.) The development provides for recycling of appropriate solid waste.  |            |
|   |   | (iii.) The development provides for off site disposal of all solid waste remaining after recycling.   |            |
| 8.  | <b>Site coverage</b><br><br>Density of development is not to prejudice the relaxed lifestyle which characterises the Town of Mount Morgan | (ii.) <u>Dwelling unit</u> — the maximum density does not exceed 1 per every 450 square metres of land area.  | Acceptable |
|   |   | (i.) <u>Aged accommodation</u> — the maximum density does not exceed 1 bed space for every 100 square metres of land area.  | Acceptable |
|   |   | (ii.) <u>Multi unit premises</u> — the maximum density does not exceed 1 bed space for every 150 square metres of land area.  | Acceptable |

**CODE 1.01 —Continued**

| Specific Outcomes   |   | Solutions (Acceptable or Probable)  |            |
|---|---|---|------------|
| <b>8</b>  | <b>Continued —</b>  | (i.) <u>Residential premises</u> – the maximum density does not exceed 1 bed space for every 150 square metres of land area.  | Acceptable |
|   |   | (ii.) <u>Domestic premises</u> – the maximum density does not exceed 1 dwelling unit for every 400 square metres of land area.  | Acceptable |
| <b>9.</b>   | <b>Amenity</b><br>Development must achieve an adequate level of privacy for inhabitants and neighbours                                    | (iii.) Development for <u>residential premises</u> other than a <u>domestic premises</u> in which habitable rooms and balconies overlook another habitable room or private space in another dwelling shall be suitably screened | Probable   |
| <b>9</b>  | <b>Bush Fires</b><br>The development is designed and constructed with consideration of the amelioration of risk of damage from bush fires | <b>Overlay Map No. 7 Area</b>   |            |
|   |   | (i.) The building is designed within the consideration of the relevant Bush Fire provisions of the Building Code of Australia.  | Acceptable |
|   |   | (ii.) the site is designed with consideration of the issues outlines in the publication <i>Bushfire Hazard Planning in Queensland, 1993</i>   | Acceptable |
|   |   | (iii.) a 20 metre fire brake separates any residential building and a bush fire source feature  | Acceptable |
|   |   | (iv.) the development has access by a road that is trafficable by fire fighting equipment   | Acceptable |
| (v.) the development incorporated on site storage of water for fire fighting purpose in accordance with <i>Bushfire Hazard Planning in Queensland, 1993</i> | Acceptable  |   |            |

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| <b>CODE 1.02</b> | <b>— Development for Domestic Business</b> |
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**Purpose of the Code**

The purpose of the code is to ensure development of Domestic Business is-

- established with consideration for the desired amenity and character of the locality in which it is situated; and
- conducted in a manner that respects the amenity and character of a residential precinct.

**Application of the Code**

The code applies to: — **ALL ZONES.**

**Use of this Code**

The WHOLE of this code applies to CODE assessable developments.

| Specific Outcomes  | Solutions (Acceptable or Probable) |   |            |
|--|------------------------------------|---|------------|
| <b>A. Host premises Type</b><br>The development is conducted in a existing suitable <u>residential premises</u><br><br><b>Size</b><br>The development comprises only a minor part of an existing <u>residential premises</u> | (i.)                               | The premises in which the Domestic Business is conducted is an existing <u>residential premises</u> which complies with <u>Code 1.01A</u>                   | Acceptable |
|  | (ii.)                              | The development is limited to a total floor area of 20 square metres for the part of the <u>residential premises</u> used in the operation of the business. | Acceptable |
| <b>B. Access</b><br>The Domestic Business has reasonable vehicle access  | (i.)                               | In addition to Code 5.01 A (I) the development is accessible via a all weather road, which has been constructed and is maintained by Council.               | Acceptable |
| <b>C. Parking</b><br>The Domestic Business has adequate on-site car parking for operator of the business   | (i.)                               | Provision on-site of 1 space, (in accordance with <u>car parking schedule</u> ), <b>in addition</b> to the requirements of Code 1.01 A2 (I),                | Acceptable |

**CODE 1.02 —Continued**

| Specific Outcomes   |        | Solutions (Acceptable or Probable)  |            |
|---|--------|---|------------|
| <b>D. Traffic</b><br><br>The Domestic Businesses does not constitute greater traffic loads than reasonably associated with a residential premise.                               | (i.)   | The business will not require street parking for more than 1 additional <u>motor vehicle</u> at any one time on any street with frontage to the premises              | Acceptable |
|   | (ii.)  | Delivery <u>motor vehicle</u> visiting the premises shall be no more than 2.5 tonnes in weight (net)  | Acceptable |
|   | (iii.) | Clients and delivery <u>motor vehicle</u> for the business may only access the premises between 8.00 am and 6.00pm, Monday to Saturday (excluding public holidays)    | Acceptable |
| <b>E. Amenity</b><br><br>The development does not significantly add to the residential density of the neighbourhood or unduly disrupted by the conduct of the Domestic business | (i.)   | The business employs only 1 staff member for a maximum of 20 hours per calendar week  | Acceptable |
|   | (ii.)  | The business provides for only 1 client on the premises at any one time during the period the business is operating.  | Acceptable |
|   | (iii.) | A business generating any audible noise is limited to operate between the hours of 8.00 am to 6.00 pm Monday to Friday (excluding public holidays)                    | Acceptable |
|   | (iv.)  | The operation of the business does not, at any time, increase noise levels at the boundary of the site by more than 5dB(A) above background                           | Acceptable |
|   | (v.)   | No more than one advertising sign is displayed on the premises and visible from any road. The maximum area of the advertising sign is not more than 2.5 square metres | Acceptable |
|   | (vi.)  | The business does not involve the display of goods or hiring out of any items, which are visible from a road or public place  | Acceptable |
|   | (vii.) | The business does not involve the repairing, servicing, cleaning or dealing in any way with <u>motor vehicles</u>   | Acceptable |
| <b>F. Permits</b><br><br>The Domestic business is supported by other legislation  | (i.)   | The business does not involve the release of any contaminant as defined by the <i>Environmental Protection Act 1994</i>   | Acceptable |
|   | (ii.)  | All other permit required <sup>30</sup> are obtained prior to commencing the business   | Acceptable |

<sup>30</sup> For example:- Food authorities under the *Food Act 1981*

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| <b>CODE 1.03</b> | <b>— Development for Commercial premises</b> |
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**Purpose**

The purpose of the code is to ensure that development of Commercial premises is designed to take into account the character generated by existing commercial and public premises of the area in which it is located, without unnecessarily being constrained to any particular building style or particular building materials.

**Application of the Code**

The code applies to: — **ALL ZONES.**

**Use of this Code**

The WHOLE of this code applies to CODE assessable developments.

**Part A— All zones**

|          | Specific Outcomes   | Solutions (Acceptable or Probable) |   |            |
|----------|---|------------------------------------|---|------------|
| <b>1</b> | <b>Form</b><br><br>Height of buildings or other structures to conform to height that characterises the locality | (i.)                               | Buildings and structures will not exceed, by more than 20%, the average height of buildings in the locality of the development.   | Probable   |
|          |   | (ii.)                              | In no case may a building exceed 10 metres in height including a ground storey and any attics or mezzanine floors, measured from the natural ground level at any point.                             | Acceptable |
| <b>2</b> | <b>Parking</b><br><br>Adequate on-site car parking for residents  | (i.)                               | Provision for at least one space, in accordance with <u>car parking schedule</u>  | Acceptable |
| <b>3</b> | <b>Drainage</b><br><br>The development is not affected by or contribute to storm water problems                 | (i.)                               | The development provides stormwater drainage to a lawful discharge point and to a standard that will ensure no adverse impacts on crown land, public roads or waterways or on privately owned land; | Probable   |
|          |   | (ii.)                              | The development demonstrates that stormwater discharge will not have adverse environmental impacts by way of flow volume or water quality on the development site or adjoining lands;               | Probable   |
| <b>4</b> | <b>Access</b><br><br>Adequate vehicle access  | (iii.)                             | In addition to Code 5.01 the development is accessible off a sealed public road to a standard and width commensurate with the nature and intensity of activity proposed;.                           | Probable   |

**CODE 1.03 —Continued**

**Part B —Business Zone and Tourist Zone**

| Specific Outcomes |  | Solutions (Acceptable or Probable) |  |            |
|-------------------|--|------------------------------------|--|------------|
| <b>5</b>          | <b>Form</b><br>Development involving construction to be consistent with the character of the Town of Mount Morgan and the Business Zone. | (i.)                               | Development shall <b>NOT</b> by virtue of its height or bulk diminish the importance of other premises and activities in the centre.                               | Probable   |
|                   |  | (ii.)                              | Development abuts and addresses the front street alignment with door openings and display windows and includes a footpath awning for the full frontage of the site | Probable   |
| <b>6</b>          | <b>Street Scope</b><br>Development provides for street scape presentation  | (i.)                               | Car parking spaces, other than on public roads are not visible by pedestrians using any part of Morgan Street or East Street.                                      | Acceptable |

**Part C —Residential Zone**

| Specific Outcomes |   | Solutions (Acceptable or Probable) |  |            |
|-------------------|---|------------------------------------|--|------------|
| <b>1</b>          | <b>Form</b><br>Development involving construction is consistent with the character of the Zone. | (i.)                               | Development shall <b>NOT</b> by virtue of its height or bulk diminish the importance of other premises and activities in the centre.   | Probable   |
|                   |   | (ii.)                              | Development is oriented to face the street frontage, or in the case of two or more frontages, the frontage to the road carrying most traffics.   | Probable   |
| <b>2</b>          | <b>Safety</b><br>The development provides for adequate safety and service facilities            | (i.)                               | Car Parking will be provided off-street where the volume of traffic generated from the development is assessed as being in excess of the capacity of public parking in the locality of the development | Probable   |
|                   |   | (ii.)                              | The development shall not require the delivery of material in vehicles that are greater than 10 tonnes in gross weight.  | Acceptable |
| <b>3</b>          | <b>Conformity</b><br>The development harmonises with the amenity of the locality.               | (i.)                               | Lighting shall not be intrusive into adjoining premises  | Probable   |
|                   |   | (ii.)                              | The development does not generate solid waste exceeding 25 cubic metres per annum  | Acceptable |
|                   |   | (iii.)                             | Clients and delivery vehicles for the business may only access the premises between 8.00 am and 6.00pm, Monday to Saturday (excluding public holidays)   | Acceptable |

**CODE 1.03—Continued**

| Specific Outcomes |             | Solutions (Acceptable or Probable) |  |            |
|-------------------|-------------|------------------------------------|--|------------|
| <b>3</b>          | Continued — | (iv.)                              | A business generating any audible noise is limited to operate between the hours of 8.00 am to 6.00 pm Monday to Friday (excluding public holidays) | Acceptable |
|                   |             | (v.)                               | The operation of the business does not, at any time, increase noise levels at the boundary of the site by more than 5dB(A) above background        | Acceptable |
|                   |             | (vi.)                              | The business does not involve the release of any contaminant as defined by the <i>Environmental Protection Act 1994</i>                            | Acceptable |

**Part D—Mine Zone, Rural Zone and Rural Residential Zones**

| Specific Outcomes |   | Solutions (Acceptable or Probable) |  |          |
|-------------------|---|------------------------------------|--|----------|
| <b>1</b>          | <b>Form</b><br>The development respects views of the natural areas. | (i.)                               | All development is unobtrusive and located so as to avoid disruption of views of attractive natural areas such as rural grazing areas, reserves and parks. | Probable |

**CODE 1.04** — **Development for Horticulture C .**

**Purpose of the Code**

The code is intended to ensure that development of Horticulture C is undertaken in a manner that protects the amenity of nearby residents and environmental values of the rural and semi-rural areas in the Shire.

**Application of the Code**

The code applies to: — Horticulture C developments in **ALL Zones** OUTSIDE the Serviced Area.

**Use of this Code**

The **WHOLE** of this code applies to CODE assessable developments. SELF-assessable development need comply with **ONLY** Part A.

**Part A-HORTICULTURE C —Self Assessable**

|           | <b>Specific Outcomes</b>   | <b>Solutions (Acceptable or Probable)</b> |  |            |
|-----------|--|---|--|------------|
| <b>A.</b> | <b>Amenity</b><br>The proposed development is located and designed to minimise potential conflict with premises in the locality. | (i.)                                      | Developments do not incorporate farm buildings or farm shed higher than 5.0 meters above natural ground level and greater area than 200 square meters                          | Acceptable |
|           |  | (ii.)                                     | Farm buildings or farm shed structures are not sited above ridge lines   | Acceptable |
|           |  | (iii.)                                    | Developments do not incorporate internal road systems  | Acceptable |
|           |  | (i.)                                      | Buffers to the nearest residential receptor, comply with <i>Department of Natural Resources and Mines Guideline Values For Separation Of Agricultural And Residential Land</i> | Acceptable |
|           |  | (iv.)                                     | Developments are NOT located within 500 meters of a <u>Residential Zone</u> , <u>Rural Residential Zone</u> , or <u>Tourist Activities Zone</u>                                | Acceptable |
| <b>B.</b> | <b>Access</b><br>The development is accessible by adequate vehicle access  | (i.)                                      | Developments have lawful access to a gazetted road, which can provide practical access for truck transportation vehicles   | Acceptable |
| <b>C.</b> | <b>Waste Management</b><br>The development has adequate provision for disposal of solid wastes.                                  | (i.)                                      | Developments dispose of all inorganic waste off site.  | Acceptable |

**CODE 1.04 —Continued**

|           | <b>Specific Outcomes</b>  | <b>Solutions (Acceptable or Probable)</b>   |   |            |
|-----------|---|---|---|------------|
| <b>D.</b> | <b>Water Protection</b><br>Developments make adequate provision for maintaining and protecting groundwater and surface water quality.   | (i.)  | Developments do not require the storage on site of more than 100 litres of herbicide or pesticide, 500 litres of fuels and lubricants and 1000 kilograms of fertiliser. | Acceptable |
|           |   | (ii.)   | Watering is in accordance with a water authority under the <i>Water Act 2000</i>  | Acceptable |
|           |   | (iii.)  | Developments do not interfere with natural surface water flow paths.  | Acceptable |
| <b>E.</b> | <b>Soil Erosion</b><br>While recognising that soil erosion is a natural process, all development to which this code relates must ensure that soil erosion does not worsen or accelerate as a consequence of development | Development adopts a comprehensive approach to soil erosion and sedimentation management so that- |   | Acceptable |
|           |   | (i.)  | land clearing is restricted to land with a contour less than less than 1:10   |            |
|           |   | (ii.)   | land clearing is restricted to less than 5 hectares of land   | Acceptable |
|           |   | (iii.)  | no major earthworks occur in a riparian corridor of a perennial or permanent stream   | Acceptable |
|           |   | (ii.)   | surface waters use existing natural flow paths  | Acceptable |
|           |   | (iii.)  | rehabilitation of disturbed areas commences immediately after completion of works by seeding with native grasses, and ground covers                                     | Acceptable |
| <b>F.</b> | <b>Flora &amp; Fauna</b><br>The development respects the environmental values of the locality.  | (i.)  | Developments incorporate only horizontal wire fences.   | Acceptable |
|           |   | (ii.)   | Developments incorporates a facility to hose down machinery prior to leaving property   | Acceptable |

**Part B-HORTICULTURE C —Code Assessable**

|           |  |       |  |          |
|-----------|--|-------|--|----------|
| <b>A.</b> | <b>Amenity</b><br>The proposed development is located and designed to minimise potential conflict with structures and users of premises in the locality. | (ii.) | The siting and design of the development shall ensure that any structures including storage areas (for both equipment and materials) are located so as to avoid disruption of views of attractive natural areas; | Probable |
|-----------|--|-------|--|----------|

**CODE 1.05** — **Development for Animal Husbandry B**

**Purpose of the Code**

The purpose of the code is to regulate development of Animal Husbandry B to ensure that such operations are compatible with the ecologically sustainable principals and are compatible with the desired amenity, character and environment of the locality.

**Application of the Code**

The code applies to: — Animal Husbandry B developments in **ALL Zones** OUTSIDE the Serviced Area.

**Use of this Code**

The WHOLE of this code applies to CODE assessable developments. SELF-assessable development need comply with Part A ONLY.

**A ANIMAL HUSBANDRY B —Self Assessable**

| Specific Outcomes |   | Solutions (Acceptable or Probable) |   |            |
|-------------------|---|------------------------------------|---|------------|
| 1.                | <b>Amenity</b><br>The proposed development is located and designed to minimise potential conflict with premises in the locality.      | (v.)                               | Developments do not incorporate buildings or farm shed structures   | Acceptable |
|                   |   | (vi.)                              | Developments do not incorporate internal road systems   | Acceptable |
|                   |   | (vii.)                             | Developments are NOT located within 500 meters of a <u>Residential Zone</u> , <u>Rural Residential Zone</u> , or <u>Tourist Activities Zone</u> | Acceptable |
| 2.                | <b>Access</b><br>The development is accessible by adequate vehicle access   | (iv.)                              | Developments have lawful access to a gazetted road, which can provide practical access for cattle transportation vehicles                       | Acceptable |
| 3.                | <b>Waste Management</b><br>The development has adequate provision for disposal of solid wastes.                                       | (ii.)                              | Developments dispose of all inorganic waste off site.   | Acceptable |
| 4.                | <b>Water Protection</b><br>Developments make adequate provision for maintaining and protecting groundwater and surface water quality. | (iv.)                              | Developments do not require the storage of any chemicals, fuels, lubricants and soluble pollutants on site;                                     | Acceptable |
|                   |   | (v.)                               | Watering of stock is provided by means of a purpose built facilities located away from perennial streams and watercourses                       | Acceptable |
|                   |   | (iii.)                             | Developments do not interfere with natural surface water flow paths.  | Acceptable |

**CODE 1.05—Continued**

| Specific Outcomes   |        | Solutions (Acceptable or Probable)                                      |            |
|---|--------|---|------------|
| <p><b>5. Soil Erosion</b></p> <p>While recognising that soil erosion is a natural process, all development to which this code relates must ensure that soil erosion does not worsen or accelerate as a consequence of development</p> | (i.)   | Developments will not result in land clearing or earthworks.            | Acceptable |
|   | (ii.)  | Developments do not occur on land with a slopes steeper than 10% (1:10) | Acceptable |
|   | (iii.) | Developments do not require modification to Riparian vegetation.        | Acceptable |
| <p><b>6. Flora &amp; Fauna</b></p> <p>The development respects the environmental values of the locality.</p>  | (iii.) | Developments incorporates only horizontal wire fence                    | Acceptable |

**A ANIMAL HUSBANDRY B—Code Assessable**

| Specific Outcomes   |        | Solutions (Acceptable or Probable)  |          |
|---|--------|---|----------|
| <p><b>1. Amenity</b></p> <p>The proposed development is located and designed to minimise potential conflict with premises in the locality.</p>      | (i.)   | Buildings or farm shed structures are located so as not to disrupt views of natural features  | Probable |
|   | (ii.)  | Internal road systems are designed constructed and located so as to minimise the potential for conflict with users of other rural and rural residential land in the locality; | Probable |
| <p><b>2. Water Protection</b></p> <p>Developments make adequate provision for maintaining and protecting groundwater and surface water quality.</p> | (i.)   | Chemicals, fuels, lubricants and soluble pollutants are stored on site in appropriate bunded and covered area.  | Probable |
|   | (ii.)  | Watering of stock is undertaken so as to avoid damage to or contamination of any perennial streams and watercourses   | Probable |
|   | (iii.) | Development will not result in unacceptable altered surface and ground water regimes.   | Probable |

**CODE 1.05—Continued**

| Specific Outcomes |   | Solutions (Acceptable or Probable) |  |            |
|-------------------|---|------------------------------------|--|------------|
| 2                 | <b>Continued —</b>  | (iv.)                              | Developments will have minimal interfere with natural surface water flow paths.  | Probable   |
| 3.                | <b>Vegetation Protection</b><br>Development involving a Material Change of Use or Reconfiguration of a lot must avoid or minimise the loss of native vegetation on the site.  | (i.)                               | Development does not require excessive clearing of remnant native vegetation and will not contribute the subsequent die -off of native vegetation as a consequence of development. | Probable   |
|                   |   | (ii.)                              | The development protects riparian vegetation   | Probable   |
| 4.                | <b>Soil Erosion</b><br>While recognising that soil erosion is a natural process, all development to which this code relates must ensure that soil erosion does not worsen or accelerate as a consequence of development | (i.)                               | Developments will not result in land clearing or earthworks.   | Acceptable |
|                   |   | (ii.)                              | Developments do not occur on land with a slopes steeper than 10% (1:10)  | Acceptable |
|                   |   | (iii.)                             | Developments do not require modification to Riparian vegetation.   | Acceptable |
| 5.                | <b>Flora &amp; Fauna</b><br>The development respects the environmental values of the locality.  | (i.)                               | The development incorporates a fence design that does not overly restrict wild life movement.  | Probable   |
|                   |   | (ii.)                              | The development implements facilities and management plans to help avoids the introduction or spread of pest plants or animals   | Probable   |

|                  |   |
|------------------|---|
| <b>CODE 1.06</b> | <b>— Development for <u>Animal Husbandry C</u>.</b> |
|------------------|---|

**Purpose of the Code**

The purpose of the code is to regulate development of Animal Husbandry C and to ensure that such operations are compatible with the desired amenity, character and environmental of the locality in which they are situated.

**Application of the Code**

The code applies to: — Animal Husbandry C development in the Rural Zone

|           | Specific Outcomes  | Solutions (Acceptable or Probable)  |            |
|-----------|--|---|------------|
| <b>A.</b> | <b>Amenity</b><br><br>The proposed development is located and designed to minimise potential conflict with structures and users of premises in the locality. | (iii.) The siting and design of the development shall:  | Probable   |
|           |  | (iv.) ensure that any structures including storage areas (for both equipment and materials) are located so as to avoid disruption of views of attractive natural areas;                 |            |
|           |  | (v.) incorporate adequate buffers (both structural and physical separation) <i>based upon the document <u>Planning Guidelines Separating Agricultural And Residential Land Uses</u></i> | Acceptable |
|           |  | (vi.) internal and external transport roads shall be located, wherever possible, to limit impact on adjoin properties   | Probable   |
|           |  | (vii.) Developments are NOT located within 1000 meters of a <u>Residential Zone</u> , <u>Rural Residential Zone</u> , or <u>Tourist Activities Zone</u>                                 | Acceptable |

**CODE 1.07** — **Development for Forestry.**

**Purpose of the Code**

The purpose of the code is to ensure that development of forestry is undertaken in accordance with a design and management plan to protect the amenity of residents and attractive natural parts of the rural and semi-rural parts of the Shire. The code is further intended to facilitate the sustainable use of native forests and establishment of plantations on unconstrained land.

Native forest should not be cleared for plantation establishment where this would compromise regional conservation and catchment management objectives. This would include clearing of native forest within or adjacent to native forests of high nature conservation.

Facilitation in this code is enhanced by specifying the Specific Outcomes that Council intends to maintain over the life of this planning scheme and subsequent instruments regulating development thereby recognising the long-term operation essential to commercial forestry.

**Application of the Code**

The code applies to: — Forestry development in the Forestry Zone and Rural Zones

**A-FORESTRY — Self Assessable**

| Specific Outcomes |   | Solutions (Acceptable or Probable)  |            |
|-------------------|---|---|------------|
| <b>A.</b>         | <b>Amenity</b><br><br>The proposed development is located and designed to minimise potential conflict with structures and users of premises in the locality.  | (i.) The development incorporate adequate buffers (both structural and physical separation) <b>based upon the document <i>Planning Guidelines Separating Agricultural And Residential Land Uses</i></b> | Acceptable |
|                   |   | (ii.) The development does not include the construction of building and structures  | Acceptable |
| <b>B.</b>         | <b>Environment</b><br><br>The design and establishment of any plantation areas within a forest recognises important values of the Shire in terms of biodiversity, landscape and scenic qualities and ecologically sustainable production. | The forestry development:   | Acceptable |
|                   |   | (i.) avoids planting on excessively steep land (greater than 1:5 slope) or on land within 40 metres of the bank of a waterway;  |            |
|                   |   | (ii.) avoids management roads on slopes greater than 1:4, or production tracks on slopes greater than 1:8 and only where soil erosion can be minimised”   | Acceptable |
|                   |   | (iii.) avoids “endangered” or “of concern” native vegetation areas identified by the State.   | Acceptable |
|                   |   | (iv.) avoids destruction of identified habitat trees by incorporating these in remnant vegetation areas that will be retained;  | Acceptable |

**CODE 1.07 —Continued**

| Specific Outcomes |   | Solutions (Acceptable or Probable)  |            |
|-------------------|---|---|------------|
| <b>B</b>          | <b>Continued —</b>  | (v.) provides for machinery used for delimiting and debarking to be located more than 400 metres from any <u>residential premises</u>   | Acceptable |
|                   |   | (vi.) provides for the harvesting operations to be undertaken in a manner that will not require the land to be stabilised and rehabilitated following the completion of harvesting. | Acceptable |
| <b>C.</b>         | <b>Soil Erosion</b><br><br>While recognising that soil erosion is a natural process, all development to which this code relates must ensure that soil erosion does not worsen or accelerate as a consequence of development | Development adopts a comprehensive approach to soil erosion and sedimentation management so that-   | Acceptable |
|                   |   | (iii.) land clearing is restricted to land with a contour less than less than 1:10  |            |
|                   |   | (v.) no major earthworks occur in a riparian corridor of a perennial or permanent stream  | Acceptable |
|                   |   | (iv.) surface waters use existing natural flow paths  | Acceptable |
|                   |   | (v.) rehabilitation of disturbed areas commences immediately after completion of works by seeding with native grasses, and ground covers  | Acceptable |

**B-FORESTRY —Code Assessable**

| Specific Outcomes |  | Solutions (Acceptable or Probable)   |            |
|-------------------|--|--|------------|
| <b>D.</b>         | <b>Amenity</b><br><br>The proposed development is located and designed to minimise potential conflict with structures and users of premises in the locality. | The development shall:   | Probable   |
|                   |  | (iii.) ensure that any structures including storage areas (for both equipment and materials) are located so as to avoid disruption of views of attractive natural areas;                 |            |
|                   |  | (iv.) incorporate adequate buffers (both structural and physical separation) <i>based upon the document <u>Planning Guidelines Separating Agricultural And Residential Land Uses</u></i> | Acceptable |
|                   |  | (v.) internal and external transport roads shall be located, wherever possible, to limit impact on adjoin properties   | Probable   |

**CODE 1.07 —Continued**

|    | <b>Specific Outcomes</b>  | <b>Solutions (Acceptable or Probable)</b>   |            |
|----|---|---|------------|
| E. | The design and establishment of any plantation areas within a forest recognises important values of the Shire in terms of biodiversity, landscape and scenic qualities and ecologically sustainable production. | The forestry development:   | Acceptable |
|    |   | (vii.) avoids planting on excessively steep land (greater than 1:5 slope) or on land within 40 metres of the bank of a waterway;                          |            |
|    |   | (viii.) avoids management roads on slopes greater than 1:4, or production tracks on slopes greater than 1:8 and only where soil erosion can be minimised” | Acceptable |
|    |   | (ix.) avoids “endangered” or “of concern” native vegetation areas identified by the State.  | Acceptable |
|    |   | (x.) avoids destruction of identified habitat trees by incorporating these in remnant vegetation areas that will be retained;                             | Acceptable |
| B  | Continued —   | (xi.) provides for machinery used for delimiting and debarking to be located more than 400 metres from any <u>residential premises</u>                    | Acceptable |
|    |   | (xii.) provides for the land to be stabilised and rehabilitated following the completion of harvesting operations   | Probable   |

**CODE 1.08** — **Development for Extractive Industry.**

**Purpose of the Code**

The purpose of the code is to regulate development of extractive Industry and to ensure that such operations are compatible with the desired amenity, character and environmental values of the locality in which they are situated.

**Application of the Code**

The code applies to: —Extractive premises development .

| Specific Outcomes |  | Solutions (Acceptable or Probable)  |  |   |  |
|-------------------|--|---|--|---|--|
| <b>A.</b>         | <b>Form</b><br><br>The proposed development is located and designed to minimise impacts on the landscape   | (i.)  | The siting and design of the development shall ensure that any structures including storage areas (for both equipment and materials) are located so as to avoid disruption of views of attractive natural areas;   | Probable  |  |
|                   |  | <b>B.</b>   | <b>Road Access</b><br><br>The development has safe and reasonable road access  | (i.)  | The development is accessible via an existing constructed public road. |
|                   | (ii.)  | The external road at the point of entry shall be sealed for a distance within 500 metres of that point                                  |  | Acceptable  |  |
|                   | (iii.)   | All developments shall have internal roads located, wherever possible, to limit impact on adjoin properties                             |  | Probable  |  |
|                   | (iv.)  | The internal access road shall be sealed for a distance within 200 metres of the junction with the external road and point of entry.    |  | Acceptable  |  |
|                   | (v.)   | The development uses specified haul routes and pay contributions towards the Council's cost for the maintenance of the infrastructure.; |  |   |  |
| <b>C.</b>         | <b>Amenity</b><br><br>The development will minimise potential conflict with structures and users of premises in the locality and along haul routes | (i.)  | When the development when NOT an <i>Environmentally Relevant Activity</i> shall be sited and designed to ensure that emissions of, dust, vibrations or light do not, at the nearest residential receptor, exceed current appropriate guideline values; and | Probable  |  |
|                   |  |   | (ii.)  | be conducted in accordance with an environmental management plan approved by Council; | Probable   |
|                   |  |   | (iii.)   | rehabilitated at the end of each stage of extraction                                  |  |

**CODE 1.08 —Continued**

| Specific Outcomes |   | Solutions (Acceptable or Probable) |   |            |
|-------------------|---|------------------------------------|---|------------|
| <b>C</b>          | Continued —   | (iv.)                              | the development is a licensed <i>Environmentally Relevant Activity</i> under the <i>Environmental Protection Act 1994</i>   | Acceptable |
|                   |   | (v.)                               | The development, when in proximity to a residential or rural residential areas or significant roads, construct a visual buffer or screen to hide the excavation and ancillary areas.                  | Probable   |
|                   |   | (vi.)                              | Developments within 1000 meters of the <u>Rural Residential Zone</u> , <u>Tourist Activities Zone</u> or <u>Residential Zone</u> are subject to an environmental management plan approved by Council. | Probable   |
| <b>D.</b>         | <b>Rehabilitation</b><br>The development makes provision for rehabilitation of the existing environment | (i.)                               | Rehabilitation of disturbed areas commences immediately after completion of extraction works by seeding with native grasses, and ground covers  | Acceptable |

|                  |  |
|------------------|--|
| <b>CODE 1.09</b> | <b>— Development for <span style="color: red;">Community Infrastructure</span></b> |
|------------------|--|

**Purpose**

The purpose of the code is to facilitate the development, in the Shire, of Community Infrastructure in an unobtrusive manner.

**Application of the Code**

The code applies to: —Community Infrastructure development in the Serviced area ALL zones EXCEPT Rural, Mine, Forestry and Conservation

**Use of this Code**

The WHOLE of this code applies to CODE assessable developments. SELF-assessable development need comply with ONLY Part A.

**Part A-COMMUNITY INFRASTRUCTURE —Self Assessable**

| Specific Outcomes   | Solutions (Acceptable or Probable)   |            |
|---|--|------------|
| <b>A. Amenity</b><br><br>Development respects the visual amenity of the Shire | <b>Inside the Serviced Area</b>  |            |
|   | (i.) Development provides a landscaped area along the entire frontage of the site (except for the access way) with minimum width of: <ul style="list-style-type: none"> <li>• 5 metres along an arterial road; and</li> <li>• 3 metres along other roads;</li> </ul> | Acceptable |
|   | (ii.) Development provides an area of landscaping of a minimum width of 3 metres to the side and rear boundaries of the site; and  | Acceptable |
|   | (iii.) Development is not higher than or has more bulk than other developments within 200 metres of the development.   | Acceptable |

**Part B-COMMUNITY INFRASTRUCTURE —Code Assessable**

| Specific Outcomes   | Solutions (Acceptable or Probable)   |          |
|---|--|----------|
| <b>B. Amenity</b><br><br>Development respects the visual amenity of the Shire | <b>Inside the Serviced Area</b>  |          |
|   | (i.) Development provides adequate landscaped area along the entire frontage of the site (except for the access way) | Probable |
|   | (ii.) Development provides adequate landscaped to the side and rear boundaries of the site; and                      | Probable |
|   | (iii.) The design and treatment of the development respects the character of the locality.                           | Probable |