



# **Tablelands Regional Council Planning Scheme 2016**

## **Amendment No.1**

**(Administrative and Minor Amendments)**

**(2 May 2017)**

# Part 1 Preliminary

## Clause 1 Short Title

This amendment may be cited as the Tablelands Regional Council Planning Scheme 2016 - Amendment No. 1.

## Clause 2 Adoption

Tablelands Regional Council adopted these Planning Scheme amendments on 23 February 2017.

## Clause 3 Commencement

This Amendment No.1 is effective from 02 May 2017.

# Part 2 Amendment of the Planning Scheme

## Clause 4 Amendment of the Parts of the Planning Scheme

Ref No.	Location	Amendment type	Reason	Amendment
1.1	Part 3 - 3.3.1.1	Grammatical amendment	Repeated sentence in Strategic framework.	Delete last sentence within the second paragraph - "Development is to occur consistently with the development pattern identified in the strategic framework maps".
1.2	Part 3 - 3.3.5.1.5	Grammatical amendment	All terms within Part 3 Strategic Framework that are italicised refer to the Strategic Framework Mapping	Italicise the word "Urban" first line.
1.3	Part 3 - 3.4.1.4	Grammatical amendment	Admin error	Add full stop after uses 5th line.
1.4	Part 3 - 3.5.8.1.5	Grammatical amendment	Admin error	Fix font 2nd line.
1.5	Part 3 - 3.7	Formatting amendment	Pages are not formatted in accordance with the rest of the planning scheme.	Format pages from Part 3.7 page 3-29 to 3-33.
1.6	Part 5 - 5.3.1 (6)	Grammatical amendment	Typographical error	Correct spelling mistake "Table"
1.7	Part 5 - 5.5.6.1	Grammatical amendment	Admin error	Adult Store - Bold "Exempt" top of table
1.8	Part 5 - 5.5.6.1	Formatting amendment	Admin error - Wording is correct, but an additional dot point needs to be created.	Bar - Insert additional dot point • Not adjoining land in the Low density residential zone or medium density residential zone.
1.9	Part 5 - 5.9.1.1	Grammatical amendment	Drafting error - Replace Specific zone codes with "Relevant Zone Code".	Rooming accommodation and Shopping centre - Insert "Relevant Zone Code" in the Assessment criteria.

Ref No.	Location	Amendment type	Reason	Amendment
1.10	Part 5 - 5.9.5.1	Grammatical amendment	Typo - hyphen missing in Short-term accommodation, and Admin error - Old QPP zone code definition was used and not updated to the new QPP zone code definition.	Insert hyphen in "Short-term accommodation and replace "Residential Choice zone code" with "Medium Density Residential Zone Code"
1.11	Part 6 - 6.2.1.3.1	Grammatical amendment	Typographical error - additional p in Apart.	6.2.1.3.1 - PO16 _ Correct spelling mistake "apart"
1.12	Part 6 6.2.2.3.1, 6.2.3.3.1, 6.2.4.3.1, 6.2.5.3.1, 6.2.6.3.1, 6.2.7.3.1, 6.2.8.3.1, 6.2.9.3.1 & 6.2.10.3.1	Grammatical amendment	Drafting error - Include Structures within the AO. The structures definition includes a wall, fence and anything fixed to or projecting from a building, wall, fence or other structure.	AO1 - Insert "and Structure" after Building in the first dot point.
1.13	Part 6 - 6.2.2.3.1	Grammatical amendment	Spelling error	AO3 - Correct spelling mistake "Regulation".
1.14	Part 6 - 6.2.2.3.1	Grammatical amendment	Typographical error	AO16 - Remove additional space on first line and remove additional full stop on line 8.
1.15	Part 6 - 6.2.6.3.1	Drafting amendment	Drafting error - There is no measureable component to the AO for self-assessment. The proposed AO is consistent with the intent within the Strategic framework 3.3.3 - Major Activity Centre - Atherton and 3.3.4 - District activity centres - Malanda and Ravenshoe.	AO10 - Insert "Centre development should not exceed 1000m <sup>2</sup> whilst adjoining the Low density residential zone and Medium density residential zone".
1.16	Part 6 - 6.2.7.3.1	Drafting amendment	Drafting error - PO10 - Reword the PO to read in accordance with the AO, as it reads it is confusing and contradictory.	PO10 - Reword to read, "Non-industrial development is limited to ancillary uses that are directly related to the industrial use".
1.17	Part 6 - 6.2.10.3	Remove blank page	Remove additional blank page	Part 6 (Page 6-147) Remove page
1.18	Part 7 - 7.2.1.3.1	Drafting amendment	Wrong reference map - replace with correct map reference	PO 55 & PO 66 Replace "Elements map 8" with "Urban Growth Area Map 7".
1.19	Part 8 - 8.2.1.3	Grammatical amendment	Admin error - numbering	AO2.1 - Second dot point needs removing as it is part of the first dot point.
1.20	Part 8 - 8.2.1.3	Remove ANEF tables	Drafting error - Councils airports do not have ANEF contours and the Mareeba Airport ANEF does not encroach in TRC.	Remove PO7 & Tables D & E
1.21	Part 8 - 8.2.2.3.1	Grammatical amendment	Admin error - Spelling mistake	AO2.2 (1) - Correct spelling mistake "Radiate"
1.22	Part 8 - 8.2.3.2 (2)	Grammatical amendment	Admin error - Spelling mistake	Add an "S" on the end of "overall outcome".
			Admin error - Spelling mistake	AO1 - Correct spelling mistake "Operated".
			Admin error - Spelling mistake	AO3 - Dot point 1 - spelling mistake "Maintain".

Ref No.	Location	Amendment type	Reason	Amendment
1.23	Part 8 - 8.2.3.2.1	Grammatical amendment	Admin error - Flood investigation area overlay	AO2.2 - Dot point 1 - remove the word "Area" at the end of the dot point.
			Drafting error - Wording is incorrect - it should be "within" not "below" the flood investigation areas.	AO2.5 - remove the word "below" and replace with "within".
1.24	Part 9 - 9.3.7.3.1	Planning Scheme alignment	Redraft second paragraph to include 10,000lt reserve for fire fighting purposes - SPP	AO1 - redraft second paragraph to read: "If outside a benefitted area, onsite water storage tank/s with a minimum capacity of 90,000L with a reserve of at least 10,000L for fire fighting purposes only and fitted with a 50mm ball valve with a camlock fitting and are installed and connected prior to occupation of the dwelling house".
1.25	Part 9 - 9.3.7.3.1	Drafting amendment	Drafting error - Remove AO, as it is a QDC provision - doubling up on legislation	Remove AO5.1 and renumber AO5.2 to AO5.
1.26	Part 9 - 9.3.9.3.1	Drafting amendment	Redraft AO to read correctly	AO2 - Replace "to" with "in accordance with"
1.27	Part 9 - 9.3.10.3.1	Grammatical amendment	Remove "and" from AO's, as the QPP states that a semi-colon (;) means "and" anyway.	AO8 & AO9 - Remove all "and" from AO's.
1.28	Part 9 - 9.3.17.2	Grammatical amendment	Spelling error of purpose.	Heading - Remove B from purpose.
1.29	Part 9 - 9.4.3.3.2	Drafting amendment	A drafting error has occurred when amalgamating a Shop and Shopping centre - only a Shop was transcribed from the public consultation version of the scheme at 10m <sup>2</sup> and not a shopping centre at 25m <sup>2</sup> . Redraft the provisions to read in accordance with the public consultation version.	Vehicle Parking - Redraft the Minimum parking provisions to read: Inside the Centre zone One space per 50m <sup>2</sup> or part thereof of GFA up to 400m <sup>2</sup> GFA, and one space per 10m <sup>2</sup> for a Shop and 25m <sup>2</sup> for a Shopping centre or part thereof of GFA above 400m <sup>2</sup> . In all other zones and precincts One space per 25m <sup>2</sup> or part thereof of GFA up to 400m <sup>2</sup> and one space per 15m <sup>2</sup> or part thereof of GFA above 400m <sup>2</sup> ."
1.30	Part 9 - 9.4.4.2 (m)	Grammatical amendment	Remove "and" from Purpose and overall outcome.	Item (m) - Remove "and" from last dot point.
1.31	Part 9 - 9.4.4.2.1	Drafting amendment	Remove entire PO19 and PO20 provisions due to repeated within same code (PO31 & PO32).	Remove PO19 and PO20 and renumber all subsequent PO's and AO's
1.32	Part 9 - 9.4.5.3.1	Planning Scheme alignment	The additional fire fighting provisions will align the AO in accordance with other codes including the SPP	AO1.1 - dot point 2 - remove existing dot point and insert "If not identified within the reticulated water supply benefitted area, onsite water storage tank/s with a minimum capacity of 90,000L with a reserve of at least 10,000L for fire fighting purposes only and fitted with a 50mm ball valve with a camlock fitting must be installed and connected prior to occupation or use of the development, or a bore or bores are provided in accordance with the design Guidelines set out in the Planning Scheme Policy 4 -

Ref No.	Location	Amendment type	Reason	Amendment
				FNQROC Regional Development Manual".
1.33	Part 9 - 9.4.5.3.1	Drafting amendment	Repetitive provision - PO is already within the ROL code, therefore does not need to be within the Works, services and infrastructure code.	Remove PO27 and AO27. 1&2 and renumber accordingly

## Clause 5 Amendment of the Planning Scheme Schedules

Ref No.	Location	Amendment type	Reason	Amendment
1.34	Schedule 1- SC1.3.2	Drafting amendment	Drafting error - Wrong reference to roof types.	SC1.3.2 - Administration definitions - Remove the words "Figure 1 and replace with "Figure 4.7 within PSP1 - Character Area Design Guideline" and remove the "Figure 2" and replace with ""Figure 4.8 within PSP1 - Character Area Design Guideline".
1.35	Schedule 1 - SC1.3.2	Grammatical amendment	Admin error - List alphabetical	SC1.3.2 - Administration definitions - Move the definition "Removal" up 3 spots
1.36	Schedule 4 - SCH4.1.1	Legislative requirement	Drafting error - Preliminary approval dated 21 June 2013 (DA 08/17) for 23 lot reconfiguration was omitted from the list, as it is still a current development permit.	Insert - "21 June 2013. - Lot 147CWL198 - Preliminary approval for overriding the Herberton Shire Council Planning Scheme - MCU (Use rights consistent with the Rural Residential Planning Area/Rural Locality) and development permit for Reconfiguration of a Lot (23 Rural Residential lots)".
1.37	Schedule 5	Legislative requirement	The Minister has designated another lot to include in Land Designated for Community Infrastructure	Insert in Table SC5.1 - Lot 36 H25326 - 38 Perkins Street, Herberton - Herberton Emergency Services Facilities. Designated on 17/02/2017

## Clause 6 Amendment of the Planning Scheme Policies

Ref No.	Location	Amendment type	Reason	Amendment
1.38	PSP5 - 1.1.2.2	Drafting amendment	Drafting error - The suitably qualified professionals for assessment of slopes less than 15% should have included Registered Surveyors and NATA accredited soil technicians.	Include additional dot points <ul style="list-style-type: none"> <li>Registered Surveyor</li> <li>NATA Accredited Soil Technician.</li> </ul>
1.39	PSP5 - 1.1.2.3	Drafting amendment	Drafting error - Drafting Omission	Amend the last sentence of the amount of Professional Indemnity from \$20 million to \$1 Million and insert Public Liability to \$10 Million
1.40	PSP5 - 1.1.3.5	Grammatical amendment	Admin error - recommendations additional dot points	Remove 3 additional dot points (c), (f) & (h).
1.41	PSP 10- 1.1.3	Grammatical amendment	Admin error - spelling mistake	Correct spelling mistake "Requirements".

## Clause 7 Amendment of the Planning Scheme Mapping

Ref No.	Location	Amendment type	Reason	Amendment
1.42	Transport Corridor Overlay Maps	Legislative requirement	Include Transport Corridor Overlay maps as directed by the Director General of State Government.	Insert "Transport Corridor Overlay maps" into Planning Scheme Overlay maps
1.43	Plans for Trunk Infrastructure Maps	Drafting amendment	Drafting error - omitted part of the trunk infrastructure.	Amend Plans for Trunk Infrastructure Water - Atherton Map 1 of 4 - WATH056 to join up with WATH065
1.44	Zone Mapping Lots 1,2,3,4,5, 6 & 10 on SP227854	Drafting amendment	<p>Drafting error - Council omitted to include Lots 1,2,3,4,5,6 &amp;10 on SP227854 within a zone. These lots are group titled and for some apparent reason they were not zoned within the final TRC Planning Scheme Maps. The consultation draft Planning Scheme zoned the lots Rural within the General Rural Precinct.</p> <p>It is considered that under 2.3A.3 (g) of MALPI that the zoning of the lots have involved adequate consultation with the public and the State Government.</p>	Amend Lots 1,2,3,4,5,6 & 10 on SP227854 from no zone to Rural Zone within the General Rural Precinct.

# Attachment 1 - Amended within TRC Planning Scheme

Ref No.1.1. Part 3 - 3.3.1.1 - Delete repeated sentence

## Part 3 Strategic Framework

### 3.3 Settlement Pattern and Built Environment

#### 3.3.1 Strategic Outcomes

The settlement pattern of the Tablelands supports a widely dispersed population in a variety of settings, including urban living in rural towns, small rural settlements, *rural residential areas*, cropping lands, dairy and grazing lands, broad-hectare grazing properties and a variety of other rural settings. Future development protects the highly valued range of rural and urban lifestyles and land uses and the viability of the rural economy which underpins them. Population growth is increasingly focused on a network of compact, rural towns of varying scales, primarily located in the northern extent of the region.

Ref No.1.2. Part 3 - 3.3.5.1.4 - Italicise mapping references

## Part 3 Strategic Framework

### 3.3 Settlement Pattern and Built Environment

#### 3.3.3 Element - Major Activity Centre - Atherton

3.3.3.1.4 Local centre development may occur within *urban expansion areas* of *major regional activity centres* to provide for everyday community needs within a walkable catchment.

Ref No.1.3. Part 3 - 3.4.1.4 - Typographical amendment

## Part 3 Strategic Framework

### 3.4 Economic Development

#### 3.4.1 Strategic outcomes

##### 3.4.1.4 Industry

Industrial development and expansion is supported through the provision of *industry areas* with appropriate infrastructure to support industrial development. Tolga and Ravenshoe provide the primary locations for high impact industry in the Tablelands region and further areas could be provided in Malanda. *Industry areas* within other *activity centres* provide for industrial uses which support their local economies. *Industry areas* are protected from incompatible development and sensitive land uses. Intensive animal industries and rural industries develop in appropriate locations within the region, where impacts on the environment and surrounding land uses are limited and manageable.

Ref No.1.4. Part 3 - 3.5.8.1.5 - Administrative amendment

## Part 3 Strategic Framework

### 3.5 Transport and infrastructure

#### 3.5.8 Element—Energy supply and communications

3.5.8.1.5 Urban and rural communities are serviced with affordable and reliable high speed telecommunication services including high-speed fibre-optic or satellite broadband internet connections.

Ref No.1.5. Part 3 - 3.7 - Formatted pages

**Part 3 Strategic Framework**  
**3.7 Natural Resources and Environment**

Formatted pages from Part 3.7 to Part 4

Ref No.1.6. Part 5 - 5.3.1 (6) - Corrected spelling

**Part 5 Tables of Assessment**

**5.3 Levels of assessment**

**5.3.1 Process for determining the level of assessment**

(6) if a local plan applies refer to the table(s) in section 5.9 Levels of Assessment - Local Plans, to determine if the local plan changes the level of assessment for the zone.

Formatted pages from Part 3.7 to Part 4

Ref No.1.7. Part 5 - 5.5.6.1 - Administrative amendment

**Part 5 Tables of Assessment**

**5.5 Levels of assessment - Material Change of Use**

**5.5.6 Centre zone**

*Table 5.5.6.1 Centre zone*

Note: Refer to Tables 5.6 Local Plans and 5.10 Overlays to determine if additional Assessment Criteria apply. Note level of assessment may be changed by Tables 5.6; 5.7 Reconfiguring a Lot; 5.8 Building work; 5.9 Operational Work.

Use	Level of assessment	Assessment criteria
Adult store	Exempt	

Formatted pages from Part 3.7 to Part 4

Ref No.1.8. Part 5 - 5.5.6.1 - Administrative amendment

**Part 5 Tables of Assessment**

**5.5 Levels of assessment - Material Change of Use**

**5.5.6 Centre zone**

*Table 5.5.6.1 Centre zone*

Bar	Exempt
	If: <ul style="list-style-type: none"> <li>• within an existing building;</li> <li>• no external structural building work is involved;</li> <li>• no operational works are involved;</li> <li>• there is no reduction in the number of existing car parking spaces on the site and</li> <li>• if not adjoining land in the Low density residential zone or Medium density residential zone.</li> </ul>

Formatted pages from Part 3.7 to Part 4



## **Part 5 Tables of Assessment**

### **5.9 Levels of assessment - Local Plans**

#### **5.9.1 Atherton local plan**

Table 5.9.1.1 Atherton local plan: Material change of use

<b>Rooming accommodation</b>	<b>Code assessment</b>	
	If within the Maunds Road precinct or Town Centre Fringe precinct.	Atherton Local Plan Code; and Relevant Zone code Landscaping code; and Parking and access code; and Works, services and infrastructure code; and Rooming accommodation and short term accommodation code.

<b>Shopping Centre</b>	<b>Code assessment</b>	
	If located in the Town Centre Core precinct.	Atherton Local Plan Code; and Relevant zone code; and Landscaping code; and Parking and access code; and Works, services and infrastructure code; and Commercial activities code.

## **Part 5 Tables of Assessment**

### **5.9 Levels of assessment - Local Plans**

#### **5.9.5 Yungaburra local plan**

Table 5.9.5.1 Yungaburra local plan: Material change of use

<b>Short-term accommodation</b>	<b>Code assessment</b>	
	If on land within the Gateway accommodation precinct.	Yungaburra local plan code; and Medium density residential zone code; and Landscaping code; and Parking and access code; and Works, services and infrastructure code; and Rooming accommodation and short term accommodation code.

## **Part 6 Zone Codes**

### **6.2.1 Rural zone codes**

#### **6.2.1.3 Assessment criteria**

Table 6.2.1.3.1 Rural zone code - For self-assessable and assessable development

<b>Tourism and non-residential tourism development</b> <sup>see Note</sup>	
<b>PO16</b> Tourism development does not include a permanent residential component apart from a dwelling house.	<b>AO16</b> No acceptable outcome provided.

## **Part 6      Zone Codes**

### **6.2.2,3,4,5,6,7,8,9 & 10      Zone codes**

#### **6.2.2.3,4,5,6,7,8,9 & 10      Assessment criteria**

*Tables 6.2.2-10.3.1 Rural residential, Emerging communities, Low Density residential, Medium density residential, Centre, Industry, Community facilities, Conservation, Recreation and open space zone code - For self-assessable and assessable development.*

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
<b>For self-assessable and assessable development</b>	
<b>Building height</b>	
<b>PO1</b> The height of associated development is in keeping with the rural-residential character of the neighbourhood and does not adversely affect the amenity of the locality.	<b>AO1</b> <ul style="list-style-type: none"> <li>• Building and structure height does not exceed 8.5m; and</li> <li>• Development does not exceed two storeys above ground level.</li> </ul>

**Part 6 Zone Codes**

**6.2.2 Rural residential zone code**

**6.2.2.3 Assessment criteria**

Table 6.2.2.3.1 Rural residential zone code - For self-assessable and assessable development

<b>Setbacks</b>	
<p><b>PO3</b> Buildings are set back to maintain the character of the area and to provide an appropriate level of amenity for occupants of the buildings.</p>	<p><b>AO3</b> Buildings and structures are set back a minimum of 10m from the boundary to an adjoining lot.</p> <p>Editor's note—All other setbacks will be in accordance with the Building Code of Australia (BCA) or the Queensland Development Code (QDC), under the regulation of the <i>Building Act 1975</i>.</p>
<b>Protection of agricultural activities</b>	
<p><b>PO16</b> Sensitive land uses are separated or buffered from agricultural activities and land within the Rural zone maintains current productivity and future viability for agriculture production.</p>	<p><b>AO16</b> Sensitive land uses that are within 60m of the Rural zone or Emerging Communities zone or within the recommended setback distances for adverse impacts from an existing agricultural enterprise, as described at table 6.3 of Planning Scheme policy 11; are separated by a vegetated buffer that is provided and maintained in accordance with <i>Planning Scheme Policy 11 - Separating Agriculture from other land uses</i> The minimum standards for buffer widths vary depending on the potential adverse impacts for spray drift, odour, noise and dust. In addition to the provisions of Planning Scheme Policy 11 - the minimum vegetated buffer shall:</p> <ul style="list-style-type: none"> <li>• Not include plants that are declared and undesirable plant species at Schedule B of Planning Scheme Policy 6 - Landscaping and preferred plant species; and</li> <li>• Contain random plantings of a variety of trees and shrub species of differing growth habits; and</li> <li>• include species with long, thin and rough foliage; and</li> <li>• have a permeable barrier which allows air to pass through the buffer; and</li> <li>• have species that have foliage from the base to the crown; and</li> <li>• include species which are fast growing and hardy; and</li> <li>• have a minimum mature tree height of 20 metres; and</li> <li>• have irrigation and mulching provided; and</li> <li>• have a minimum maintenance period for establishing the buffer of 3 years where plant and tree species are of local provenance.</li> </ul> <p><i>Note: 325 trees per 1000m<sup>2</sup> with a minimum plant spacing of 1.75 metres has been determined by Council's Revegetation Unit to be the most economical planting rate, limiting intensive weed control. Less trees per hectare, has a higher maintenance requirement.</i></p>

**Part 6 Zone Codes**

**6.2.6 Centre zone code**

**6.2.6.3 Assessment criteria**

Table 6.2.6.3.1 Centre zone code - For self-assessable and assessable development

<b>Centre hierarchy</b>	
<p><b>PO10</b> Development does not compromise the hierarchy of centres.</p>	<p><b>AO10</b> Centre development should not exceed 1000m<sup>2</sup> when adjoining the Low density residential zone and medium density residential zone.</p>

Ref No.1.16. Part 6 - 6.2.7.3.1 - Reworded PO10

## **Part 6 Zone Codes**

### **6.2.7 Industry zone code**

#### **6.2.7.3 Assessment criteria**

*Table 6.2.7.3.1 Industry zone code - For self-assessable and assessable development*

<b>Non-industrial uses</b>	
<b>PO10</b> Development is limited to ancillary uses that are directly related to the industrial use.	<b>AO10</b> Non-industrial uses, such as offices, retail uses and caretaker's accommodation are ancillary to an industrial use on the same site.

Ref No.1.17. Remove blank page after Part 6

Ref No.1.18. Part 7 - 7.2.1.3.1 - Corrected map reference

## **Part 7 Local Plan Codes**

### **7.2.1 Atherton local plan**

#### **7.2.1.3 Assessment criteria**

*Table 7.2.1.3.1 Industry zone code - For self-assessable and assessable development*

<b>Where in Atherton Urban Growth Precinct</b>	
<b>PO55</b> Development in the Atherton Urban Growth Precinct responds to the elements identified on <i>Atherton Local Plan Urban growth area map 7</i> .	<b>AO55</b> No acceptable outcome provided.
<b>PO66</b> Until such time as the relevant utility provider advises overhead power lines are no longer required, the existing power line easement shown on <i>Atherton Local Plan Urban growth area map 7</i> is retained.	<b>AO66</b> No acceptable outcome provided.

Ref No.1.19. Part 8 - 8.2.1.3 - Grammatical amendment

## **Part 8 Overlay Codes**

### **8.2.1 Airport environs overlay code**

#### **8.2.1.3 Assessment criteria**

*Table 8.2.1.3.1 Airport Environs Overlay Code - For self-assessable and assessable development*

<b>Lighting and reflective surfaces</b>	
<b>PO2</b> Development does not include external lighting or reflective surfaces that could distract or confuse pilots.	<b>AO2.1</b> Development within the lighting buffer zone for the strategic airport does not include any of the following types of outdoor lighting: <ul style="list-style-type: none"> <li>• straight parallel lines of lighting 500m to 1000m long</li> <li>• flare plumes</li> <li>• upward shining lights</li> <li>• flashing lights</li> <li>• laser lights</li> <li>• sodium lights</li> <li>• reflective surfaces.</li> </ul>

Ref No.1.20. Part 8 - 8.2.1.3 - Remove ANEF reference from Airport Environs Overlay Code by removing PO7 & AO7 and Table D & E.

Ref No.1.21. Part 8 - 8.2.2.3.1 - Corrected spelling

## **Part 8      Overlay Codes**

### **8.2.2      Bushfire hazard overlay code**

#### **8.2.2.3      Assessment criteria**

*Table 8.2.2.3.1 Bushfire hazard Overlay Code - For self-assessable and assessable development*

<b>Lot design</b>	
<p><b>PO2</b> Development minimises the potential adverse impacts of bushfire on the safety of people, property and the environment by mitigating risk through lot design.</p>	<p><b>AO2.1</b> Lots are designed so that their size and shape allows for efficient emergency access to buildings for fire-fighting appliances (e.g. by avoiding long narrow lots with long access drives to buildings).</p> <p><b>AO2.2</b> Lots are separated from hazardous vegetation by a distance that: (1) achieves radiate heat flux level of 29kW/m<sup>2</sup> at all boundaries; and (2) is contained wholly within the development site.</p> <p>Editor's note—Where a separation distance is proposed to be achieved by utilising existing cleared developed areas external to the site, certainty must be established (through tenure or other means) that the land will remain cleared of hazardous vegetation.</p> <p>For staged developments, temporary separation distances, perimeter roads or fire trails may be absorbed as part of subsequent stages.</p> <p>Editor's note—The achievement of a cleared separation distance may not be achievable where other provisions within the planning scheme require protection of certain ecological, slope, visual or character features or functions.</p>

2. The purpose of the code will be achieved through the following overall outcomes:

<b>Part 8 Overlay Codes</b>	
<b>8.2.3 Environmental significance overlay code</b>	
<b>8.2.3.3 Assessment criteria</b>	
<i>Table 8.2.3.3.1 Environmental significance overlay code - For self-assessable and assessable development</i>	
<b>Performance Outcomes</b>	<b>Acceptable Outcomes</b>
<b>For self-assessable development and assessable development</b>	
<p><b>PO1</b> Development avoids areas of MSES - Wildlife habitat, Regulated vegetation, Protected area and Legally secured offset areas.</p>	<p><b>AO1</b> Development does not occur on the part of the lot identified within the MSES - Wildlife habitat, Regulated vegetation, Protected area and Legally secured offset areas.</p> <p>or</p> <p>Development is located, designed and operated to mitigate significant impacts within the MSES - Wildlife habitat, Regulated vegetation, Protected area and Legally secured offset areas. For example, a report certified by an appropriately qualified person demonstrating to the satisfaction of the assessment manager, how the proposed development mitigates impacts, including on water quality, hydrology and biological processes.</p> <p>Note: refer to Planning Scheme Policy 2 - Ecological Assessment Reports, for guidelines on satisfying these criteria;</p> <p>or</p> <p>A property map of assessable vegetation (PMAV) identifies the site as an area no longer identified as being of environmental significance.</p>
<p><b>PO3</b> Development protects and enhances ecological connectivity and/or habitat extent.</p>	<p><b>AO3</b></p> <ul style="list-style-type: none"> <li>• Development retains native vegetation in areas large enough to maintain ecological values, functions and processes; and</li> <li>• Development within an ecological corridor rehabilitates native vegetation; and</li> <li>• Development within a conservation corridor mitigates adverse impacts on native fauna feeding, nesting, breeding and roosting, and native fauna movements.</li> </ul>

## Part 8 Overlay Codes

### 8.2.5 Flood investigation overlay code

#### 8.2.5.3 Assessment criteria

Table 8.2.5.3.1 Flood investigation overlay code - For self-assessable and assessable development

Performance outcomes	
Building Siting and Lot Layout	
<p><b>O2</b> Development siting and layout responds to flooding potential and maintains personal safety at all times.</p>	<p><b>For Reconfiguring a Lot</b> <b>AO2.2</b> Additional lots:</p> <ul style="list-style-type: none"> <li>• are not located in the flood investigation area overlay ; or</li> <li>• are demonstrated to be above the flood level identified for the site.</li> </ul> <p>Editor's note—If part of the site is outside the Flood Investigation Area Overlay, this is the preferred location for all lots (excluding park or other open space and recreation lots).</p> <p>Editor's note: Buildings subsequently developed on the lots created will need to comply with the relevant building assessment provisions under the <i>Building Act 1975</i>.</p> <p>Additional lots:</p> <ul style="list-style-type: none"> <li>• are not located in the flood investigation area overlay ; or</li> <li>• are demonstrated to be above the flood level identified for the site.</li> </ul> <p>Editor's note—If part of the site is outside the Flood Investigation Area Overlay area, this is the preferred location for all lots (excluding park or other open space and recreation lots).</p> <p>Editor's note: Buildings subsequently developed on the lots created will need to comply with the relevant building assessment provisions under the <i>Building Act 1975</i>.</p> <p><b>AO2.5</b> There is no intensification of residential uses within flood affected areas on land situated within the FIA .</p>

Ref No.1.24. Part 9 - 9.3.7.3.1 - Redrafted paragraph to align with Bushfire code

### 9.3.7 Dwelling house code

#### 9.3.7.3 Assessment criteria

Table 9.3.7.3.1 Dwelling house code - For self-assessable and assessable development

Performance outcomes	Acceptable outcomes
Water supply	
<p><b>PO1</b> An adequate, safe and reliable supply of potable, fire fighting and general use water is provided and constructed in accordance with relevant standards.</p>	<p><b>AO1</b> Development is connected to Council's reticulated water supply system if located within a water benefitted area.</p> <p>OR</p> <p>If outside a benefitted area, onsite water storage tank/s with a minimum capacity of 90,000L with a reserve of 10,000L for fire fighting purposes only and fitted with a 50mm ball valve with a camlock fitting and are installed and connected prior to the occupation of the dwelling house.</p> <p>OR</p> <p>If outside a benefitted area a bore or bores are provided in accordance with the Design Guidelines set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p>

Ref No.1.25. Part 9 - 9.3.7.3.1 - Remove AO5.1 and renumber AO5.2 to AO5

Ref No.1.26. Part 9 - 9.3.9.3.1 - Grammatical amendment

### 9.3.9 Extractive industry code

#### 9.3.9.3 Assessment criteria

Table 9.3.9.3.1 Extractive industry code - For self-assessable and assessable development

Access and haulage	
<p><b>PO2</b> Access to the site is gained by a haulage route that is safe and minimises impacts such as noise and dust on uses located along the haulage route.</p>	<p><b>AO2</b> The haulage route is constructed in accordance with Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p>

Ref No.1.27. Part 9 - 9.3.10.3.1 - Grammatical amendment

### 9.3.10 Home based business code

#### 9.3.10.3 Assessment criteria

Table 9.3.10.3.1 Home based business code - For self-assessable and assessable development

<p><b>PO8</b> The use does not generate traffic to a level that could reasonably be expected to adversely impact on the amenity or the area.</p>	<p><b>AO8</b> Vehicle movements associated with the home based business are limited to:</p> <ul style="list-style-type: none"> <li>• the hours of 7.00am to 6,00pm;</li> <li>• 3 vehicle visits per week of delivery vehicles not exceeding 4.5 Gross Vehicle Mass (GVM);</li> <li>• 12 business related vehicular trips to and from the site per day;</li> <li>• 1 commercial vehicle stored on site.</li> </ul>
<p><b>PO9</b> The Home based business remains subservient to the primary residential use of the dwelling but is identifiable to persons seeking the services offered on the premises by discrete signage.</p>	<p><b>AO9</b> There is only one advertising device related to the Home based business which is:</p> <ul style="list-style-type: none"> <li>• a Fence or Freestanding advertising device;</li> <li>• not greater than 0.5m<sup>2</sup> in area;</li> <li>• not illuminated;</li> <li>• located wholly within the premises facing the road frontage(s) of the site.</li> </ul>

Ref No.1.28. Part 9 - 9.3.17.2 - Remove B from the front of Purpose (Spelling)

Ref No.1.29. Part 9 - 9.4.3.3.2 - Redraft in accordance with consultation version

### 9.4.3 Parking and access code

#### 9.4.3.3 Assessment criteria

Table 9.4.3.3.2 Vehicle Parking and Service Vehicle Space Requirements

<p><b>Shop and Shopping centre</b></p>	<p><u>Inside the Centre zone.</u> One space per 50m<sup>2</sup> or part thereof of GFA up to 400m<sup>2</sup> GFA, and one space per 10m<sup>2</sup> for a Shop and 25m<sup>2</sup> for a shopping centre or part thereof of GFA above 400m<sup>2</sup></p> <p><u>In all other zones and precincts:</u> One space per 25m<sup>2</sup> or part thereof of GFA up to 400m<sup>2</sup>. and one space per 15m<sup>2</sup> or part thereof of GFA above 400m<sup>2</sup>.</p>	<p>One AV space if the site is greater than 2000m<sup>2</sup>, otherwise One SRV space.</p>
--	---	---



Ref No.1.30. Part 9 - 9.4.4.2 (M) - Remove and from last dot point.

Ref No.1.31. Part 9.4.4.2.1 - Remove PO19 and PO20 and renumber accordingly.

Ref No.1.32. Part 9 - 9.4.5.3.1 - Redrafted paragraph to align with Bushfire code

<b>9.4.5 Works, service and infrastructure code</b>	
<b>9.4.5.3.1 Assessment criteria</b>	
<i>Table 9.4.5.3.1 Works, services and infrastructure code - For self-assessable and assessable development.</i>	
<b>Water supply</b>	
<b>PO1</b> An adequate, safe and reliable supply of potable, fire fighting and general use water is provided and constructed in accordance with relevant standards.	<b>AO1.1</b> Development is connected to: <ul style="list-style-type: none"> <li>• Council's reticulated water supply system if: <ul style="list-style-type: none"> <li>- located within a Priority infrastructure area; or</li> <li>- located within a benefited area; or</li> <li>- the parent lot is currently connected; or</li> <li>- located within the Industry or commercial zone; or</li> <li>- located within the Low density residential zone, Medium density residential zone, Emerging communities zone or Rural residential zone 4,000m<sup>2</sup> precinct; or</li> </ul> </li> <li>• If not identified in the point above: <ul style="list-style-type: none"> <li>- If not within the reticulated water supply benefited area, on-site water storage tank/s with a minimum capacity of 90,000L and with a reserve of at least 10,000L for fire fighting purposes only and fitted with a 50mm ball valve with a camlock fitting and are installed and connected prior to the occupation or use of the development; or</li> <li>- a bore or bores are provided in accordance with the Design Guidelines set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</li> </ul> </li> </ul>

Ref No.1.33. Part 9 - 9.4.5.3.1 - Remove PO27 and AO27.1 & 27.2 and renumber accordingly.

Ref No.1.34. Schedule 1.3.2 - Character precinct typical roof types - Align reference figures to PSP.

<b>Character precinct typical roof types</b>	Traditional roof designs found in buildings that predate the 1960's have a dominant, symmetrical, steep pitched portion, with or without secondary lean-to sections and generally reflect a roof type illustrated at Figure 4.7. Inappropriate roof types illustrated in Figure 4.8 should be avoided.
--	--

Ref No.1.35. Schedule 1.3.2 - Alphabetise Administrative definitions list.

Ref No.1.36. Schedule 4.1.1 - Insert additional notation required under the SPA.

21/06/13	Lot 147 CWL198	Preliminary approval for overriding the Herberon Planning Scheme - MCU (use of rights consistent with the Rural Residential Planning Area/Rural Locality) and a development permit for a Reconfiguration of a Lot (23 Rural Residential lots).	08/17
----------	-------------------	--	-------

Ref No.1.37. Schedule 5 - Land designated for community infrastructure.

17/02/2017	36H25326	38 Perkins Street Herberton	Herberton Fire and Rescue Station and associated facilities on site.
------------	----------	--------------------------------	--

Ref No.1.38. Planning Scheme Policy 5 - Slope overlay guidance material - additional qualified professionals.

#### **1.1.2.2 Slopes less than 15% Gradient**

The Slope overlay identifies land that may have a slope of 15% or greater. Where land has been identified within the overlay, but slope gradients are less than 15% and there is no landslide risk identified in the area (including any upslope hazard) where development is proposed, it is acceptable for a suitably qualified professional to provide written advice to this effect. In such circumstances, a Geotechnical report to determine landslide hazard is not required. A suitably qualified professional for assessment of slopes less than 15% is a:

- Surveyor; or
- Building certifier; or
- Geotechnical engineer; or
- RPEQ civil engineer
- Registered Surveyor
- NATA accredited Soil Technician

Ref No.1.39. Planning Scheme Policy 5 - Slope overlay guidance material - Amended Indemnity insurance and public liability.

#### **1.1.2.3 Expertise required to prepare a geotechnical report**

Where development is proposed on land that has a slope gradient of 15% or greater or an identified landslide hazard; a geotechnical report is required at the discretion of Council's delegated officer. The preparation of a geotechnical investigation and report requires specialised skills.

An appropriately qualified professional, to prepare a geotechnical report ("Geotechnical Engineer"), is a person holding a degree in civil engineering or engineering geology with current membership of a recognised professional institution and whose primary business (with a minimum of 5 years' experience) includes the field of geotechnical engineering or engineering geology. It is highly desirable that the person has local experience with landslip areas, or demonstrable general experience with landslips and their mitigation and rehabilitation. The Geotechnical Engineer must hold and maintain professional indemnity insurance for any one occurrence of at least \$1 million and Public liability to \$2 Million.

Ref No.1.40. Planning Scheme Policy 5 - Slope overlay guidance material - Remove additional dot points.

#### **1.1.3.5 Recommendations**

The geotechnical report must include recommendations that clearly outline the following:

- (a) Whether the site has any history of landslips
- (b) Whether the proposed development (including all lots and buildings where applicable) will alter the present state of stability of the subject land
- (c) Whether any portion of the subject land should be excluded from the development and included in natural, undisturbed or rehabilitated areas
- (d) Whether the proposed development (including all lots and buildings where applicable) will adversely affect the current state of stability of adjoining land
- (e) Whether the proposed development (including all lots and buildings where applicable) should allow cuts and fills and if so, to what depth
- (f) Whether retaining structures are required and if so, provide necessary foundation design parameters, including drainage requirements
- (g) Whether any special design features are required to stabilise or maintain the stability of the subject land, or portions of the subject land (including each lot where applicable)
- (h) Whether any special surface and/or subsurface drainage measures need to be taken to improve or maintain the stability of the subject land, or portions of the subject land (including each lot where applicable)
- (i) Whether on site disposal of liquids should be allowed
- (j) Whether any follow-up inspections are required by the Geotechnical Engineer during construction

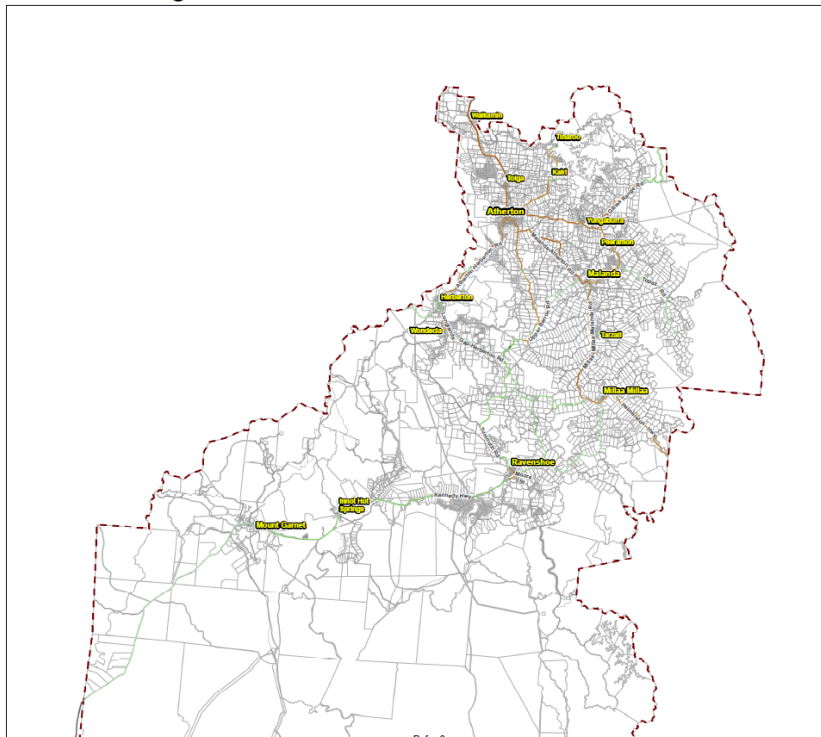
Ref No.1.41. Planning Scheme Policy 10 - Footpath Paving - Corrected spelling

**Ref No.1.42. Overlay Mapping - Include Transport Corridor Overlay Maps from State Planning Policy.**

**Tablelands Regional Council**



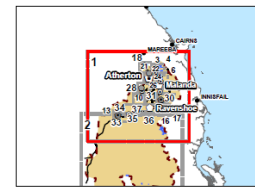
**Transport Noise Corridors North**



- Local Road
- State Controlled Road
- TRC Boundary
- Property Boundary
- Transport Noise Corridors (Mandatory)**
  - Category 0: Noise Level < 58 dB(A)
  - Category 1: 58 dB(A) =< Noise Level < 63 dB(A)
  - Category 2: 63 dB(A) =< Noise Level < 68 dB(A)
  - Category 3: 68 dB(A) => Noise Level < 73 dB(A)
  - Category 4: Noise Level => 73 dB(A)
- Transport Noise Corridors (Voluntary)**
  - Category 0: Noise Level < 58 dB(A)
  - Category 1: 58 dB(A) =< Noise Level < 63 dB(A)
  - Category 2: 63 dB(A) =< Noise Level < 68 dB(A)
  - Category 3: 68 dB(A) => Noise Level < 73 dB(A)
  - Category 4: Noise Level => 73 dB(A)

©2016 Tablelands Regional Council (TRC). Based on or contains data provided by TRC, the State of Queensland (Department of Natural Resources and Mines (DNRM) and the Commonwealth of Australia (Geoscience Australia (GA)), and the Commonwealth of Australia (Department of Infrastructure, Transport, Regional Development, Planning and Public Works (DITR)). All rights reserved. This map is provided as a guide only. TRC does not warrant the accuracy, reliability, completeness, currency or suitability for any purpose of this data, including but not limited to, navigation, planning, or other uses. Users should verify the accuracy, reliability, completeness, currency or suitability for any purpose of this data, including but not limited to, navigation, planning, or other uses. TRC does not accept any liability for any loss, damage or costs (including consequential loss) arising from the use of this data. Data must not be used for direct marketing or the sale of land or breach of the privacy laws. Last Revised: 22/10/2016, Project 2016/01

This is a Council prepared map. DO NOT RELY ON THIS MAP until you have read and understood Schedule 2 of the TRC Planning Scheme in relation to the purpose, use, source of information, reliability of information, changes, electronic versions and disclosures in relation to this map.

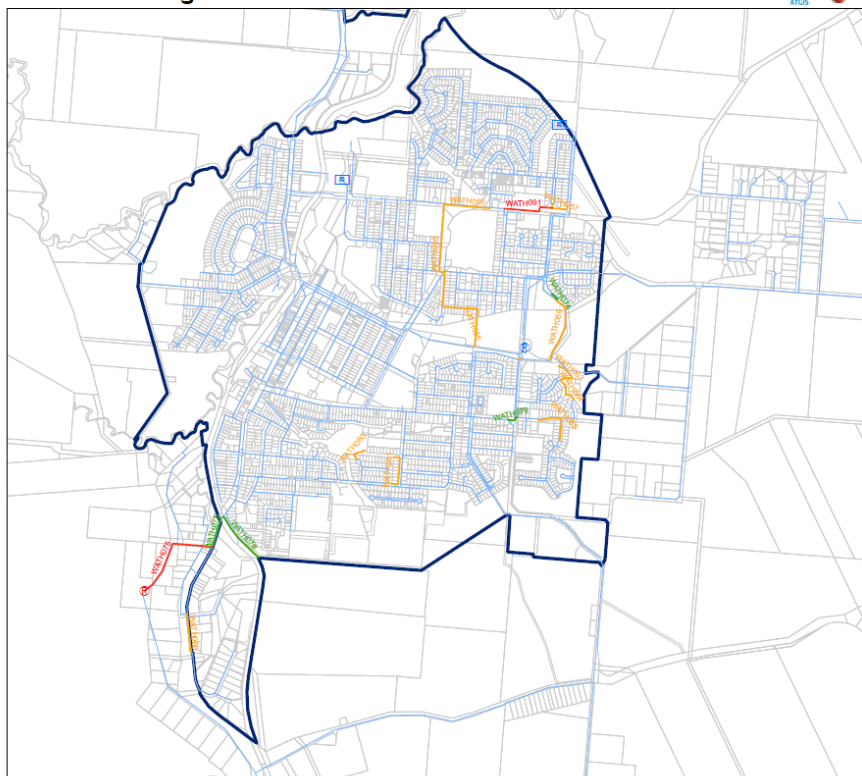


**Ref No.1.43. Plans for Trunk Infrastructure maps - Correction to Water - Atherton Map 1 of 4 - WATH056 to join up with WATH065.**

**Tablelands Regional Council**



**Plans for Trunk Infrastructure Water - Atherton**

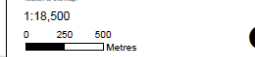


- Legend**
- PIA Boundary
  - Existing Water Infrastructure**
    - Existing Water Mains
    - Existing Pump Stations
    - Existing Intake
    - Existing Reservoirs
    - Existing Tanks
    - Existing Treatment Plants
  - Future Water Infrastructure**
    - Future Reservoirs 15+
    - 5-10
    - 10-15
    - 15+

- Future Water Infrastructure Map Features**
- State Controlled Road
  - Local Road
  - Watercourse
  - Waterbody or Wetland
  - TRC Boundary

©2016 Tablelands Regional Council (TRC). Based on or contains data provided by TRC, the State of Queensland (Department of Natural Resources and Mines (DNRM) and the Commonwealth of Australia (Geoscience Australia (GA)), and the Commonwealth of Australia (Department of Infrastructure, Transport, Regional Development, Planning and Public Works (DITR)). All rights reserved. This map is provided as a guide only. TRC does not warrant the accuracy, reliability, completeness, currency or suitability for any purpose of this data, including but not limited to, navigation, planning, or other uses. Users should verify the accuracy, reliability, completeness, currency or suitability for any purpose of this data, including but not limited to, navigation, planning, or other uses. TRC does not accept any liability for any loss, damage or costs (including consequential loss) arising from the use of this data. Data must not be used for direct marketing or the sale of land or breach of the privacy laws. Last Revised: 22/10/2016, Project 2016/01

This is a Council prepared map. DO NOT RELY ON THIS MAP until you have read and understood Schedule 2 of the TRC Planning Scheme in relation to the purpose, use, source of information, reliability of information, changes, electronic versions and disclosures in relation to this map.



**Ref No.1.44 Amended Lots 1,2,3,4,5,6 & 10 on SP227854 from no zone to Rural Zone within the General Rural Precinct.**

