

Assessment of application against relevant Development Codes

APPLICATION DETAILS

APPLICATION		PREMISES	
FILE NO:	OPW/19/0001	ADDRESS:	293 Mulligan Highway, Mareeba
APPLICANT:	Golden Drop	RPD:	Lot 287 on NR7418
LODGED BY:	U& I Town Plan	AREA:	9,999m ²
DATE LODGED:	4 March 2019	OWNER :	S Musumeci
TYPE OF APPROVAL:	Development Permit		
PROPOSED DEVELOPMENT:	Operational Works - Advertising Device		
PLANNING SCHEME:	Mareeba Shire Council Planning Scheme 2016		
ZONE:	Rural		
LEVEL OF ASSESSMENT:	Code Assessment		
SUBMISSIONS:	N/A - Code Assessment Only		

Relevant Development Codes

The following Development Codes are considered to be applicable to the assessment of the application:

- 6.2.9 Rural zone code
- 8.2.6 Flood hazard overlay code
- 8.2.9 Regional infrastructure corridors and substations overlay code
- 8.2.12 Transport infrastructure overlay code
- 9.4.1 Advertising devices code

6.2.9 Rural zone code

6.2.9.1 Application

- (1) This code applies to assessing development where:
 - (a) located in the Rural zone; and
 - (b) it is identified in the assessment benchmarks for assessable development and requirements for accepted development column of an assessment table in Part 5 of the planning scheme.

6.2.9.2 Purpose

- (1) The purpose of the Rural zone code is to:
 - (a) provide for rural uses including cropping, intensive horticulture, intensive animal industries, animal husbandry, animal keeping and other primary production activities;
 - (b) provide opportunities for non-rural uses that are compatible with agriculture, the environmental features, and landscape character of the rural area where the uses do not compromise the long-term use of the land for rural purposes;
 - (c) protect or manage significant natural resources and processes to maintain the capacity for primary production.
- (2) Mareeba Shire Council's purpose of the Rural zone code is to recognise the importance of primary production to the economy of the region and to maintain and strengthen the range of primary industries which contribute to the rural economy.

The purpose of the Rural zone code is to:

- (a) recognise the diversity of rural uses that exists throughout the region;
 - (b) protect the rural character of the region;
 - (c) provide facilities for visitors and tourists that are accessible and offer a unique experience;
 - (d) protect the infrastructure of the Mareeba-Dimbulah Irrigation Scheme Area from development which may compromise long term use for primary production;
 - (e) maintain distinct boundaries between the rural areas and the villages, towns and urban areas of the region;
 - (f) provide for a range of uses, compatible and associated with rural or ecological values including recreational pursuits and tourist activities;
 - (g) prevent adverse impacts of development on ecological values;
 - (h) preserve land in large holdings; and
 - (i) facilitate the protection of strategic corridors across the landscape which link remnant areas of intact habitat and transport corridors.
- (3) The purpose of the Rural zone code will be achieved through the following overall outcomes:
 - (a) Areas for use for primary production are conserved and fragmentation below economically viable lot sizes is avoided;
 - (b) The establishment of a wide range of rural pursuits is facilitated, including cropping, intensive horticulture, forestry, intensive animal industries, animal husbandry and animal keeping and other compatible primary production uses;
 - (c) The establishment of extractive industries, mining and associated activities and alternative forms of energy generation is appropriate where environmental impacts and land use conflicts are minimised;
 - (d) Uses that require isolation from urban areas as a consequence of their impacts such as noise or odour may be appropriate where land use conflicts are minimised;

- (e) Development is reflective of and responsive to the environmental constraints of the land;
- (f) Residential and other development is appropriate only where directly associated with the rural nature of the zone;
- (g) Low-impact tourism and recreation activities do not compromise the long-term use of the land for rural purposes;
- (h) The viability of both existing and future rural uses and activities is protected from the intrusion of incompatible uses;
- (i) Visual impacts of clearing, building, materials, access ways and other aspects of development are minimised or appropriately managed;
- (j) Adverse impacts of development both on-site and from adjoining areas are avoided and any impacts are minimised through location, design, operation and management; and
- (k) Natural features such as creeks, gullies, waterways, wetlands and bushland are retained, managed, enhanced and separated from adjacent development.

6.2.9.3 Criteria for assessment

Table 6.2.9.3—Rural zone code - For accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes	Complies	Comments
For accepted development subject to requirements and assessable development			
Height			
PO1 Building height takes into consideration and respects the following: <ul style="list-style-type: none"> (a) the height of existing buildings on adjoining premises; (b) the development potential, with respect to height, on adjoining premises; (c) the height of buildings in the vicinity of the site; (d) access to sunlight and daylight for the site and adjoining sites; (e) privacy and overlooking; and (f) site area and street frontage length. 	AO1.1 Development, other than buildings used for rural activities, has a maximum building height of: <ul style="list-style-type: none"> (a) 8.5 metres; and (b) 2 storeys above ground level. 	✓	Complies.
	AO1.2 Buildings and structures associated with a rural activity including machinery, equipment, packing or storage buildings do not exceed 10 metres in height.	n/a	Not applicable.
Siting, where not involving a Dwelling house			
Note—Where for Dwelling house, the setbacks of the Queensland Development Code apply.			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO2 Development is sited in a manner that considers and respects:</p> <ul style="list-style-type: none"> (a) the siting and use of adjoining premises; (b) access to sunlight and daylight for the site and adjoining sites; (c) privacy and overlooking; (d) air circulation and access to natural breezes; (e) appearance of building bulk; and (f) relationship with road corridors. 	<p>AO2.1 Buildings and structures include a minimum setback of:</p> <ul style="list-style-type: none"> (a) 40 metres from a frontage to a State-controlled road; and (b) 10 metres from a boundary to an adjoining lot. 	<p>✓ Complies with PO2</p>	<p>The proposed billboard will be sited just 1 metre off the sites frontage to the State controlled Mulligan Highway. Despite the lesser setback achieved, given the nature and scale of the development and separation distances achieved to adjoining sensitive land uses, the development will comply with PO2 in that it will have no impact on sunlight, privacy, breezes, air circulation or Mulligan Highway users (relocated from current location situated 750 metres to the north).</p>
	<p>AO2.2 Buildings and structures, where for a Roadside stall, include a minimum setback of 0 metres from a frontage to a road that is not a State-controlled road.</p>	<p>n/a</p>	<p>Not applicable.</p>
	<p>AO2.3 Buildings and structures, except where a Roadside stall, include a minimum setback of:</p> <ul style="list-style-type: none"> (a) 10 metres from a frontage to a sealed road that is not a State-controlled road; and (b) 100 metres from a frontage to any other road that is not a State-controlled road; 	<p>n/a</p>	<p>Not applicable.</p>
Accommodation density			
<p>PO3 The density of Accommodation activities:</p> <ul style="list-style-type: none"> (a) respects the nature 	<p>AO3.1 Residential density does not exceed one dwelling house per lot.</p>	<p>n/a</p>	<p>Not applicable.</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>and density of surrounding land use;</p> <p>(b) is complementary and subordinate to the rural and natural landscape values of the area; and</p> <p>(c) is commensurate to the scale and frontage of the site.</p>	<p>AO3.2 Residential density does not exceed two dwellings per lot and development is for:</p> <p>(a) a secondary dwelling; or</p> <p>(b) Caretaker's accommodation and includes building work or minor building work with a maximum gross floor area of 100m²; or</p> <p>(c) Rural worker's accommodation.</p>	n/a	Not applicable.
For assessable development			
Site cover			
<p>PO4 Buildings and structures occupy the site in a manner that:</p> <p>(a) makes efficient use of land;</p> <p>(b) is consistent with the bulk and scale of buildings in the surrounding area; and</p> <p>(c) appropriately balances built and natural features.</p>	<p>AO4 No acceptable outcome is provided.</p>	✓	Complies - The proposed billboard will be relocated from an existing site nearby. No additional billboards will be installed.
<p>PO5 Development complements and integrates with the established built character of the Rural zone, having regard to:</p> <p>(a) roof form and pitch;</p> <p>(b) eaves and awnings;</p> <p>(c) building materials, colours and textures; and</p> <p>(d) window and door size and location.</p>	<p>AO5 No acceptable outcome is provided.</p>	✓	Complies - The proposed billboard will be relocated from an existing site nearby. No additional billboards will be installed.

Performance outcomes	Acceptable outcomes	Complies	Comments
Amenity			
<p>PO6 Development must not detract from the amenity of the local area, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions. 	<p>AO6 No acceptable outcome is provided.</p>	✓	Complies - The proposed billboard will be relocated from an existing site nearby. No additional billboards will be installed.
<p>PO7 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions. 	<p>AO7 No acceptable outcome is provided.</p>	n/a	Not applicable.

8.2.6 Flood hazard overlay code

8.2.6.1 Application

- (1) This code applies to assessing development where:
 - (a) land the subject of development is located within a Flood hazard area identified on the **Flood hazard overlay maps (OM-006a-o)**; and
 - (b) it is identified in the assessment benchmarks for assessable development and requirements for accepted development column of an assessment table in Part 5 of the planning scheme.

Note—Natural hazards are appropriately reflected in Overlay Maps 3, 6 and 8 and are required to be mapped by State Government in response to Hazard and Safety State Interests.

Note—where new information, including flood studies or flood modelling supersedes the Flood hazard overlay maps (OM-006a-o) Council may have regard to this new information in the application of the Flood hazard overlay code in the interests of the precautionary principle and the safety of persons and property.

8.2.6.2 Purpose

- (1) The purpose of the Flood hazard overlay code is to manage development outcomes in flood hazard areas identified on the **Flood hazard overlay maps (OM-006a-o)** so that risk to life, property, community and the environment during flood events is minimised, and to ensure that development does not increase the potential for flood damage on site or to other property.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Development in the 'Extreme flood hazard area':
 - i. maintains and enhances the hydrological function of the land;
 - ii. does not involve filling (earthworks) or changes to existing landform or drainage lines that results in a loss of the flood conveyance and flood storage capacity of the land;
 - iii. is limited to:
 - A. flood proofed Sport and recreation activities;
 - B. Rural activities where for Animal husbandry, Cropping or Permanent plantation;
 - C. flood proofed Utility installations, Substations or Major electricity infrastructure;
 - D. conservation and natural area management; and
 - E. replacement of existing lawful development, including Accommodation activities where habitable rooms are elevated above the defined flood level and include freeboard;Where there is no increase to the number of persons at risk of flood and where development reduces existing or potential risks to life and property.
 - (b) Development in the 'High flood hazard area':
 - i. maintains the hydrological function of the land;
 - ii. does not involve filling (earthworks) or changes to the existing landform or drainage lines that results in a loss of the flood conveyance and flood storage capacity of the land;
 - iii. is limited to:
 - A. flood proofed Sport and recreation activities and Club uses;
 - B. Non-resident workforce accommodation, Relocatable home park, Resort complex, Rooming accommodation, Short term accommodation and

- Tourist park uses where these uses comprise permanent on-site management and a flood evacuation management plan ensures the health and safety of persons during a flood event;
- C. a Dwelling house only where the lot existed or had a lawful reconfiguring a lot approval at the commencement of the planning scheme and the land is included in a Residential zone or the Centre zone or where for minor intensification of existing Dwelling houses;
- D. Rural activities where for Animal husbandry, Cropping or Permanent plantation;
- E. Industrial activities and Commercial activities where it is accepted development that flood damage is incurred as an operational cost and where flood sensitive elements of the development or use are elevated above the defined flood level, including freeboard;
- F. flood proofed Utility installations, Substations or Major electricity infrastructure;
- G. conservation and natural area management; and
- H. replacement of existing lawful development;

where there is no increase to the number of persons at risk of flood and where development reduces existing or potential risks to life and property.

- iv. protects surrounding land and land uses from increased flood hazard impacts;
 - v. elevates habitable rooms for all accommodation activities (including where for minor building work) above the defined flood level, including freeboard.
- (c) Development in the 'Significant flood hazard area':
- i. minimises risk to life and property from flood events;
 - ii. involves changes to the existing landform and drainage lines in this area only where detrimental impacts to the flood hazard risk of surrounding areas is avoided;
 - iii. is limited to:
 - A. Sport and recreation activities;
 - B. Industrial activities and Commercial activities where it is accepted development that flood damage is incurred as an operational cost and where flood sensitive elements of the development or use are elevated above the defined flood level, including freeboard;
 - C. Rural activities;
 - D. Accommodation activities, excluding Residential care facility and Retirement facility;
 - E. flood proofed Community activities, excluding Child care centre, Hospital and Community use where a flood emergency evacuation plan ensures the safety of people during a flood event;
 - F. flood proofed Utility installations, Substations or Major electricity infrastructure;
 - G. conservation and natural area management;
 - iv. locates habitable rooms for all accommodation activities above the defined flood level, including freeboard; and
 - v. locates the minimum floor level for all buildings other than accommodation activities, industrial activities and business activities above the defined flood level.

- (d) Development in the 'Low flood hazard area':
 - i. minimises risk to life and property from flood events;
 - ii. locates habitable rooms for all Accommodation activities above the defined flood level, including freeboard; and
 - iii. locates the minimum floor level for all buildings other than Accommodation activities above the defined flood level, including freeboard.
- (e) Development in the 'Potential flood hazard area':
 - i. maintains the safety of people on the development site from flood events and minimises the potential damage from flooding to property;
 - ii. does not result in adverse impacts on people's safety, the environment or the capacity to use land within the floodplain;
 - iii. locates habitable rooms for all Accommodation activities above a 1% Annual Exceedance Probability (AEP), including freeboard; and
 - iv. locates the minimum floor level for all building work other than Accommodation activities above the 1% AEP flood level, including freeboard.

8.2.6.3 Criteria for assessment

Table 8.2.6.3A - Flood hazard overlay code - For accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes	Complies	Comments
For accepted development subject to requirements and assessable development			
All flood hazard areas			
PO1 Development prevents the carriage or dispersal of contaminants or pollutants into the receiving environment.	AO1 The processing or storage of dangerous goods or hazardous materials is: (a) not undertaken in a flood hazard area identified on the Flood hazard overlay maps (OM-006a-o) ; or (b) is located above the defined flood level plus 0.3 metre freeboard.	✓	Complies.
PO2 Essential community infrastructure is able to function effectively during and immediately after flood events.	AO2 Design levels for buildings must comply with the flood immunity standards specified in Table 8.2.6.3.B and Table 8.2.6.3.C where within a flood hazard area identified on the Flood hazard overlay maps (OM-006a-o) .	n/a	Not applicable - The proposed development is for an advertising billboard only which is able to be temporarily submerged in a flood event without any loss of life or significant damage.
Extreme flood hazard area			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO3 Development, where involving a Material change of use within an 'Extreme flood hazard area' on the Flood hazard overlay maps (OM006a-o), is appropriate to the flood hazard risk having regard to the:</p> <p>(a) likelihood and frequency of flooding;</p> <p>(b) flood risk acceptability of development;</p> <p>(c) vulnerability of and safety risk to persons associated with the use;</p> <p>(d) associated consequences of flooding in regard to impacts on proposed buildings, structures, and supporting infrastructure; and</p> <p>(e) associated consequences of flooding in respect to undue burden on disaster response recovery capacity and capabilities.</p>	<p>AO3.1 Uses within the following activity groups are not located within an 'Extreme flood hazard area identified' on the Flood hazard overlay maps (OM006a-o):</p> <p>(a) Accommodation activities;</p> <p>(b) Commercial activities;</p> <p>(c) Community activities except where for a Club with a maximum gross floor area of 100m²;</p> <p>(d) Industrial activities;</p> <p>(e) Rural activities, except where for Animal husbandry, Cropping, or Permanent plantation.</p>	n/a	Not applicable.
	<p>AO3.2 Sport and recreation activities are not located within an 'Extreme flood hazard area' identified on the Flood hazard overlay maps (OM006a-o) except where for:</p> <p>(a) Environment facility;</p> <p>(b) Park; or</p> <p>(c) Outdoor sport and recreation (excluding the provision of ancillary facilities or amenities conducted within a building).</p>	n/a	Not applicable.

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO4 Development is located and designed to:</p> <ul style="list-style-type: none"> (a) maintain and enhance the flood conveyance capacity of the premises; (b) not increase the number of people calculated to be at risk from flooding; (c) not increase the flood impact on adjoining premises; (d) ensure the safety of all persons by ensuring that development levels are set above the defined flood level; (e) reduce property damage; and (f) provide flood immune access to buildings. <p>Note—Buildings may be constructed from flood resistant, waterproof materials below the defined flood level where certified by a qualified structural engineer to be flood proof (including the ability to withstand damage from floodwater and debris) and where an alternative outcome to AO4.1-AO4.4 is also demonstrated.</p> <p>Note—In the event that a lawful building or structure is destroyed by flood or other event the building may be replaced in situ where there is no increase in:</p> <ul style="list-style-type: none"> i. gross floor area; or ii. the number of dwellings or bedrooms on the premises. 	<p>AO4.1 Buildings, including extensions to existing buildings, are:</p> <ul style="list-style-type: none"> (a) not located within an 'Extreme flood hazard area' identified on the Flood hazard overlay maps (OM006a-o); or (b) elevated above the defined flood level, with 0.3 metres freeboard from the defined flood level provided for habitable rooms within a dwelling. <p>AO4.2 All building work must be high set and retains the flood storage and conveyance capacity of the premises.</p> <p>Note—Building work must be certified by a qualified structural engineer to be flood proof including the ability to withstand damage from floodwater and debris.</p> <p>AO4.3 New buildings are provided with flood free pedestrian and vehicle evacuation access between the building and a flood safe accessible road.</p> <p>Note—A flood safe accessible road includes a road where identified as outside a flood hazard area or within a 'Low flood hazard area', 'Potential flood hazard area' or 'Significant flood hazard area' on the Flood hazard overlay maps (OM006a-o).</p>	<p>n/a</p> <p>n/a</p> <p>n/a</p>	<p>Not applicable. The site is mapped as being situated within the extreme flood hazard area, however the proposed development is for an advertising billboard only which is able to be temporarily submerged in a flood event without any loss of life or significant damage. Achieving flood immunity is not considered necessary for an advertising billboard. It is likely the sign face, which would be the only part of the sign susceptible to damage from inundation would achieve immunity given it is raised 4m off natural ground level.</p> <p>Not applicable - see comment for AO4.1.</p> <p>Not applicable - see comment for AO4.1. Flood free evacuation routes for vehicles and pedestrians is not considered necessary.</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
	<p>AO4.4 Development does not increase the number of lots in the 'Extreme flood hazard area' identified on the Flood hazard overlay maps (OM006a-o) except where for the purposes of public open space.</p>	✓	Complies.
<p>PO5 Development involving earthworks in a Flood hazard area below the defined flood level must protect life and property on premises and off premises through maintaining:</p> <ul style="list-style-type: none"> (a) flood storage capacity of land; (b) flood conveyance function of land; (c) flood and drainage channels; (d) overland flow paths; and (e) flood warning times. 	<p>AO5 Filling above ground level is not undertaken in the 'Extreme flood hazard area' identified on the Flood hazard overlay maps (OM006a-o).</p>	n/a	Not applicable - no filling is proposed.
High flood hazard area			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO6 Development, where for a Material change of use within a 'High flood hazard area' identified on the Flood hazard overlay maps (OM-006a-o), is appropriate to the flood hazard risk having regard to the:</p> <p>(a) likelihood and frequency of flooding;</p> <p>(b) flood risk acceptability of development;</p> <p>(c) vulnerability of and safety risk to persons associated with the use;</p> <p>(d) associated consequences of flooding in regard to impacts on proposed buildings, structures and supporting infrastructure; and</p> <p>(e) associated consequences of flooding in respect to undue burden on disaster response recovery capacity and capabilities.</p>	<p>AO6.1 Uses within the following activity groups are not located within a 'High flood hazard area' identified on the Flood hazard overlay maps (OM006a-o):</p> <p>(a) Accommodation activities, except where for Dwelling house and only where the lot existed or had a lawful reconfiguring a lot approval at the commencement of the planning scheme and the land is included in a Residential zone or the Centre zone;</p> <p>(b) Community activities except where for a Club with a maximum gross floor area of 100m²;</p> <p>(c) Rural activities, except where for Animal husbandry, Cropping or Permanent plantation.</p>	n/a	Not applicable.
	<p>AO6.2 Sport and recreation activities are not located within a 'High flood hazard area' identified on the Flood hazard overlay maps (OM006a-o) except where for:</p> <p>(a) Environment facility;</p> <p>(b) Park; or</p> <p>(c) Outdoor sport and recreation (excluding the provision of ancillary facilities or amenities conducted within a building).</p>	n/a	Not applicable.

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO7 Development is located and designed to:</p> <p>(a) maintain hydrological function of the premises;</p> <p>(b) not increase the number of people calculated to be at risk from flooding;</p> <p>(c) minimises the flood impact on adjoining premises;</p> <p>(d) ensure the safety of all persons by ensuring that an appropriate proportion of buildings are set above the defined flood level;</p> <p>(e) reduce the carriage of debris in flood waters;</p> <p>(f) reduce property damage; and</p> <p>(g) provide flood immune access to buildings.</p> <p>Note—Buildings may be constructed from flood resistant, waterproof materials below the defined flood level where certified by a qualified structural engineer to be flood proof (including the ability to withstand damage from floodwater and debris) and where an alternative outcome to AO8.1-AO8.9 is also demonstrated.</p>	<p>AO7.1 Buildings, including extensions to existing buildings are:</p> <p>(a) not located within the 'High flood hazard area' identified on the Flood hazard overlay maps (OM006a-o); or</p> <p>(b) elevated above the defined flood level, with 0.3 metres freeboard from the defined flood level provided for habitable rooms within a dwelling.</p> <p>OR</p>	n/a	Not applicable.
	<p>AO7.2 Buildings used for Commercial activities or Industrial activities include a minimum floor level of 0.3 metres above the defined flood where for the following components of the use:</p> <p>(a) administrative areas; or</p> <p>(b) services, plant and equipment associated with the building.</p> <p>Note—AO8.2 accepts that the cost of flood impact is an operational cost of the Commercial activity or Industrial activity.</p> <p>Note—Building work must be certified by a qualified structural engineer to be flood proof including the ability to withstand damage from floodwater and debris.</p>	n/a	Not applicable.
	<p>AO7.3 All building work below the defined flood level must be high set (comprising pier and beam construction) and retains the flood storage and conveyance capacity of the premises.</p>	✓	Complies - proposed advertising billboard will be supported by two poles.

Performance outcomes	Acceptable outcomes	Complies	Comments
	<p>AO7.4 New buildings are provided with flood free pedestrian and vehicle evacuation access between the building and a flood safe accessible road.</p> <p>Note—A flood safe accessible road includes a road where identified as outside a flood hazard area or within a 'Low flood hazard area', 'Potential flood hazard area' or 'Significant flood hazard area' on the Flood hazard overlay maps (OM006a-o).</p>	n/a	Not applicable.
	<p>AO7.5 New temporary, relocatable or impermanent buildings and structures are to be anchored with the ability to withstand transportation by floodwater.</p> <p>Note—Building work must be certified by a qualified structural engineer.</p>	n/a	Not applicable.
	<p>AO7.6 Dwellings do not exceed four bedrooms.</p>	n/a	Not applicable.
	<p>AO7.7 Building work on an existing dwelling does not comprise additional bedrooms.</p>	n/a	Not applicable.
	<p>AO7.8 Building work on an existing dwelling is limited to a maximum increase of 20 percent of the lawfully approved gross floor area of the existing dwelling.</p>	n/a	Not applicable.
	<p>AO7.9 Development does not increase the number of lots in the 'High flood hazard area; as identified on the Flood hazard overlay maps (OM006a-o) except where for the purposes of public open space.</p>	n/a	Not applicable.

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO8 Development involving earthworks in a Flood hazard area below the defined flood level must protect life and property on premises and off premises through maintaining:</p> <ul style="list-style-type: none"> (a) flood storage capacity of land; (b) flood conveyance function of land; (c) flood and drainage channels; (d) overland flow paths; and (e) flood warning times. 	<p>AO8 Filling above ground level is not undertaken in the 'High flood hazard area' identified on the Flood hazard overlay maps (OM006a-o).</p>	<p>n/a</p>	<p>Not applicable.</p>
<p>Significant flood hazard area</p>			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO9 Development, involving a Material change of use, within a 'Significant flood hazard area' on the Flood hazard overlay maps (OM006a-o) is appropriate to the flood hazard risk having regard to the:</p> <p>(a) likelihood and frequency of flooding;</p> <p>(b) flood risk acceptability of development;</p> <p>(c) vulnerability of and safety risk to persons associated with the use;</p> <p>(d) associated consequences of flooding in regard to impacts on proposed buildings, structures and supporting infrastructure; and</p> <p>(e) associated consequences of flooding in respect to undue burden on disaster response recovery capacity and capabilities.</p>	<p>AO9 The following uses are not located within a 'Significant flood hazard area' identified on the Flood hazard overlay maps (OM006a-o):</p> <p>(a) Residential care facility;</p> <p>(b) Retirement facility;</p> <p>(c) Child care centre;</p> <p>(d) Hospital; or</p> <p>(e) Community use.</p>	<p>n/a</p>	<p>Not applicable.</p>
<p>Significant flood hazard area, Low flood hazard area or Potential flood hazard area</p>			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO10 Development, where involving a Material change of use or Building work, is located and designed to:</p> <p>(a) maintain hydrological function of the premises;</p> <p>(b) not increase the number of people calculated to be at risk from flooding;</p> <p>(c) minimises the flood impact on adjoining premises;</p> <p>(d) ensure the safety of all persons by ensuring that a proportion of buildings are set above the defined flood level;</p> <p>(e) reduce the carriage of debris in flood waters;</p> <p>(f) reduce property damage; and</p> <p>(g) provide flood immune access to buildings.</p> <p>Note—Where the development is located in a 'Potential flood hazard area' identified on the Flood hazard overlay maps (OM006a-o) and there is no defined flood level a hydraulic (flood hazard assessment) report prepared by a RPEQ is required in substantiation of an alternative outcome is required or the defined flood level from the adjacent representative hazard zone is used.</p>	<p>AO10.1 Buildings, including extensions to existing buildings are:</p> <p>(a) elevated above the defined flood level; and</p> <p>(b) the defined flood event does not exceed a depth of 600mm; and</p> <p>(c) elevated above the defined flood level plus 0.3 metres freeboard where for habitable rooms within a dwelling.</p> <p>OR</p>	n/a	Not applicable.
	<p>AO10.2 Buildings used for Commercial activities or Industrial activities include a minimum floor level of 0.3 metres above the defined flood where for the following components of the use:</p> <p>(a) administrative areas; or</p> <p>(b) services, plant and equipment associated with the building.</p> <p>Note—AO10.2 accepts that the cost of flood impact is an operational cost of the Commercial activity or Industrial activity.</p> <p>Note—Building work must be certified by a qualified structural engineer to be flood proof including the ability to withstand damage from floodwater and debris.</p>	n/a	Not applicable.
	<p>AO10.3 All building work below the defined flood level must be high set (comprising pier and beam construction) and retains the flood storage and conveyance capacity of the premises.</p> <p>Note—Building work must be certified by a qualified structural engineer to be flood proof including the ability to withstand damage from floodwater and debris.</p>	n/a	Not applicable.

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO11 Development involving earthworks in a Flood hazard area below the defined flood level must protect life and property on premises and off premises through maintaining:</p> <ul style="list-style-type: none"> (a) flood storage capacity of land; (b) flood conveyance function of land; (c) flood and drainage channels; (d) overland flow paths; and (e) flood warning times. 	<p>AO11 Development does not involve in excess of 50m³ of fill above ground level per 1,000m² of site area.</p>	<p>n/a</p>	<p>Not applicable.</p>
<p>For assessable development</p>			
<p>Where for Material change of use or Reconfiguring a lot that involves new gross floor area or increases the number of persons living, working or residing in the Extreme flood hazard area, High flood hazard area or Significant flood hazard area other than a Dwelling house.</p>			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO12 Flood risk management minimises the impact on property and appropriately protects the health and safety of persons at risk of Extreme, high or significant flood hazard, and:</p> <ul style="list-style-type: none"> (a) indicates the position and path of all safe evacuation routes off the site; and (b) if the site contains or is within 100 metres of a flood hazard area, hazard warning signage and depth indicators are provided at key hazard points, such as at floodway crossings. <p>Note—A Material change of use or Reconfiguring a lot that involves new gross floor area or increases the number of persons living, working or residing in the 'Extreme flood hazard area' identified on the Flood hazard overlay map (OM006a-o) is supported by a Flood Emergency Evacuation Plan prepared by suitably qualified persons having regard to Floodplain Management in Australia: Best Practice Principles and Guidelines (2000), prepared by Standing Committee on Agriculture and Resource Management (SCARM), CSIRO.</p>	<p>AO12 No acceptable outcome is provided.</p>	<p>n/a</p>	<p>Not applicable.</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
Significant flood hazard area, Low flood hazard area or Potential flood hazard area			
<p>PO13 Development, where involving Reconfiguring a lot, is located and designed to:</p> <ul style="list-style-type: none"> (a) maintain hydrological function of the premises; (b) not increase the number of people calculated to be at risk from flooding; (c) minimises the flood impact on adjoining premises; (d) ensure the safety of all persons by ensuring that a proportion of buildings are set above the defined flood level; (e) reduce the carriage of debris in flood waters; (f) reduce property damage; and (g) provide flood immune access to buildings. <p>Note—Where the development is located in a 'Potential flood hazard area' identified on the Flood hazard overlay maps (OM006a-o) and there is no defined flood level a hydraulic (flood hazard assessment) report prepared by a RPEQ is required in substantiation of an alternative outcome is required or the defined flood level from the adjacent representative hazard zone is used.</p>	<p>AO13 No acceptable outcome is provided.</p>	n/a	Not applicable.

Table 8.2.6.3B Flood immunity levels

Development Category	Minimum design floor or pavement levels (mAHD)
Category A	1% AEP + 0.5 metres
Category B	1% AEP + 0.3 metres
Category C	1% AEP

Category D	1% AEP
Category E	2% AEP

Note—Refer Table 8.2.6.3D for building classification by Category.

Table 8.2.6.3C Community infrastructure flood immunity levels

Development Type	Minimum design floor or pavement levels (mAHD)
Emergency services, where for:	
• Emergency Shelters	0.1% AEP
• Police facilities	0.5% AEP
• Other Emergency services	0.1% AEP + 0.5 metres
Hospital	0.1% AEP+ 0.5 metres
Community use (where for the storage of valuable records or items of historic or cultural significance including libraries and museums)	0.5% AEP
Special industry (where for power station)	0.5% AEP
Substations	0.5% AEP
Utility installation (where for a sewage treatment plant)	Defined flood level
Utility installation (where for a water treatment plant)	0.5% AEP
Utility installation (other)	Alternative outcome required.
Air services	Alternative outcome required.

Table 8.2.6.3D Development category

Building Code of Australia Building classification ⁽¹⁾	Development types and design levels, assigned design floor or pavement levels	Category – refer to Table 8.2.6.3B for flood planning levels
Class 1–4	Habitable room	Category A
	Non-habitable room including patio and courtyard	Category B
	Non-habitable part of a Class 2 or Class 3 building excluding the essential services ⁽²⁾ control room	Category B
	Parking located in the building undercroft of a multiple dwelling	Category C
	Carport, unroofed car park; vehicular manoeuvring area	Category D
	Essential electrical services ⁽²⁾ of a Class 2 or Class 3 building only	Category A
	Basement parking entry	Category C + 0.3 metres
Class 5, Class 6, or Class 8	Building floor level	Category C
	Garage or car park located in the building undercroft	Category C

Building Code of Australia Building classification ⁽¹⁾	Development types and design levels, assigned design floor or pavement levels	Category – refer to Table 8.2.6.3B for flood planning levels
	Carport or unroofed car park	Category D
	Vehicular access and manoeuvring areas	Category D
	Basement parking entry	Category C
	Essential electrical services ⁽²⁾	Class 8 – Category Class 5 & 6 – Category A
Class 7a	Refer to the relevant building class specified in this table	
Class 7b	Building floor level	Category C
	Vehicular access and manoeuvring area	Category D
	Essential electrical services ⁽²⁾	Category C
Class 9	Building floor level	Category A
	Building floor level for habitable rooms in Class 9a or 9c where for a Residential care facility	0.2% AEP flood
	Building floor level for habitable rooms in Class 9b where involving children, such as a child care centre	0.2% AEP flood
	Garage or car park located in the building undercroft	Category C
	Carport or unroofed car park	Category D
	Vehicular access and manoeuvring areas	Category D
	Essential electrical services ⁽²⁾	Category A
Class 10a	Car parking facility	Refer to the relevant building class specified in this table
	Shed or the like	Category D
Class 10b	Swimming pool	Category E
	Associated mechanical and electrical pool equipment	Category C
	Other structures	Flood planning levels do not apply

⁽¹⁾ Refer to the Building Code of Australia for definitions of building classifications.

⁽²⁾ Essential electrical services include any area or room used for fire control panel, telephone PABX, sensitive substation equipment including transformers, low voltage switch gear, high voltage switch gear, battery chargers, protection control and communication equipment, low voltage cables, high voltage cables, and lift or pump controls.

8.2.9 Regional infrastructure corridors and substations overlay code

8.2.9.1 Application

- (1) This code applies to assessing development where:
 - (a) land the subject of development is affected by a constraint category identified on the **Regional infrastructure corridors and substations overlay maps (OM-009a-d)**; and
 - (b) it is identified in the assessment benchmarks for assessable development and requirements for accepted development column of an assessment table in Part 5 of the planning scheme.

Note—Energy is appropriately reflected in Overlay Map 9 and is required to be mapped by State Government in response to Infrastructure State Interests.

8.2.9.2 Purpose

- (1) The purpose of the Regional infrastructure corridors and substations overlay code is to ensure that:
 - (a) ‘Stock routes’ facilitate the proper and safe movement of stock and maintain public health and safety; and
 - (b) ‘Major electricity infrastructure’ and ‘Substations’ are protected from development that may prejudice its ongoing operation.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) ‘Stock routes’ are maintained free of impediments, obstructions or diversions;
 - (b) development, other than for rural activities, is not located where it will increase the health and safety risk of people by exposure to vector borne disease; and
 - (c) ‘Major electricity infrastructure’ and ‘Substations’ are appropriately separated from other land uses.

8.2.9.3 Criteria for assessment

Table 8.2.9.3 – Regional infrastructure corridors and substations overlay code - For accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes	Complies	Comments
For accepted development subject to requirements and assessable development			
Where on land comprising or adjoining a stock route			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO1 Development maintains:</p> <p>(a) the operational efficiency and safety of a 'Stock route' identified on the Regional infrastructure corridors and substations overlay maps (OM-009a-d); and</p> <p>(b) public health and safety.</p>	<p>AO1.1 Buildings and structures are setback from a 'Stock route' identified on the Regional infrastructure corridors and substations overlay maps (OM-009a-d):</p> <p>(a) where in the Conservation zone, Rural zone or Rural residential zone and on a site with a land area of 2 hectares or greater, a minimum of:</p> <p>(i) 50 metres where involving Accommodation activities; or</p> <p>(ii) 20 metres where not involving Accommodation activities; or</p> <p>(b) a minimum of 6 metres otherwise.</p>	n/a	Not applicable.
	<p>AO1.2 Any new access from a road servicing a 'Stock route' identified on the Regional infrastructure corridors and substations overlay maps (OM-009a-d) includes a gate or grid to prevent stock entry to premises.</p>	n/a	Not applicable.
	<p>AO1.3 Boundary fencing to prevent stock entry to premises is maintained along a 'Stock route' identified on the Regional infrastructure corridors and substations overlay maps (OM-009a-d).</p>	n/a	Not applicable.

Where on land comprising or adjoining major electricity infrastructure or a substation

Performance outcomes	Acceptable outcomes	Complies	Comments
PO2 Development: (a) allows for the continued operation of the 'Major electricity infrastructure' or 'Substation' identified on the Regional infrastructure corridors and substations overlay maps (OM-009a-d) ; and (b) is located and designed to ensure a high quality of amenity is achieved for the use.	AO2.1 Where involving Forestry for wood production, development is setback 1.5 times the maximum anticipated height of the tree at harvest from 'Major electricity infrastructure' identified on the Regional infrastructure corridors and substations overlay maps (OM-009a-d) .	n/a	Not applicable.
	AO2.2 Buildings and structures are setback a minimum of 20 metres from 'Major electricity infrastructure' or a 'Substation' identified on the Regional infrastructure corridors and substations overlay maps (OM-009a-d) .	✓ Complies with PO2	The proposed billboard will be sited within 20 metres of major electricity infrastructure (powerlines) however will not affect the continued use of this infrastructure or impact on amenity. The development complies with PO2.

8.2.12 Transport infrastructure overlay code

8.2.12.1 Application

- (1) This code applies to assessing development where:
 - (a) land the subject of development adjoins a rail corridor identified on the **Transport infrastructure overlay maps (OM-012a-j)**; and
 - (b) it is identified in the assessment benchmarks for assessable development and requirements for accepted development column of an assessment table in Part 5 of the planning scheme.

Note—State transport infrastructure is appropriately reflected in Overlay Map 12 and is required to be mapped by State Government in response to Infrastructure State Interests.

Note—The Transport infrastructure overlay includes mapped Transport Noise Corridors in accordance with section 246ZA of the Building Act. These corridors are mapped on **Transport infrastructure overlay maps (OM-012i-s)** for information purposes only. Development on land within a mapped corridor is not subject to any specific provisions under this planning scheme. The Queensland Development Code should be consulted in this respect.

8.2.12.2 Purpose

- (1) The purpose of the Transport infrastructure overlay code is to promote the ongoing and expanded use of rail corridors within the shire for the transportation of passengers and freight.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Active 'Rail corridors' are protected from adjoining land uses which may prejudice their ongoing and expanded use;
 - (b) Inactive 'Rail corridors' are preserved and protected for potential reuse for passenger or freight movements;
 - (c) Non-residential development adjoining a 'Rail corridor' does not prevent the future use of the rail corridor by the site; and
 - (d) Development compliments the use of 'Rail corridors' for tourist activities.

8.2.12.3 Criteria for assessment

Table 8.2.12.3 – Transport infrastructure overlay code - For accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes	Complies	Comments
For accepted development subject to requirements and assessable development			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO1 Development does prejudice the:</p> <p>(a) ongoing operation of an active 'Rail corridor' identified on the Transport infrastructure overlay maps (OM-012a-j); or</p> <p>(b) the potential future use of an inactive 'Rail corridor' identified on the Transport infrastructure overlay maps (OM-012a-j).</p>	<p>AO1 Buildings and structures are setback from a boundary with an active or inactive 'Rail corridor' identified on the Transport infrastructure overlay maps (OM-012a-j) a minimum of:</p> <p>(a) 40 metres where:</p> <p>(i) in the Rural zone; and</p> <p>(ii) on a site with an area of 2 hectares or greater; or</p> <p>(b) 5 metres otherwise.</p>	n/a	Not applicable.
For assessable development			
<p>PO2 Non-residential development adjoining a rail corridor identified on the Transport infrastructure overlay maps (OM-012a-j) is designed to allow for the future use of the 'Rail corridor' by the land use.</p>	<p>AO2 No acceptable outcome is provided</p>	n/a	Not applicable.
<p>PO3 Development adjoining a 'Rail corridor' identified on the Transport infrastructure overlay maps (OM-012a-j) used for the transportation of tourists is designed to:</p> <p>(a) provide visual interest;</p> <p>(b) screen or enhance areas of limited visual interest; and</p> <p>(c) complement and enhance the character of the shire.</p>	<p>AO3 No acceptable outcome is provided</p>	n/a	Not applicable.

9.4.1 Advertising devices code

9.4.1.1 Application

- (1) This code applies to assessing development where:
 - (a) for Advertising devices; and
 - (b) it is identified in the assessment benchmarks for assessable development and requirements for accepted development column of an assessment table in Part 5 of the planning scheme.

9.4.1.2 Purpose

- (1) The purpose of the Advertising devices code is to regulate the location, siting, number, content and design requirements for advertising devices to protect the visual character and amenity of the urban and rural areas of the region, whilst supporting the promotion of business and enterprise.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Advertising devices are designed, sited and integrated so that they do not detract from the existing character and amenity of an area and contribute to a coherent and harmonious streetscape;
 - (b) Advertising devices are of a scale, dimension and quality to minimise adverse visual impacts;
 - (c) Advertising devices do not result in visual clutter;
 - (d) Advertising devices do not impact on pedestrian or road safety and do not obscure the view of any official traffic, safety or information sign;
 - (e) Advertising devices are constructed and maintained to ensure a high standard of public safety through structural integrity, design and construction;
 - (f) Advertising devices primarily provide, clear and effective identification of business and commercial premises, community uses and events with limited product advertising;
 - (g) In the Rural zone advertising devices are limited to maintain the landscape character of the area; and
 - (h) Billboards are limited to identified localities.

9.4.1.3 Criteria for assessment

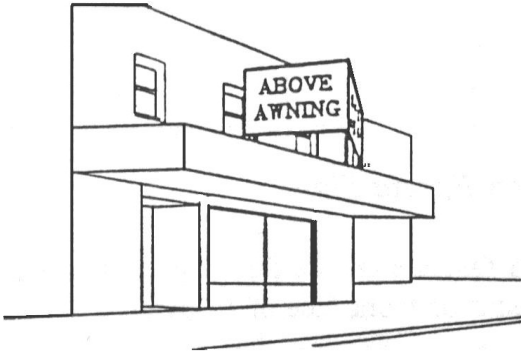
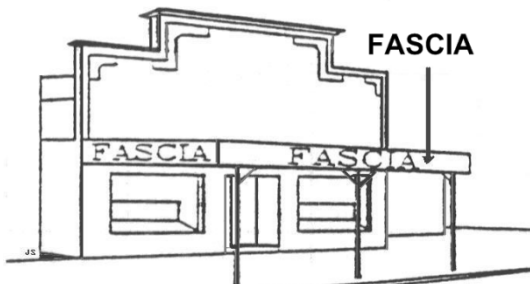
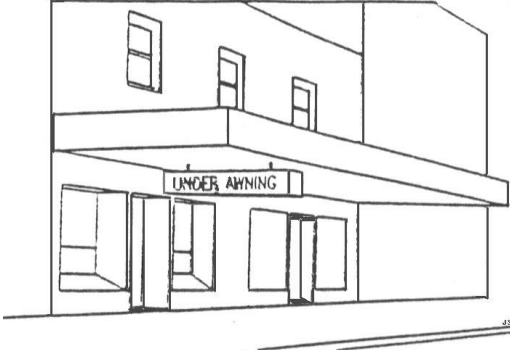
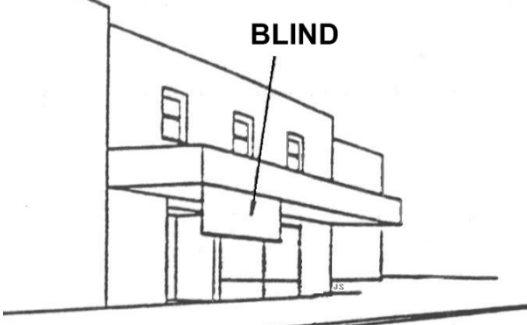
Table 9.4.1.3A—Advertising devices code - For accepted development subject to requirements and assessable development

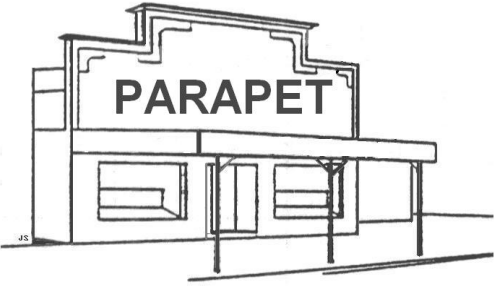
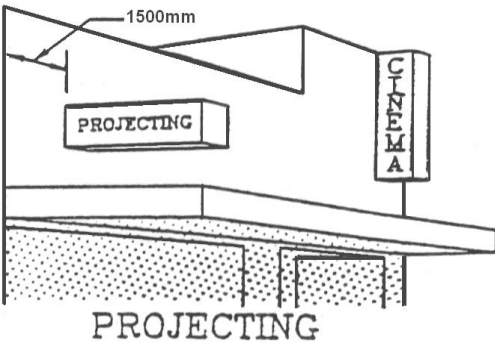

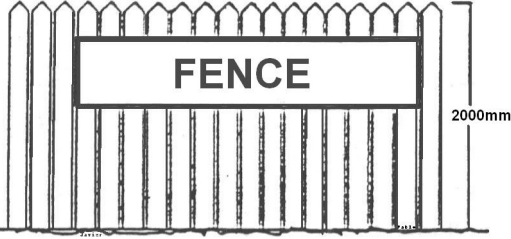
Performance outcomes	Acceptable outcomes	Complies	Comments
For accepted development subject to requirements and assessable development			
Public safety			
<p>PO1 Advertising devices are designed, sited and constructed to maintain the efficient function of road infrastructure and not impede safe vehicular and pedestrian movements.</p>	<p>AO1.1 Advertising devices do not: (a) resemble traffic control devices; or (b) give instructions to traffic; or (c) resemble a hazard or warning light through colour or method of operation, if visible from a road; or (d) cause interference with the visibility and effectiveness of hazard or warning lights; or (e) encroach onto any part of a road, road reserve, pedestrian or cycle path; or (f) incorporate highly reflective materials and finishes; or (g) cause significant visual or physical obstruction of, or distraction to, vehicular or pedestrian traffic.</p>	✓	<p>Complies - The proposed billboard is currently established 750 metres north of the proposed location facing the Mulligan highway. The application is for a relocation only. The billboard design and location will comply with AO1.1.</p>
Character and amenity			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO2 Advertising devices are designed and located to:</p> <p>(a) avoid visual clutter;</p> <p>(b) avoid overshadowing of adjoining premises or public places;</p> <p>(c) prevent loss of daylight or sunlight access for nearby uses;</p> <p>(d) be consistent with the built and natural character of the immediate surrounds; and</p> <p>(e) allow for the identification of premises, uses and business.</p>	<p>AO2.1 Advertising devices:</p> <p>(a) do not move, revolve, strobe or flash;</p> <p>(b) are not painted or erected on a roof (excluding awnings) or structure (such as a silo or tank);</p> <p>(c) do not incorporate overt or explicit language or visual content that is likely to be offensive to the general public;</p> <p>(d) primarily advertise a business and/or commercial premises rather than products;</p> <p>(e) are located on the property to which the advertising relates;</p> <p>(f) do not protrude above the roofline or parapet; and</p> <p>(g) are limited to those devices identified in Table 9.4.1.3B.</p>	<p>✓ Complies with PO2</p>	<p>Complies - The proposed billboard is currently established 750 metres north of the proposed location facing the Mulligan highway. The application is for a relocation only. The billboard design and content will comply with AO2.1. The billboard will not advertise a business established on the subject site however being a relocation only (from nearby location) is not likely to cause any impacts that would compromise PO2.</p>
	<p>AO2.2 The number, type and design of advertising devices complies with Table 9.4.1.3D.</p>	<p>n/a</p>	<p>Not applicable - see comment for AO4.</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
For assessable development			
Character and amenity			
<p>PO3 Advertising devices are:</p> <p>(a) designed and engineered to a standard that satisfies the wind classification for the particular area;</p> <p>(b) appropriately secured and supported so as to cause no injury or damage to persons or property;</p> <p>(c) not displayed on or attached to a tree, roadside pole or official traffic or safety sign; and</p> <p>(d) appropriately separated from any electricity infrastructure.</p>	<p>AO3 No acceptable outcome is provided.</p>	✓	Will comply - Development permit for building works will be required.
<p>PO4 Freestanding advertising devices, where located on land fronting a state-controlled road, are appropriately located and designed to:</p> <p>(a) not impact on the safety and efficiency of the state controlled road network; and</p> <p>(b) preserve rural character and landscape values.</p>	<p>AO4 Freestanding advertising devices:</p> <p>(a) have a maximum sign face area of 18m² and a maximum sign face width of 6 metres;</p> <p>(b) are sited a minimum of 1 kilometre from all existing freestanding advertising devices whether or not they are on the same side of the road;</p> <p>(c) are of a design and colour that is compatible with existing adjacent development; and</p> <p>(d) are only located on properties with frontage to either side of the sections of State-controlled road identified in Table 9.4.1.3C.</p>	✓	Complies - The proposed billboard will be relocated from an existing site in the vicinity of the subject site and will not result in the installation of an additional billboard along this stretch of the Mulligan Highway. The proposed billboard will have a sign face area of 18m ² .

Table 9.4.1.3B—Acceptable advertising devices

Type and definition	Example
<p>Above awning advertising device - an advertising sign located on top of and attached to an awning or veranda.</p>	
<p>Fascia advertising device - a flush advertising sign painted on, or attached to the front and/or side faces of an awning.</p>	
<p>Under awning advertising device - a flat signage panel or light-box that is suspended directly underneath an awning or verandah.</p>	
<p>Blind advertising device - a sign that is painted or otherwise affixed to a solid or flexible material suspended from an awning face or verandah.</p>	

Type and definition	Example
<p>Parapet advertising device – a sign painted on, or affixed to the architectural parapet of a building.</p>	
<p>Projecting advertising device - a sign mounted at right angles to a wall or building face.</p>	
<p>Freestanding advertising device - a sign that comprises either a hoarding/billboard or a pylon sign which is elevated from the ground and supported by one or more columns, pylons or poles.</p>	
<p>Fence advertising device - a sign painted on, or otherwise affixed to a fence or gate that acts as a permanent partition screen or barrier.</p>	

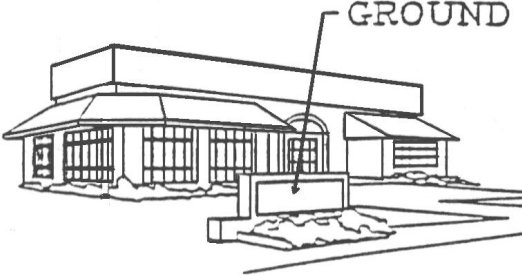
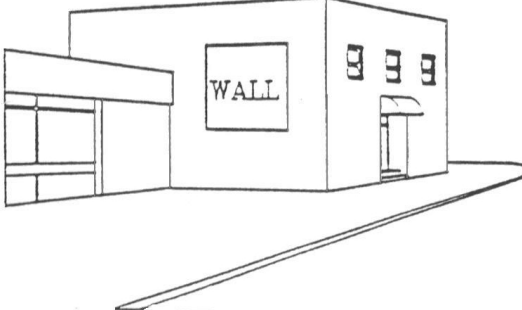

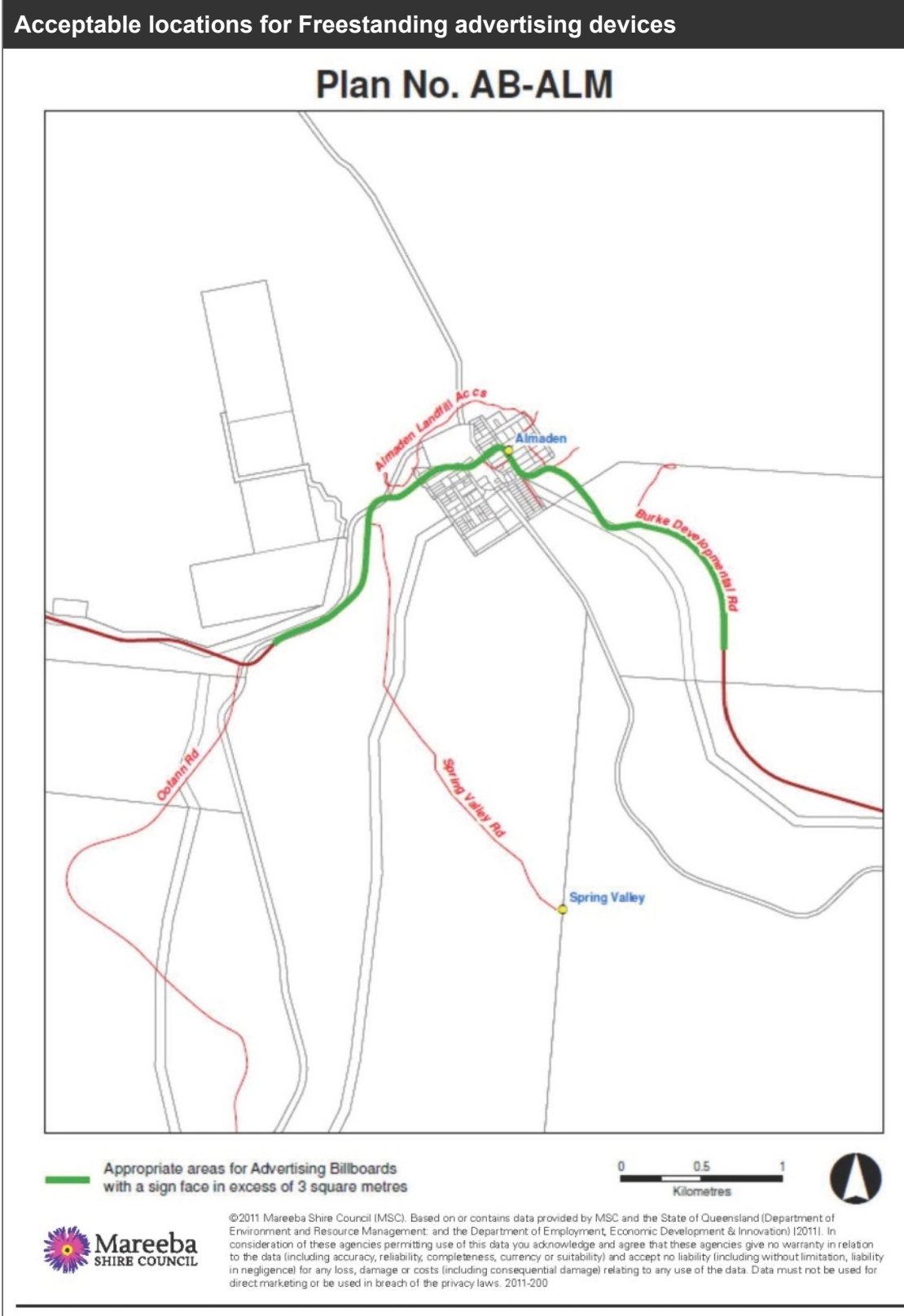
Type and definition	Example
<p>Ground advertising device - a low-level independent sign that contains the name associated with the premises and that is erected at a driveway entrance as a permanent structure.</p>	
<p>Wall advertising device - a sign painted on, or otherwise affixed to a wall and confined within the limits of the wall.</p>	
<p>Window advertising device - a sign painted on, or otherwise affixed to the inner or outer surface of a window. The term includes devices that are suspended from the window frame and may also be illuminated. The term does not include product displays or showcases for viewing by pedestrians.</p>	


Table 9.4.1.3C—Acceptable locations for Freestanding advertising devices

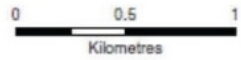


Acceptable locations for Freestanding advertising devices

Plan No. AB-CHI



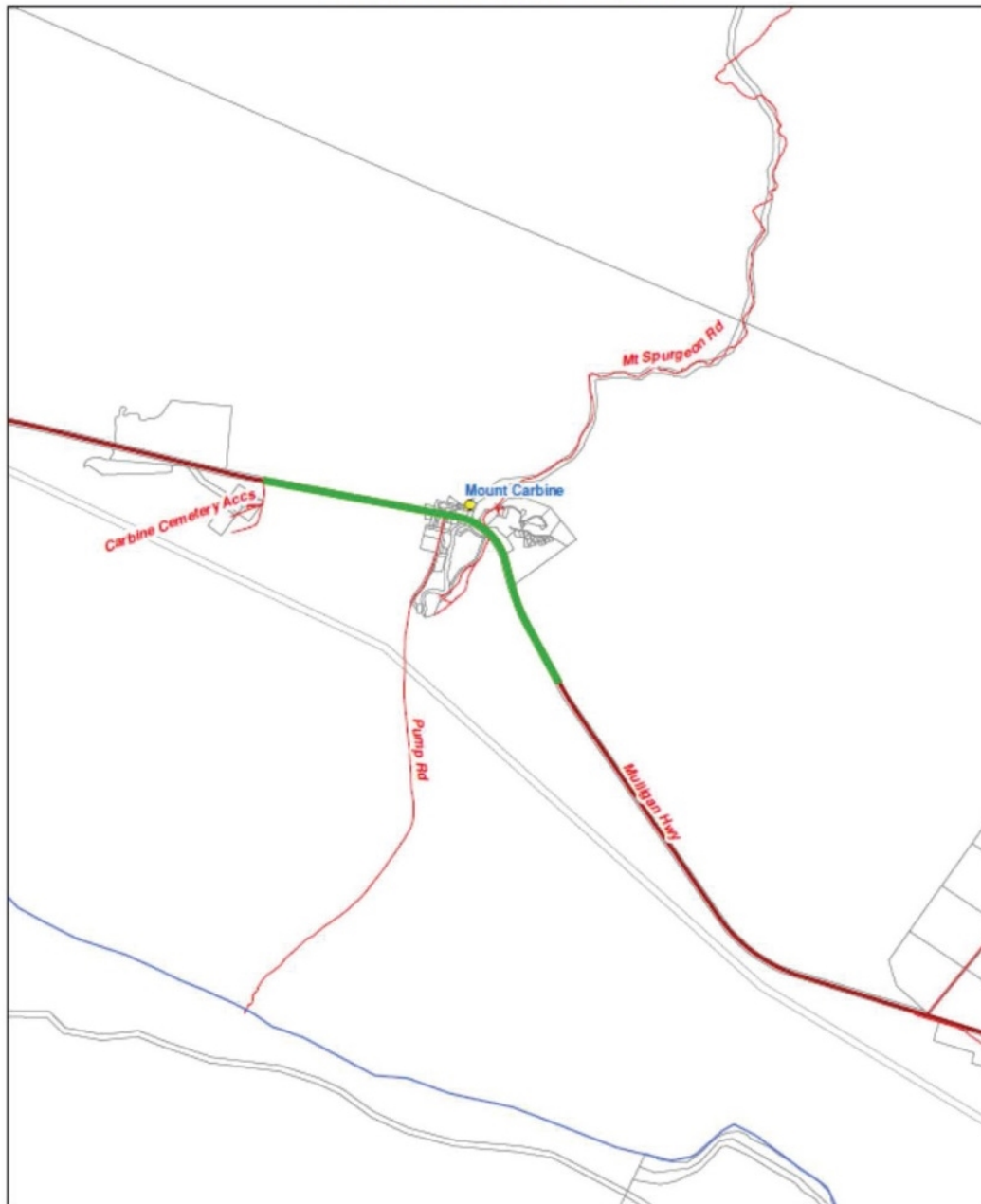
 Appropriate areas for Advertising Billboards with a sign face in excess of 3 square metres




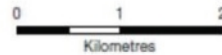
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Acceptable locations for Freestanding advertising devices

Plan No. AB-CAR



 Appropriate areas for Advertising Billboards with a sign face in excess of 3 square metres




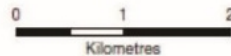
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Acceptable locations for Freestanding advertising devices

Plan No. AB-DIM



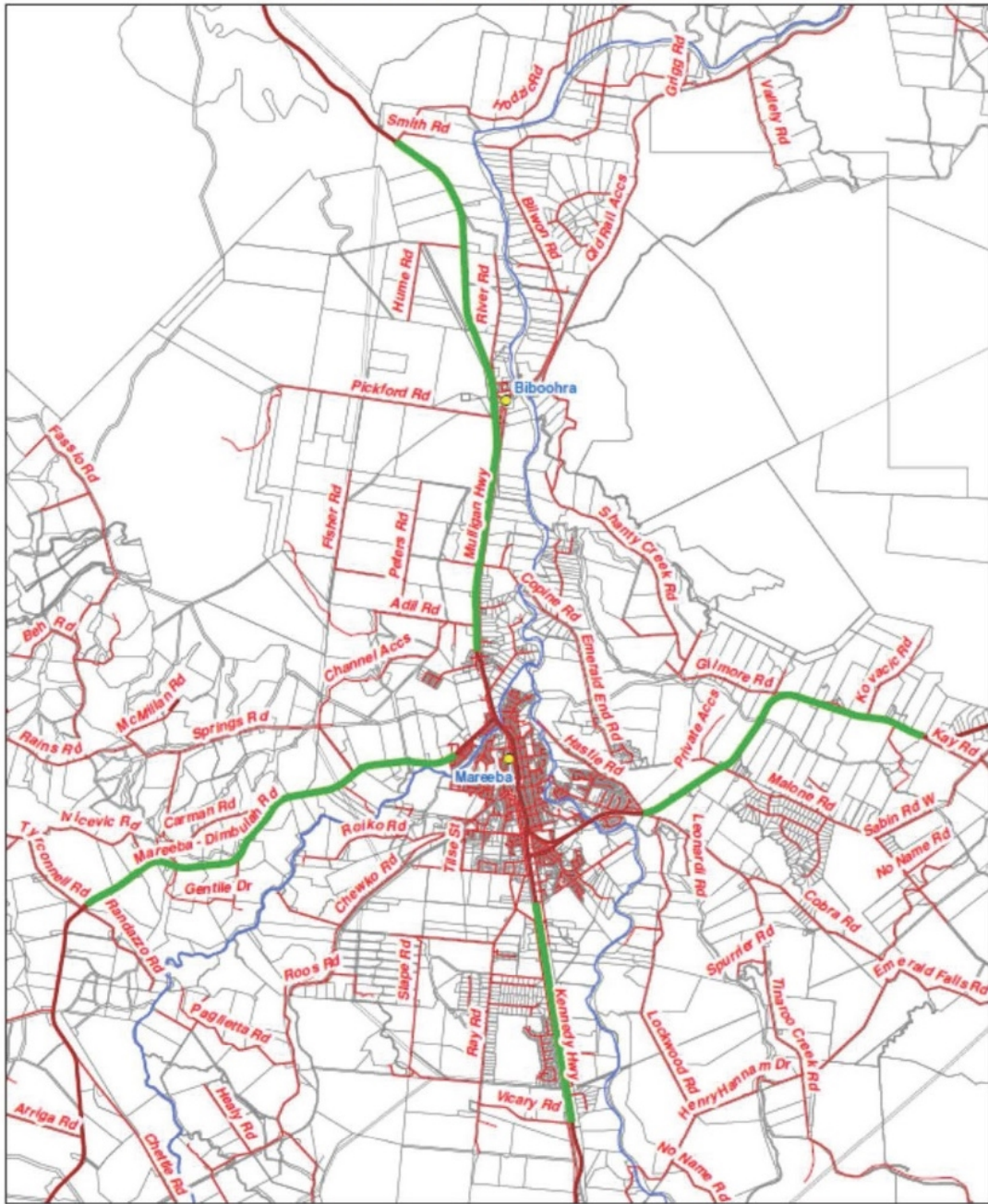
 Appropriate areas for Advertising Billboards with a sign face in excess of 3 square metres




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Acceptable locations for Freestanding advertising devices

Plan No. AB-MAR



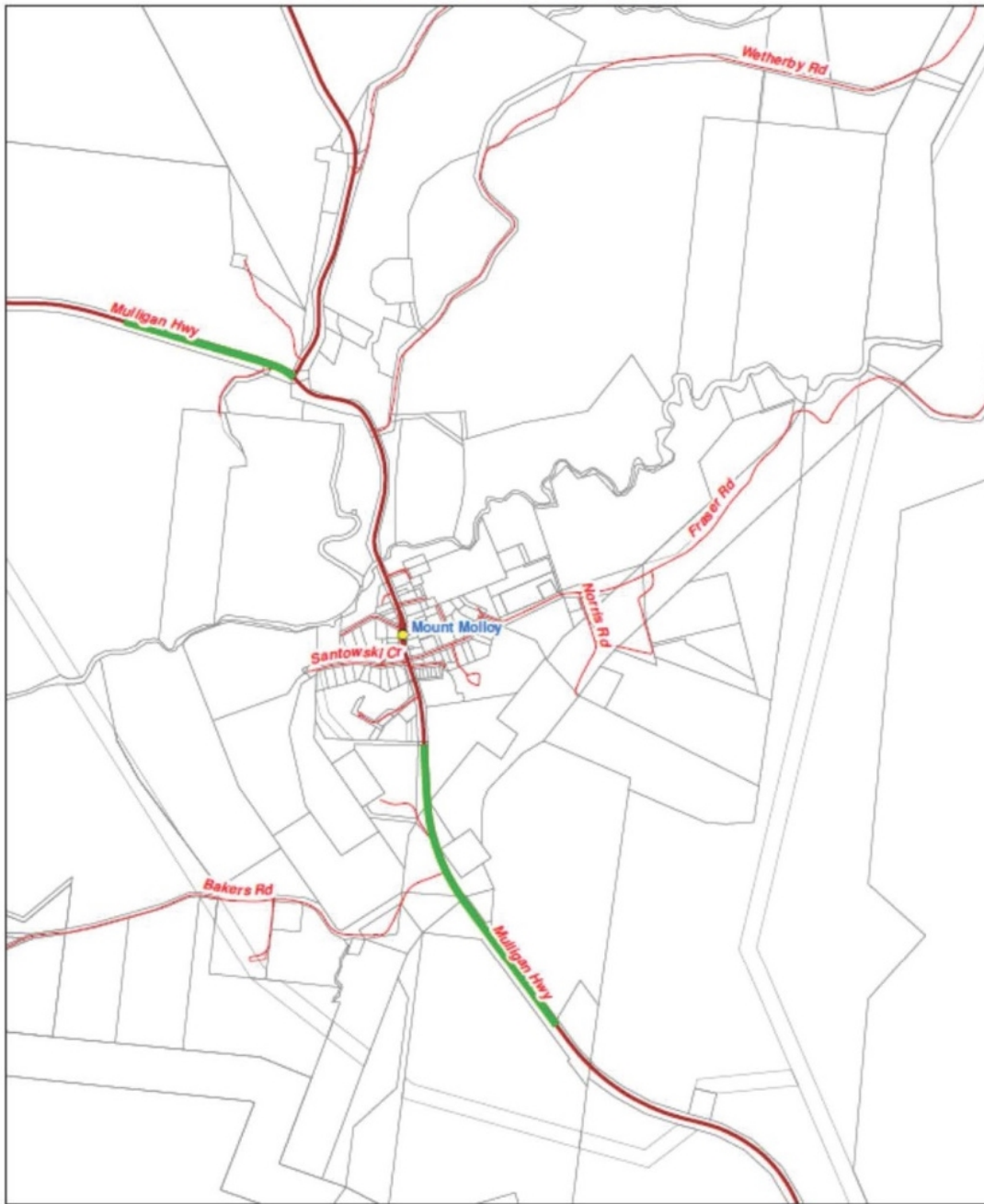
 Appropriate areas for Advertising Billboards with a sign face in excess of 3 square metres




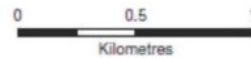
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Acceptable locations for Freestanding advertising devices

Plan No. AB-MOL



 Appropriate areas for Advertising Billboards with a sign face in excess of 3 square metres




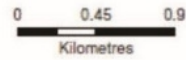
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Acceptable locations for Freestanding advertising devices

Plan No. AB-MUT



 Appropriate areas for Advertising Billboards with a sign face in excess of 3 square metres



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Table 9.4.1.3D—Number, Type and Design of Advertising Devices

Zone/Use	Maximum number of signs per site	Sign types	Maximum face	Design requirements
Zones				
Centre zone	3	Above awning	-	(a) Do not exceed the height of the parapet or building roofline (b) Do not exceed the width or depth of the of the awning to which they are affixed
		Fascia	-	(a) Wholly contained within the outline of the awning to which they are affixed (b) Flush with the awning face
		Blind	-	(a) Do not exceed the width of the of the awning to which they are affixed (b) Have a ground clearance of 2.4 metres between the lowest part of the sign and the footpath (c) Sited adjacent to the main building entrance (d) Flush with the awning face (e) Wholly located under the awning
		Freestanding	6m ²	(a) Located on lots greater than 1,000m ² (b) No higher than buildings on the same lot or 7.5 metres (whichever is the lesser)
		Parapet	-	(a) Flush with the building parapet wall face (b) Wholly contained within the area of the parapet (c) Have a sign face of no more than maximum of 40% of the available parapet area
		Projecting	2.5m ²	(a) Limited to one sign per road frontage (b) Do not project greater than 1.5 metres from the building or structure to which they are affixed; (c) Do not exceed the height of the building or structure to which they are affixed
		Under awning	-	(a) Limited to one sign per road frontage (b) Do not exceed 75% of the width of the awning to which the sign is affixed (c) Have a maximum length of 2.5 metres (d) Have a minimum ground clearance of 2.4 metres between the lowest part of the sign and the footpath (e) Positioned in the centre of the awning and are perpendicular to the building face of the premises

Zone/Use	Maximum number of signs per site	Sign types	Maximum face	Design requirements
		Wall	2.5m ²	<ul style="list-style-type: none"> (a) Wholly contained within the outline of the wall to which they are affixed (b) Flush with the face of the wall (c) limited to one sign per road frontage for each tenant (d) No more than 50% of available wall space is covered by existing and proposed signage (e) At least one side has a minimum length of 600mm
		Window	-	<ul style="list-style-type: none"> (a) Wholly contained within the window area (b) No more than 50% of available window space is covered by existing and proposed signage
		All signs	-	<ul style="list-style-type: none"> (a) If illuminated, light spillage from advertising devices is minimised in accordance with AS4282 (as amended).
Community facilities zone	3	Above awning	-	<ul style="list-style-type: none"> (a) Do not exceed the height of the parapet or building roofline (b) Do not exceed the width or depth of the of the awning to which they are affixed
		Blind	1.5m ²	<ul style="list-style-type: none"> (a) Do not exceed the width of the of the awning to which they are affixed (b) Have a ground clearance of 2.4 metres between the lowest part of the sign and the footpath (c) Sited adjacent to the main building entrance (d) Flush with the awning face (e) Wholly located under the awning
		Fascia	-	<ul style="list-style-type: none"> (a) Wholly contained within the outline of the awning to which they are affixed (b) Flush with the awning face
		Fence	2.5m ²	<ul style="list-style-type: none"> (a) Located wholly within the premises facing the road frontage(s) of the site
		Freestanding	6m ²	<ul style="list-style-type: none"> (a) Located on lots greater than 1,000m² (b) No higher than buildings on the same lot or 7.5 metres (whichever is the lesser)
		Ground	5m ²	<ul style="list-style-type: none"> (a) Maximum height of 1.5 metres
		Parapet	-	<ul style="list-style-type: none"> (a) Flush with the building parapet wall face (b) Wholly contained within the area of the parapet (c) Sign face of no more than a maximum of 40% of the available parapet area
		Projecting	2.5m ²	<ul style="list-style-type: none"> (a) Limited to one sign per road frontage (b) Do not project greater than 1.5 metres from the building or structure to which they are affixed (c) Do not exceed the height of the building or structure to which they are affixed

Zone/Use	Maximum number of signs per site	Sign types	Maximum face	Design requirements
		Under awning	-	<ul style="list-style-type: none"> (a) Limited to one sign per road frontage (b) Do not exceed 75% of the width of the awning to which the sign is affixed with the maximum length being 2.5 metres (c) Have a minimum ground clearance of 2.4 metres between the lowest part of the sign and the footpath (d) Positioned in the centre of the awning and are perpendicular to the building face of the premises
		Wall	2.5m ²	<ul style="list-style-type: none"> (a) Wholly contained within the outline of the wall to which they are affixed (b) Flush with the face of the wall (c) No more than 50% of available wall space is covered by existing and proposed signage (d) Limited to one sign per road frontage for each tenant (e) Have at least one side with a minimum length of 600mm
		Window	-	<ul style="list-style-type: none"> (a) Wholly contained within the window area (b) No more than 50% of available window space is covered by existing and proposed signage
		All signs	-	<ul style="list-style-type: none"> (a) If illuminated, light spillage from advertising devices is minimised in accordance with AS4282 (as amended).
Conservation zone	1	Fence	2.5m ²	<ul style="list-style-type: none"> (a) Located wholly within the premises facing the road frontage(s) of the site
		Freestanding	2.9m ²	<ul style="list-style-type: none"> (a) Maximum height of 3 metres (b) Sited a minimum of 1 kilometre from all existing freestanding advertising devices whether or not they are on the same side of the road (c) Setback a minimum of 1 metre from the property boundaries (d) Located below the height of the vegetation within the surrounding landscape when viewed from adjacent roads or prominent public viewing points
		Ground	5m ²	<ul style="list-style-type: none"> (a) Maximum height of 1.5 metres
		All signs	-	<ul style="list-style-type: none"> (a) Not illuminated
Emerging community zone	1	Fence or Freestanding	0.5m ²	<ul style="list-style-type: none"> (a) Relate to a use conducted on the premises (b) Not illuminated (c) Located wholly within the premises facing the road frontage(s) of the site
Low density residential zone				
Medium density residential zone				

Zone/Use	Maximum number of signs per site	Sign types	Maximum face	Design requirements
Rural residential zone				
Industry zone	3	Above awning	-	(a) Do not exceed the height of the parapet or building roofline (b) Do not exceed the width or depth of the of the awning to which they are affixed
		Fascia	-	(a) Wholly contained within the outline of the awning to which they are affixed (b) Flush with the awning face
		Fence	2.5m ²	(a) Located wholly within the premises facing the road frontage(s) of the site
		Freestanding	6m ²	(a) Located on lots greater than 1,000m ² (b) No higher than buildings on the same lot or 7.5 metres (whichever is the lesser)
		Ground	5m ²	(a) Maximum height of 1.5 metres
		Parapet	-	(a) Flush with the building parapet wall face (b) Wholly contained within the area of the parapet (c) Have a sign face of no more than maximum of 40% of the available parapet area
		Projecting	2.5m ²	(a) Limited to one sign per road frontage (b) Do not project greater than 1.5 metres from the building or structure to which they are affixed (c) Do not exceed the height of the building or structure to which they are affixed
		Wall	2.5m ²	(a) Wholly contained within the outline of the wall to which they are affixed (b) Flush with the face of the wall (c) No more than 50% of available wall space is covered by existing and proposed signage (d) Limited to one sign per road frontage for each tenant (e) Have at least one side with a minimum length of 600mm
		Window	-	(a) Wholly contained within the window area (b) No more than 50% of available window space is covered by existing and proposed signage
		All signs	-	(a) If illuminated, light spillage from advertising devices is minimised in accordance with AS4282 (as amended).
Recreation and open space zone	3	Fence	2.5m ²	(a) Located wholly within the premises facing the road frontage(s) of the site
		Freestanding	6m ²	(a) Located on lots greater than 1,000m ² (b) No higher than buildings on the same lot or 7.5 metres (whichever is the lesser)
		Ground	5m ²	(a) Maximum height of 1.5 metres

Zone/Use	Maximum number of signs per site	Sign types	Maximum face	Design requirements
		Wall	2.5m ²	(a) Wholly contained within the outline of the wall to which they are affixed (b) Flush with the face of the wall (c) No more than 50% of available wall space is covered by existing and proposed signage (d) Limited to one sign per road frontage for each tenant (e) Have at least one side with a minimum length of 600mm
		All signs	-	(a) If illuminated, light spillage from advertising devices is minimised in accordance with AS4282 (as amended).
Rural zone	1	All signs	-	(a) Not illuminated
		Fence	2.5m ²	(a) Located wholly within the premises facing the road frontage(s) of the site
		Freestanding	2.9m ²	(a) Sited a minimum of 1 kilometre from all existing freestanding advertising devices whether or not they are on the same side of the road (b) Setback a minimum of 1 metre from the property boundaries (c) Located below the height of the vegetation within the surrounding landscape when viewed from adjacent roads or prominent public viewing points (d) Maximum height of 3 metres
Uses				
Home based business	1	Fence Freestanding	0.5m ²	(a) Not illuminated (b) Located wholly within the premises facing the road frontage(s) of the site
Renewable energy facility	-	-	-	(a) Limited in scale (b) Confined to site (c) Limited to development interpretation.
Roadside stall	2	-	1m ²	(a) Located on the same site as the roadside stall.
Rural industry	-	-	2.1m ²	(a) Located at the entrance to the premises; (b) Limited to the name and hours of operation of the facility (c) Does not include any product advertising

Note—Where there is a conflict between a requirement in a zone and a requirement for a use in the **Table 9.4.1.3D**, compliance is to be achieved with the more restrictive requirement.

Note—Where there is no requirement specified for a use, reference should be made to the relevant zone requirement.

