**7.3.1 General Development Code**

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| **Performance outcomes** | **Acceptable Outcomes** | **Complies** | **Justification for compliance** |
| **Site Layout** | | | |
| **PO1**  The size and bulk of new buildings associated with development maintains and enhances the intended local character of the zone by avoiding over-development of the site, and allowing for development at a consistent scale, siting and intensity to nearby development. | **AO1**  Total development on the site has a maximum site cover as follows:   * 50% Township zone * 90% Centre zone * 85% General residential zone * 40% Industry zone. |  |  |
| **PO2**  Landscaping is provided to enhance the visual appeal of the development and soften the appearance of the built form. The majority of landscaping is to be undertaken on the principal street frontage of the development. | **AO2**  Except in the St George Centre zone, a minimum of 10% of the total development area is landscaped. |  |  |
| **Building Design** | | | |
| **PO3**  New development maintains the low-rise scale and character of the Shire. | **AO3**  Except where in the St George Centre zone, development is no higher than:   * 2 storeys; or   8.5m above ground level |  |  |
| **PO4**  New buildings or structures present a traditional façade to the street. | **AO4**  Except where in the St George, Dirranbandi Centre and industry zones, at least three of the four elements below must be incorporated into the façade of new buildings:   * verandas or porches. * awnings and shade structures. * variations to the roof and building lines.   a range of building materials, matching prevailing materials in neighbouring buildings. |  |  |
| **PO5**  Development is generally in accordance with existing setbacks within the locality. | **AO5**  No acceptable outcome is prescribed. |  |  |
| **Dual Occupancies and Multiple Dwellings** | | | |
| **PO6**  The design, appearance and form of development for Dual Occupancy or a Multiple Dwelling reflects a high standard and permanent form of accommodation that complements the character of existing residential development in the Shire.  Editor’s note— Dwellings having the appearance of relocatable dwellings or other temporary structures are discouraged and unlikely to meet this performance outcome. However, this provision is not intended to preclude creative or adaptive building design outcomes where exhibiting strong architectural merit and visual appeal. | **AO6**  No acceptable outcome is prescribed. |  |  |
| **PO7**  Building scale, form and site layout is consistent with existing prevalent residential architectural features and site layouts (e.g. location of building at the front of the lot, parking at the side or rear of dwellings, one larger building rather than multiple small buildings).  Editor’s note— Dwellings having the appearance of relocatable dwellings or other temporary structures are generally discouraged and unlikely to meet the performance outcome. However, this provision is not intended to preclude creative or adaptive building design outcomes where exhibiting strong architectural merit and visual appeal. | **AO7**  No acceptable outcome is prescribed. |  |  |
| **PO8**  Landscaping is provided for site presentation privacy and shade. | **AO8**  No acceptable outcome is prescribed. |  |  |
| **Ancillary Uses** | | | |
| **PO9**  Other than where located in the Rural zone, buildings and structures for ancillary uses and activities such as sheds are subordinate in use and size to the primary use of the premises. | **AO9**  Other than where located in the Rural zone, buildings and structures for ancillary uses and activities do not exceed:   * 80m² gross floor area (all zones except Rural zone, Rural residential zone and Township zone) * 100m² gross floor area (Rural residential zone)   15% of remaining site area (Township zone). |  |  |
| **Access, manoeuvring and parking** | | | |
| **PO10**  The proposed development accommodates sufficient car parking on site. | **AO10**  Car parking is provided at rates as per table 7.3.1.2. |  |  |
| **PO11**  The proposed driveway is clear of all impediments. | **AO11**  The proposed driveway is clear of street furniture, gully pits, man holes, power poles and street trees. |  |  |
| **PO12**  The location of driveways does not create a danger to the safety and efficiency of existing intersections. | **AO12**  The minimum distance of a driveway from an intersection of one street with another is 6m. |  |  |
| **PO13**  Access to, from and within the site:   * is adequate for the type and volume of traffic generated by the use. * does not adversely impact on the traffic network external to the site. * caters for safe pedestrian access.   provides for disabled access. | **AO13.1**  Vehicle crossovers are designed in accordance with BSC standards.  **AO13.2**  Car parking and manoeuvring areas are designed in accordance with:   * AS2890.1 – Parking Facilities * Austroads AP-34/95 - Design Vehicles and Turning Path Templates   The Access to Premises Standard’ (Vol 1 of the National Construction Code). |  |  |
| **Infrastructure and Services** | | | |
| **PO14**  The development is supplied with an appropriate level of infrastructure to support the intended use. | **AO14**  Telecommunications and electricity supplies are designed and installed to supplier standards. |  |  |
| **PO15**  All development has an adequate supply of potable water and can provide for appropriate treatment and disposal of effluent and other waste water.  **Note:** If the development is not connected to a reticulated water supply network, there is no guarantee of reliability or availability of water from watercourses, overland flow or underground water for new non-stock and domestic development across the Balonne Shire. This is because access to water is subject to the limitations and appropriate authorisation under the *Water Act 2000*. | **AO15.1**  In the General residential, Centre, Industry and Township zones, all development is connected to BSC’s reticulated water supply network.  In the Recreation and Open Space and Rural zones, a potable water supply is provided.  **AO15.2**  In the General residential, Centre, Industry and Township zone, all development is connected to BSC’s reticulated sewerage network.  In the Recreation and Open Space and Rural zones, sewage disposal is provided generally in accordance with the Queensland Plumbing and Wastewater Code.  *Note: Appropriate authorisation is required under the Water Act 2000 for the take of water from watercourses, overland flow or underground water.* |  |  |
| **PO16**  Stormwater is collected and discharged to ensure no impacts on adjoining land owners, BSC or State infrastructure while also ensuring environmental values of waters in the Shire are maintained. | **AO16**  In all zones, stormwater drainage is provided in accordance with:   * [Queensland urban drainage manual](https://www.dews.qld.gov.au/water-supply-regulations/urban-drainage), 3rd Edition, Queensland Department of Energy and Water Supply, 2013 * Pilgrim, DH, (ed)., [Australian Rainfall & Runoff – A Guide to Flood Estimation](http://www.arr.org.au/arr-guideline/books-and-chapters/), Institution of Engineers, Australia, Barton, ACT, 1987   Class 1 and Class 10 buildings – National Construction Code, Volume 2. |  |  |
| **PO17**  Wastewater discharge to a waterway is avoided or managed in a way that maintains ecological processes, riparian vegetation, waterway integrity, and downstream ecosystem health. | **AO17.1**  Wastewater from development is not discharged to a waterway.  Alternatively, where wastewater discharge to a waterway is unavoidable, a wastewater management plan (WWMP) is submitted, which provides a waste management hierarchy that minimises wastewater discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water and groundwater. This WWMP is prepared by a suitably qualified person and addresses:   * wastewater type * climatic conditions * water quality objectives (WQOs) * best-practice environmental management.   **AO17.2**  Implement the WWMP prepared in accordance with AO17.1. |  |  |
| **BSC assets** | | | |
| **PO18**  Structures and buildings do not adversely impact on BSC infrastructure. | **AO18.1**  All proposed structures and buildings are clear of BSC easements and underground infrastructure within the site boundaries, as per Queensland Development Code requirements.  **AO18.2**  All invert crossing(s) and driveways are clear of all gully pits, street lights, power poles and other infrastructure located within the road reserve with a minimum separation distance of 1m. |  |  |
| **Development location in a Bushfire Hazard Area** | | | |
| **PO19**  A vulnerable use is not established or materially intensified where there are unacceptable risks to people or property from a Bushfire Hazard. | **AO19**  Vulnerable uses are not established or expanded.  Editor’s note—**Vulnerable uses** are those involving:   1. the accommodation or congregation of vulnerable sectors of the community such as child care centres, community care centre, educational establishments, detention facilities, hospitals, rooming accommodation, retirement facilities or residential care facilities; or   the provision of essential services including community uses, emergency services, utility installation, telecommunications facility, substations and major electricity infrastructure. |  |  |
| **PO20**  Emergency services and uses providing community support services are able to function effectively during and immediately after a bushfire hazard event. | **AO20**  Emergency services and uses providing community support services are not located in a bushfire hazard (bushfire prone) area and have direct access to low hazard evacuation routes. |  |  |
| **PO21**  Development involving hazardous materials manufactured or stored in bulk is not located in bushfire prone area. | **AO21**  The manufacture or storage of hazardous material in bulk does not occur within a bushfire prone area. |  |  |
| **PO22**  Development in a bushfire prone area as identified on [SPP mapping – Safety](https://spp.dsdip.esriaustraliaonline.com.au/geoviewer/map/planmaking) and Resilience to Hazards, Bushfire prone area makes adequate provision of water supply for fire-fighting requirements. | **AO22**  No acceptable outcome is prescribed. |  |  |
| **Development located in a Flood Hazard Area – Reconfiguring a Lot** | | | |
| **PO23**  Development located within areas containing a flood hazard (as identified in Schedule 4 – Flood hazard overlay map) responds to flooding potential and maintains personal safety at all times, with regard to siting and layout. | **AO23**  Development on land identified as flood hazard on the flood hazard maps (as identified in Schedule 4 – Flood hazard overlay map is sited and designed so that:   1. all new lots contain a building envelope located: 2. outside of the mapped flood area in Schedule 4 – Flood hazard overlay map; or 3. can achieve a freeboard of 300mm above the Defined Flood Event (DFE).   there is at least one (1) evacuation route that achieves safe egress for emergency evacuations during all floods. |  |  |
| **PO24**  Development involving essential community infrastructure remains functional to meet community needs during and after flood events. | **AO24**  No acceptable outcome is prescribed. |  |  |
| **Stock Route Network** | | | |
| **PO25**  Development on or lots fronting the stock route network [SPP mapping – Economic Growth, Agriculture, Stock Route Network](https://spp.dsdip.esriaustraliaonline.com.au/geoviewer/map/planmaking) does not compromise the connectivity and integrity of the network and protects ongoing, efficient and safe use by travelling stock by:   * maintaining the extent of the stock route network. * maintaining access to watering facilities and other stock route infrastructure. * providing safe passage of stock traversing the stock route.   allowing practical solutions for stock to move across transport and other linear infrastructure safely. | **AO25**  No acceptable outcome is prescribed. |  |  |
| **PO26**  Development does not result in encroachment by incompatible land uses (especially residential, sensitive commercial or community uses) along the stock route network. Non-rural uses are setback and buffered from the stock route network to mitigate impacts. | **AO26**  Development is for a rural activity. |  |  |
| **PO27**  Development does not result in a loss of the primary use for moving stock and other uses associated with the stock route network including recreational, environmental and heritage values. | **AO27**  No acceptable outcome is prescribed. |  |  |
| **Petroleum pipeline** | | | |
| **PO28**  The integrity and function of high pressure pipelines carrying petroleum and gas is maintained. | **AO28.1**  Development:   1. is located not less than 200m from petroleum pipelines and the centre-line of petroleum pipeline easements identified in SPP Mapping – Hazards and Safety – Emissions and Hazardous Activities – High pressure gas pipelines. 2. must not impact on the pipeline function.   **AO28.2**  Where development is proposed on a pipeline easement, the proponent consults the pipeline licence holder. |  |  |
| **Electricity Infrastructure** | | | |
| **PO29**  Development is separated from major electricity infrastructure or substations and incorporates buffers to maintain public health and safety, residential amenity and allow access to infrastructure for maintenance. | **AO29**  No acceptable outcome is prescribed. |  |  |
| **Local heritage places** | | | |
| **PO30**  Development contributes to the retention of a local heritage place, facilitates their adaptive reuse, but does not result in a change that is incompatible with conserving the cultural heritage significance of the place. | **AO30.1**  Development retains the fabric, features and contents listed as significant for the local heritage place and requires no building or operational work in relation to it;  OR  Development is in accordance with the guideline *Developing heritage places: using the development criteria* as made under the *Queensland Heritage Act 1992;*  OR  Development is undertaken in accordance with an exemption certificate issued under the *Queensland Heritage Act 1992.*  **AO30.2**  Development neither results in the demolition of the place nor substantially reduces its cultural heritage significance.  Alternatively, where demolition is unavoidable:   1. a report is provided that demonstrates there is no practical reason and feasible alternative to the substantial demolition of the local heritage place or its removal to another location; and 2. an archival record is prepared to document the changes.   Editor’s note— the report must be prepared by suitably qualified consultants, such as conservation architects or structural engineers, and detail alternative options investigated. |  |  |
| **Biodiversity** | | | |
| **PO31**  Development:   1. is located to avoid significant adverse impacts on matters of state environmental significance 2. facilitates the protection and enhancement of matters of state environmental significance 3. protects and enhances ecological connectivity. | **AO31**  Provide a buffer from buildings, ancillary structures and all other development:   1. that is at least 100m from the top bank of all water courses and the full supply level of storages. 2. for areas identified as a Matter of State Environmental significance (identified in [SPP mapping – Environment and Heritage – Biodiversity](https://spp.dsdip.esriaustraliaonline.com.au/geoviewer/map/planmaking)) at a minimum width of:    * 1. 20m from existing riparian vegetation associated with a watercourse; and      2. 50m where the area is located in the Township zone; or   200m in any other zone. |  |  |
| **Aviation facilities** | | | |
| **PO32**  Development does not interfere with the function of air service facilities [SPP mapping – Infrastructure – Strategic Airport and Aviation Facilities](https://spp.dsdip.esriaustraliaonline.com.au/geoviewer/map/planmaking). | **AO32**  Development located within the building restriction area for an air services facility does not create:   1. permanent or temporary physical obstructions in the line of sight between antennas. 2. an electrical or electromagnetic field that interferes with the signals transmitted by the facility. 3. reflective surfaces that could deflect or interfere with signals transmitted by the facility.   OR  Development located within the building restriction area for an air services facility is designed and constructed to mitigate adverse impacts on the function of the facility.  OR  Development complies with this outcome where written confirmation from Air Services Australia confirms that the development will not impair the functioning of the air services facility. | . |  |
| **Home based business** | | | |
| **PO33**  The development comprises only a minor portion of an existing residential premise. | **AO33.1**  The business is operated by persons residing in the dwelling.  **AO33.2**  The development is limited to a total floor area of 80m² for the part of the residential premises used in the operation of the business (excluding site parking). |  |  |
| **PO34**  The use does not generate greater traffic loads than reasonably associated with residential premises. | **AO34.1**  Provision is made for two (2) off-street car parking spaces.  **AO34.2**  The business will not require street parking for more than one (1) additional motor vehicle at any one time, on any street with frontage to the premises.  **AO34.3**  Delivery motor vehicles visiting the premises shall before more than four (4) tonnes in weight. |  |  |
| **PO35**  The use is operated in such a way as to not disrupt the residential amenity of the area. | **AO35.1**  Delivery of goods and operating hours occurs between the hours of 7:00am and 6:00pm.  **AO35.2**  The business does not display goods for sale in any window or outdoor area.  **AO35.3**  The one advertising sign associated with the business does not exceed 0.5m² and displays the name of the business operator, name of the business and the phone number. The sign is to be located on the site at a height no greater than 1.5m measured to the bottom of the sign. The sign is not to be illuminated. |  |  |
| **Abandoned mines** | | | |
| **PO36**  Development is located to protect sensitive land uses from the impacts of previous activities that may cause risk to people or property including land containing former mining activities and hazards e.g. disused underground mines, tunnels and shafts.  Note: A geotechnical assessment report prepared by a suitably qualified and experienced person will assist in demonstrating the achievement of the performance outcome where a possible risk from former mining activities is identified through location knowledge, a pre-development ground inspection, Schedule 4 – Online Mapping Resources – Mines Online Maps, or other sources. | **AO36**  No acceptable outcome is prescribed. |  |  |