

Part 6—Development codes

6.1 Preliminary

- (1) Development codes are codes for assessment where identified as an applicable code in part Part 4.
- (2) Use codes and other development codes are specific to each planning scheme area.
- (3) The following are the use codes for the planning scheme:
 - (a) General Development Code
- (4) The following are the other development codes for the planning scheme:
 - (a) Reconfiguring a lot code
 - (b) Operational work code.

6.2 Use codes

6.2.1 General Development Code

This code applies to assessing a development application if identified in the Tables of Assessment.

The purpose of the General development code is to ensure that development in the local government area is located, designed and managed in a safe and efficient manner.

Compliance with this code will achieve the community's views on:

- what development should look like;
- how development complements the area;
- how the effects of a development on infrastructure and the environment will be minimised;
- how development responds to constraints such as flooding and bushfire; and
- how development will be serviced by roads and utilities.

Note — For the purposes of the Planning Act, the 'What do we want to achieve' column in table 6.2.2.1 below forms the Performance Outcomes of the code. The 'One way to achieve it' column in this table represents the Acceptable Outcomes.

Editor's note - The 'What can be negotiated' and 'What we don't want to see' columns represent additional contextualisation to meeting the relevant Performance Outcome. These columns constitute editor's notes to the planning instrument and have the effect of that nature – guiding the interpretation of the instrument.

Table 6.2.2.1: Assessment Benchmarks – General Development Code

What we want to achieve (Performance Outcomes)	One way to achieve it (Acceptable Outcomes)	What could be negotiated	What we don't want to see
Site Layout			

What we want to achieve (Performance Outcomes)	One way to achieve it (Acceptable Outcomes)	What could be negotiated	What we don't want to see
PO1 The scale of new buildings and facilities suits its site and its surroundings.	A01 New buildings cover less than the following percentage of site area: <ul style="list-style-type: none"> • Township Zone (where not in a precinct) - 50%; • Township Zone (Industrial Precinct) - 40%; • Rural Residential Zone - 10% • Recreation and Open Space Zone – 10%; and • Rural Zone – no acceptable outcome prescribed. 	Total site cover may be able to be increased if proven to provide long term benefits to area – e.g. goods and service store in a Township Zone (where not in a precinct).	The scale of new buildings and facilities exceeds what is intended for the site and surrounding area.
<p>Editor's Note—The following animation is included to provide an illustrated indication of how the acceptable outcome could be met.</p> <div style="text-align: center;">  <p>View animated code provision.</p> </div>			
PO2 Setbacks for buildings and structures for the front, side and rear are in keeping with other nearby buildings.	A02.1 Setbacks are to meet the Building Code of Australia requirements (including any variations as per the Queensland Development Code). A02.2 Setbacks are to allow for off street parking and vehicle movement, and if development is commercial in nature, off street parking is located at the rear of buildings to allow for easy vehicle movement and access.	Sometimes different setbacks are needed depending on the site layout or the type of new buildings proposed. It is important to make sure that reductions in setbacks don't impose on other properties, make it difficult for others to then use their properties,	Building or site layout that means others can't use their properties properly, or that means the streetscape would look substantially different if the proposed new buildings or

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		or go against what is common in the street/surrounding area.	facilities were approved.
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PO3 Landscaping is provided to improve the presentation of the property – including, wherever possible, keeping existing trees that provide good shade.	AO3.1 Except in the Rural zone, a minimum of 10% of the total area for new buildings and facilities is landscaped. AO3.2 In all areas, keep, or provide and maintain, shade trees and shrubs on the site – not just grass and shrubs.	Slight reductions in landscaping on site if it is offset in some other way that still provides good amenity and heat reduction.	Landscaping which doesn't improve the appeal of the surrounding streetscape and existing buildings – e.g. concrete dominating the site.
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Building Design			
PO4	AO4		

What we want to achieve (Performance Outcomes)	One way to achieve it (Acceptable Outcomes)	What could be negotiated	What we don't want to see
Building height is similar to the other buildings in town and around the Bouliia shire.	New buildings are less than the following heights: <ul style="list-style-type: none"> • Township zone (where not in a precinct) – 2 storeys or 8.5m above ground level; • Township Zone (Industrial Precinct) – 15m above ground level; • Rural residential zone – 8.5m above ground level; • Recreation and Open Space Zone – 8.5m above ground level; and • Rural Zone – no acceptable outcome provided. 	The height of a building can be higher if it needs to be for a particular purpose – e.g. a church steeple, or a concrete batching plant.	Buildings higher than stated.
<p>Editor's Note—The following animation is included to provide an illustrated indication of how the acceptable outcome could be met.</p> <div style="text-align: center;">  <p>View animated code provision.</p> </div>			
PO5 New buildings have a similar look and feel to any surrounding buildings and look like they belong in the local area.	AO5.1 In the Township zone (other than in the Industrial precinct), new buildings should include at least 3 of the following: <ul style="list-style-type: none"> • verandas or porches; • awnings and shade structures; • variations to the roof and building lines; • recesses and projections of the external facade; • doors and window openings; • a range of building materials, colours and textures matching or complementing those prevailing in neighbouring buildings; or 	Commercial and industrial buildings might need to look a certain way because of what they are used for (e.g. a service station, or a warehouse) – but buildings in these areas should still look and feel similar to other buildings in the local area.	Building designs which do not reflect the surrounding buildings or contribute poorly to the streetscape.

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	<ul style="list-style-type: none"> windows or other design features which overlook the street to allow for passive surveillance. <p>Editor's note—Refer to PO25 related to retention/reuse of existing commercial buildings.</p>		
<p>Editor's Note—The following animation is included to provide an illustrated indication of how the acceptable outcome could be met.</p> <div style="text-align: center;">  <p>View animated code provision.</p> </div>			
<p>PO6 New buildings include design features which allow for passive surveillance of the streetscape and measures that increase the safety of the neighbourhood.</p>	<p>DRAMA</p>		
<p>Dual Occupancy and Multiple Dwelling</p>			
<p>PO7 Dual occupancy and multiple dwellings are built to a high standard and look like they belong in the local area, by using similar design</p>	<p>A07.1 New buildings use high standards of design which reflects surrounding residential buildings.</p> <p>In particular, new buildings have at least one of these roof types with a pitch of 20 degrees or greater:</p>	<p>Sometimes newer buildings can look different to the surrounding area because of advances in architecture and</p>	<p>Buildings that look like 'dongers' or trailer homes.</p>

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features and layout to other nearby buildings.	<ul style="list-style-type: none"> • skillion • gable • hipped; or • pitched. <p>A07.2 Each dwelling includes the following design elements:</p> <ul style="list-style-type: none"> • a visible entry (i.e. a front door) from the main street frontage • bathroom, laundry and toilet windows which are located to offer privacy from the street and other dwellings on the premises • privacy screening to adjacent neighbours, either through landscaping or screen structures • on-site parking provided at the side or rear of the site. 	building design. The design of new buildings should try as much as possible to complement the area they are located in.	Poor design and layout – e.g. poor positioning of car parks (stopping doors from opening fully or driveways leading onto intersections, or poor vehicle circulation designs. Poor and/or lack of privacy and shading.
Additional uses on the same site (Ancillary uses)			
<p>PO8 In areas other than the Rural zone, additional buildings such as sheds, which support or do not dominate the purpose of the main building/s are reasonable in size and function.</p> <p>Editor's note— Development on the same premises as an existing use that does not support that</p>	<p>A08 In areas other than the Rural zone, ancillary buildings are not more than 10% of the floor area of the main building/s on the premises.</p>	<p>It is important that an additional building or use doesn't dominate the site it is on, or the purpose of the original building, unless it is supporting the function of the building/s.</p> <p>Additional uses on the same site in the Rural zone may be a material change of use.</p>	<p>Additional buildings with a gross floor area over 10% of the main building and do not support the use of the main building/s and streetscape.</p>

What we want to achieve (Performance Outcomes)	One way to achieve it (Acceptable Outcomes)	What could be negotiated	What we don't want to see
purpose, or dominates it, is considered a new use.			
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Traffic, access, manoeuvring and parking			
<p>PO9 Expected increases in traffic volume are properly managed and mitigated.</p>	<p>AO9.1 Local transport and traffic design standards/local laws are met.</p> <p>PO9.2 Development makes sure that:</p> <ul style="list-style-type: none"> • local and residential roads are used only for local traffic; and • traffic or freight movement on local and residential roads is avoided. 	<p>Some uses may need to utilise local or residential roads for short or limited heavy vehicle movements, so actual impact will be a consideration in the assessment.</p> <p>Some uses may create a lot of new vehicle movements, and these will need to be analysed against traffic standards as part of the assessment process.</p>	<p>Flows of heavy vehicle or significantly increased traffic along residential streets that could create unacceptable noise or inconvenience to residents, or impact on the condition of rural roads by heavy vehicles.</p>
<p>PO10 Sufficient parking spaces are provided for the use.</p>	<p>AO10.1 Car parking is provided as per the rates in Table 6.2.2.2</p> <p>AO10.2 On-street parking is maintained.</p>	<p>If there is no building work (and it is just a change of use),</p>	<p>Poor or lack of onsite parking.</p>

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		reductions in on-site parking can be considered.	Reductions in on-street parking, unless more is provided on site.

Table 6.2.2.2 Car parking requirements

Use	Requirements
Childcare Centre	1 space for every employee, and 1 space for every 4 children.
Commercial activities	1 space per 50m ² of gross floor area.
Dual Occupancy	1 covered space for every 2 bedrooms, plus 1 space for every additional bedroom.
Dwelling house	1 covered space per dwelling.
Dwelling unit	1 covered space per dwelling unit.
Home-based business	1 space of additional parking to be provided for the dwelling.
Industrial activities	1 space per 50m ² of gross floor area for the first 1000m ² and 1 additional space per 100m ² of gross floor area exceeding 1000m ² .
Multiple dwelling	1 covered space for every 2 bedrooms, plus 1 space for every additional bedroom.
Non-resident workforce accommodation	1 space per unit plus 1 visitor space per every 5 units.
Rural activities	1 space per 100m ² of gross floor area
Service station	1 space per 30m ² site area.
Short-term accommodation	1 covered space per guestroom or suite, 1 additional space per 30m ² of gross dining area, and 1 space per employee.
Tourist park	1 space per site, plus 1 extra space for every 3 sites.
All other uses	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.

Editor's Note—The following animation is included to provide an illustrated indication of how the acceptable outcome could be met.

What we want to achieve (Performance Outcomes)	One way to achieve it (Acceptable Outcomes)	What could be negotiated	What we don't want to see
 View animated code provision.			
<p>PO11 Vehicle access and movement is:</p> <ul style="list-style-type: none"> • easy and safe; • does not create problems for the external road network; and • provides safe pedestrian access – this includes access for people with a disability. 	<p>AO11.1 Car parking and manoeuvring areas are designed to comply with:</p> <ul style="list-style-type: none"> • AS2890.1 – Parking Facilities; and • Austroads Publication AP-G34-13 – Austroads Design Vehicles and Turning Path Templates. <p>AO11.2 Avoid conflict with obstacles which may obstruct parking – e.g. man holes, power poles, vegetation, bus stops, gully pits and other obstacles.</p> <p>AO11.3 Vehicle crossovers are to be designed as per Figures 1 or 2 below.</p> <p>AO11.4 The minimum distance between a driveway and an intersection connecting to another street is 6m, and driveway access is provided from the quietest/smallest road frontage available.</p>		<p>Tight parking which reduces manoeuvring – both on premises and on-street.</p> <p>Lack of safe pedestrian access and parking for people with disabilities.</p> <p>Obstacles on or near driveway – e.g. bus stops, man holes etc.</p> <p>Driveway is poorly positioned and is not safe – e.g. within 6m of an intersection with another street or leads onto a busy road.</p>
<p>Figure 1 – Vehicle Crossover Non-Piped</p>			

What we want to achieve (Performance Outcomes)	One way to achieve it (Acceptable Outcomes)	What could be negotiated	What we don't want to see
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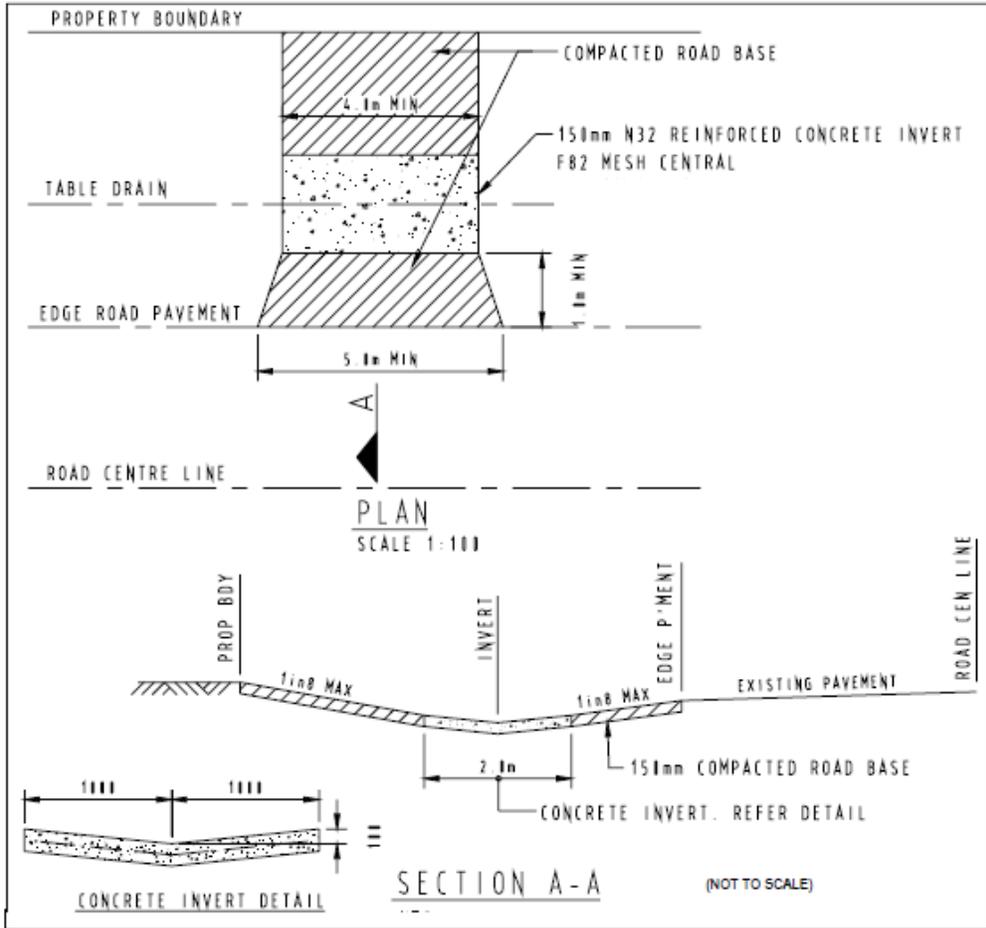
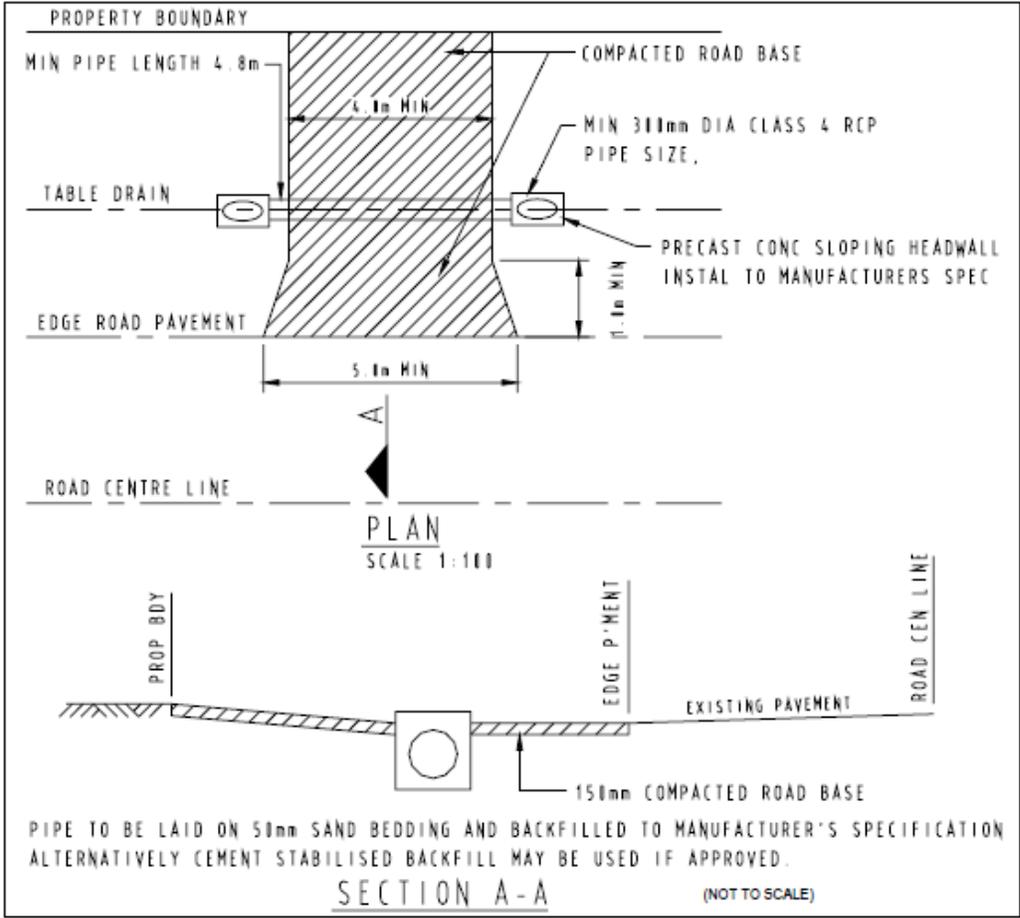


Figure 2 – Vehicle Crossover – Piped

What we want to achieve (Performance Outcomes)	One way to achieve it (Acceptable Outcomes)	What could be negotiated	What we don't want to see
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Editor's Note—The following animation is included to provide an illustrated indication of how acceptable outcome AO11.1 could be met.



[View animated code provision.](#)

Off-site impacts

What we want to achieve (Performance Outcomes)	One way to achieve it (Acceptable Outcomes)	What could be negotiated	What we don't want to see
<p>PO12 Development avoids air, light and noise pollution which impacts the surrounding occupants, environment and streetscape.</p>	<p>AO12.1 Industrial and commercial activity adhere to air, light and noise pollution requirements.</p> <p>Editor's note—Reports prepared to justify compliance with AO12.1 should follow best practice, such as the guidelines in the Department of Environment and Science's Noise Measurement Manual, National Environment Protection (Ambient Air Quality) Measure (NEPC 1998), AS/NZS 1269 Set: Occupational Noise Management Set and Australian Standard 1055.2:1997 – Acoustics – Description and measurement of environment noise.</p> <p>AO12.2 New buildings and facilities include measures to reduce the impacts of air, light and noise pollution if situated along busy roads and/or near areas of industrial and/or commercial activity – such as sound dampening in walls, or acoustic barriers.</p>	<p>Depending on where new buildings or facilities are located, or what is actually proposed, these requirements might not be required.</p> <p>E.g. In a very remote area, noise might not be an issue.</p>	<p>New buildings or facilities that increase pre-existing levels of air, noise, or other pollutants in areas where other residents might be affected.</p> <p>New buildings situated along busy roads which do not minimise the impacts from air and noise pollution caused by large amounts of traffic.</p>
<p>Infrastructure and Services</p>			
<p>PO13 Suitable connections to power and telecommunications are provided.</p>	<p>AO13 Telecommunications and power supplies are designed to meet provider requirements.</p>	<p>Some types of development do not require electricity and/or connection to telecommunication networks.</p>	<p>Development not provided with suitable connection to electricity and telecommunication, where relevant.</p>

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		Individual customer scaled electricity generation is supported.	
<p>PO14 Adequate supply of potable water is provided to the premises, and new buildings are designed to be able to appropriately treat and dispose of effluent and other waste water.</p>	<p>AO14.1 In the Township zone, all new buildings are connected to Boulia Shire Council's reticulated water supply network in accordance with:</p> <ul style="list-style-type: none"> • Water Services Association of Australia (WSAA), 2011, "WSA 03-11 Water Supply Code of Australia" Version 3.1; and • Queensland Department of Energy and Water Supply, 2010, Planning Guidelines for Water Supply and Sewerage. <p>AO14.2 In the Recreation and Open Space zone, Rural Residential zone and Rural zone, a potable water supply is provided.</p> <p>AO14.3 In the Township zone, all new buildings and facilities are connected to a reticulated sewerage network, where available.</p> <p>AO14.4 In the Recreation and Open Space zone, Rural Residential zone and Rural zone, or in the Township zone where a reticulated sewerage network is not available, sewage disposal is provided generally in accordance with the Queensland Plumbing and Wastewater Code.</p>	<p>Some types of development do not require a water supply. Where a water supply is required it is important that connection or supply is provided in accordance with the specified standards.</p> <p>Some types of development do not require sewerage treatment. Where sewerage treatment is necessary it is</p>	<p>Development that requires water to function effectively, without a suitable or sufficient water supply.</p> <p>Development with no ability to treat effluent.</p>

What we want to achieve (Performance Outcomes)	One way to achieve it (Acceptable Outcomes)	What could be negotiated	What we don't want to see
PO15 Stormwater is collected and discharged to ensure no impacts on adjoining land, or Council or state infrastructure, while also ensuring environmental values of receiving waters are maintained.	AO15 Stormwater drainage is provided in accordance with: <ul style="list-style-type: none"> Queensland urban drainage manual, 3rd Edition, Queensland Department of Energy and Water Supply, 2013; and Pilgrim, DH, (ed)., Australian Rainfall & Runoff – A Guide to Flood Estimation, Institution of Engineers, Australia, Barton, ACT, 1987. 		
Council assets			
PO16 Council infrastructure is protected from encroachment or interference.	AO16.1 All building proposals are clear of Council easements and underground infrastructure within site boundaries. AO16.2 All invert crossing(s) and driveways are clear of all gully pits, street lights, power poles and other infrastructure located within the road reserve with a minimum separation distance of 1 metre.		New buildings that impact the function and use of Boulia Shire Council assets.
Development located in a Bushfire Prone Area			
PO17 Vulnerable uses, essential service uses and hazardous chemical facility uses are not established or intensified within a bushfire prone area.	AO17 Vulnerable uses are not established or expanded within a bushfire prone area as identified on SPP mapping – Natural hazards, risk and resilience. Editor's note—Vulnerable uses are those involving: <ul style="list-style-type: none"> the accommodation or congregation of vulnerable sectors of the community such as child care centres, community care centre, detention facilities, rooming accommodation, retirement facilities 	Sometimes development cannot otherwise be located. In these instances, the development is protected from the risk of bushfire by implementing protection measures i.e. clearing,	Vulnerable people at risk of bushfire. Infrastructure and essential community services are unable to function during and following a

What we want to achieve (Performance Outcomes)	One way to achieve it (Acceptable Outcomes)	What could be negotiated	What we don't want to see
	<ul style="list-style-type: none"> or residential care facilities, tourist parks types of community infrastructure including community uses, hospitals, educational establishments, and emergency services the provision of essential services including community uses, utility installation, telecommunications facility, substations and major electricity infrastructure hazardous chemical facilities. 	setbacks, fire-fighting water supply etc.	bushfire event.
PO18 Development in a bushfire prone area, or intensification of existing uses in a bushfire prone area, is avoided, or, the risk to people and property from bushfire is mitigated to an acceptable or tolerable level.	AO18.1 New buildings and facilities are not situated in a bushfire prone area as identified on SPP mapping – Safety and Resilience to Hazards (Natural Hazards Risk and Resilience – Bushfire Prone Area) OR AO18.2 Development mitigates the risk to people and property from bushfire to an acceptable or tolerable level by: <ul style="list-style-type: none"> Incorporating an adequate bushfire defensible space between buildings and hazardous vegetation; and Providing safe evacuation routes for occupants and access for emergency services; and Providing a dedicated static water supply available for fire fighting; and Does not create additional bushfire risk through revegetation or landscaping. 		New buildings in bushfire prone areas.
PO19 Emergency services and community infrastructure continue to function effectively during	AO19.1 Emergency services and community infrastructure is not located in a bushfire prone area as identified on SPP mapping – Safety and Resilience to Hazards (Natural	It is important that emergency services are not located in bushfire prone areas.	Emergency services or community infrastructure (i.e. Fire stations,

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<p>and immediately after a bushfire event.</p> <p>Editor's note—Community infrastructure includes community uses, hospitals, and educational establishments.</p>	<p>Hazards Risk and Resilience – Bushfire Prone Area.</p>		<p>Ambulance, Hospitals etc) cannot function in the event of a bushfire.</p>
<p>PO20 Development avoids or mitigates the bushfire risk from manufacture or storage of hazardous materials within a bushfire prone area.</p>	<p>AO20.1 Hazardous materials are not stored or manufactured in a bushfire prone area as identified on SPP mapping – Safety and Resilience to Hazards (Natural Hazards Risk and Resilience – Bushfire Prone Area).</p> <p>OR</p> <p>AO20.2 Buildings and structures used for the manufacture or storage of hazardous materials are designed to prevent exposure of the hazardous materials in the event of a bushfire</p> <p>Editor's note—Refer to the <i>Work Health and Safety Act 2011</i> and associated Regulation and Guidelines; the <i>Environmental Protection Act 1994</i>; and the relevant building assessment provisions under the <i>Building Act 1975</i> for requirements related to the manufacture and storage of hazardous substances. Information is provided by Business Queensland on the requirements for storing and transporting hazardous chemicals, available at www.business.qld.gov.au/running-business/protecting-business/risk-management/hazardous-chemicals/storing-transporting</p>	<p>It is important that hazardous materials are not located where they may be exposed to a bushfire risk. Development should always be located outside of bushfire prone areas.</p>	<p>New buildings or activities involving manufacture or storage of hazardous materials in bulk in a bushfire prone area.</p>
<p>Development located in a Flood Hazard Area</p>			

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<p>PO21 People and property are not exposed to intolerable risk from flood hazards.</p>	<p>AO21.1 New development is:</p> <ul style="list-style-type: none"> • situated outside of mapped flood areas identified in Schedule 2 – Flood mapping; or • if within a mapped flood area, a fit for purpose risk assessment is conducted to ensure that development in that area does not increase risk beyond a tolerable level. <p>AO21.2 New buildings in a mapped flood area identified in Schedule 2 – Flood mapping should include a finished floor level 300mm higher than the defined flood level for that area.</p> <p>AO21.3 If located in a mapped flood area identified in Schedule 2 – Flood mapping, at least one evacuation route is provided which allows safe passage for emergency evacuation during flood events (this must be sufficient to cater for evacuation and emergency access).²</p> <p>AO21.4 If located in a mapped flood area identified in Schedule 2 – Flood mapping, hazardous materials are not stored on site, or are stored so the release of the hazardous materials is prevented.</p>		<p>Uses and activities that are incompatible with the flood risk present.</p> <p>The development relies on evacuation routes that are subjected to flooding.</p> <p>Infrastructure and essential community services are unable to function during and following a flood event.</p> <p>New buildings that increase the vulnerability of people located in a flood hazard area.</p> <p>New buildings</p>

² The State Planning Policy – state interest guidance material for Natural hazard, risk and resilience – flood provides specifications for evacuation routes. Refer to <https://dilgpprd.blob.core.windows.net/general/spp-guidance-natural-hazards-risk-resilience-flood.pdf>.

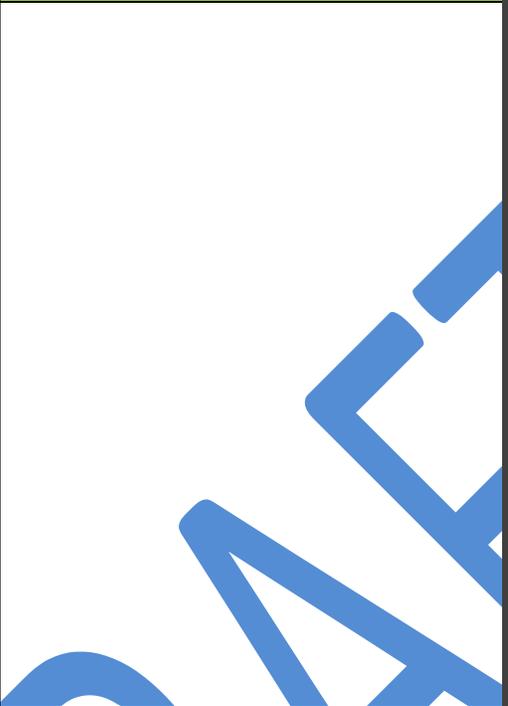
What we want to achieve (Performance Outcomes)	One way to achieve it (Acceptable Outcomes)	What could be negotiated	What we don't want to see
	<p>AO21.5 Development in a mapped flood area identified in <u>Schedule 2 – Flood mapping</u> does not:</p> <ul style="list-style-type: none"> alter a watercourse or floodway, including by clearing vegetation; or involve filling or excavating greater than 10m³. <p>AO21.6 Development maintains the protective function of landforms and vegetation to lessen the flood risk.</p>		<p>which impede or restrict the response of emergency services before, during and after a hazard event.</p> <p>New buildings or facilities that significantly increases the intensity of use and users in a hazard area.</p>
<p>PO22 Essential community services and infrastructure continue to be functional during and after a flood event.</p>	<p>AO22 <u>Community infrastructure is located in accordance with community infrastructure flood immunity standards identified in the SPP guidance material on Natural hazards, risk and resilience - flood.</u></p>		<p>Essential services like hospitals, substations, or water treatment plants placed where they might be adversely affected by flooding.</p>
Stock Route Network			
<p>PO23 Stock routes are able to operate efficiently and safely</p>	<p>AO23.1 Development occurring adjacent to or nearby a stock route identified in SPP mapping – Economic</p>		<p>Development that makes it more difficult</p>

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<p>without impact or interference from buildings, operations, or accesses, including without disruptions caused by proximity of sensitive land uses like residential or commercial uses.</p> <p>Editor's note— Pasturage rights exist where the mapped Stock Route Network adjoins a term lease for pastoral purposes. Section 432 of the <i>Land Act 1994</i> provides guidance on the extent to which the pasturage rights overlap the adjoining lease area in this instance.</p> <p>Editor's note— Conditions required by a lease or permit relating to travelling stock, pastures for the use of depasturing travelling stock, or fencing, are complied with in accordance with the <i>Stock Route Management Act 2002</i>.</p>	<p>Development (Agriculture – Stock Route Network) should not impact the operation and safety of the stock route.</p> <p>AO23.2 The stock route is to be easily accessible at all times by stock route users.</p>		<p>for people to access the stock route network or otherwise makes use of the route more challenging, or impacts the safety of the route— e.g. non-rural or residential activities within the 800m designated pasturage rights area either side of an unsurveyed road or stock route and access points across the stock route should be limited to one access per 200m of lot frontage.</p>

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Petroleum/high pressure gas pipelines			
<p>PO24 Pipelines carrying petroleum and gas continue to operate without impact.</p> <p>Editor's note—The holder of the Pipeline Licence or Petroleum Facility Licence must be consulted prior to activities in those areas in accordance with sections 807 and 808 of <i>Petroleum and Gas (Production and Safety) Act 2004</i>.</p>	<p>AO24 New buildings are not situated within 200m of petroleum and gas pipelines or easements as identified on SPP mapping – Safety and Resilience to Hazards (Emissions and Hazardous Activities – High Pressure Gas Pipelines).</p>		<p>New buildings within 200m of petroleum and gas pipelines or easements.</p>
Local heritage places			
<p>PO25 Heritage places, and other buildings that give the town its character, are kept in place wherever possible or re-used as a means to reflect local values and cultural heritage.</p>	<p>AO25.1 Development:</p> <ul style="list-style-type: none"> • does not impact, destroy or modify any local heritage place identified in Table SC3.1–Local Heritage Places of Schedule 3 and requires no building or operational work; or • is in accordance with current best practice guidance as made under the <i>Queensland Heritage Act 1992</i> in relation to development of heritage places³; or • is undertaken in accordance with an exemption certificate issued 	<p>As a means to encourage retention and refurbishment of older buildings (particularly in commercial areas), re-use of older buildings could be accompanied by reductions in car parking requirements for the new use.</p>	<p>Development which either impacts, destroys or modifies the value, use, facilities and significance of local heritage places.</p> <p>Undertaking development (including demolition)</p>

³ This is presently the guideline 'Developing reuse places - using the development criteria' prepared by the then department of Environment and Heritage Protection. It is available at <https://www.qld.gov.au/environment/assets/documents/land/heritage/gl-heritage-development.pdf>.

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	<p>under the <i>Queensland Heritage Act 1992</i>.</p> <p>AO25.2 Demolition or removal of key parts of the place's cultural heritage significance is avoided unless there is no prudent and reasonable alternative to demolition or removal.</p> <p>Editor's note—Reports prepared to justify compliance with the AO above must be prepared by suitably qualified consultants, such as conservation architects or engineers, and detail alternative options investigated. The report must also provide an archival record to document the proposed changes.</p>		without having an exemption certificate, or without suitable assessment by Council.
<p>Editor's note—The following animation is included to provide an illustrated indication of how the acceptable outcome could be met.</p> <div style="text-align: center;">  <p>View animated code provision.</p> </div>			
Biodiversity			
<p>PO26 State environmentally significant areas are protected, not encroached upon, or otherwise degraded, with vegetation and wildlife movement corridors maintained.</p> <p>Note—Where it is demonstrated that adverse impacts</p>	<p>AO26 Development occurring outside of the Township zone must be 100m from the bank of all waterways, water storages and areas identified as Matters of State Environmental Significance as identified in SPP mapping – Environment and Heritage (Biodiversity).</p>		<p>New development in areas of environmental significance that are identified by the State Planning Policy.</p> <p>New buildings within 100m of the banks</p>

What we want to achieve (Performance Outcomes)	One way to achieve it (Acceptable Outcomes)	What could be negotiated	What we don't want to see
<p>cannot be avoided or minimised, significant residual impacts on matters of state environmental significance may require an offset in accordance with the <i>Environmental Offsets Act 2014</i>.</p>			<p>of waterways, water storages and areas identified as Matters of State Environmental Significance.</p> <p>Activities which negatively impact the environment or negatively impact ecological connectivity.</p>
Airports and Aviation facilities			
<p>PO27 The Boulia airport, Urandangi airstrip and aviation facilities (Boulia airport non-directional beacon) can operate as normal without impact from development.</p> <p>Note—Refer to the SPP Mapping – Strategic Airports and Aviation Facilities for infrastructure of State significance to be protected.</p>	<p>AO27.1 Development situated within the building restricted area for an aviation facility must not:</p> <ul style="list-style-type: none"> • disrupt the line of sight between the antenna by physical obstructions; • create electrical or electromagnetic fields which interfere with signals transmitted by the facility; • include reflective surfaces that could deflect or interfere with signals transmitted by the facility. <p>AO27.2 Development and associated activities must not:</p> <ul style="list-style-type: none"> • create a permanent or temporary physical or transient intrusion into 		<p>Any sort of development which may interfere with the function of airports and aviation facilities</p>

What we want to achieve (Performance Outcomes)	One way to achieve it (Acceptable Outcomes)	What could be negotiated	What we don't want to see
	<p>an airport's operational airspace, unless the intrusion is approved in accordance with the relevant federal legislation;</p> <ul style="list-style-type: none"> • include a light source or reflective surfaces that could distract or confuse pilots approaching the airport to land; • cause emissions which significantly increase air turbulence, reduce visibility or compromise the operation of aircraft engines the operational airspace of an airport; • attract wildlife or increase wildlife hazards to the operational airspace of the airport or the airport land; • increase the number of people living, working or congregating in the Public Safety Area; or • involve the manufacture, use or storage of flammable, explosive, hazardous or noxious materials in the Public Safety Area <p>Editor's note—For further guidance on achieving or applying the above outcomes, refer to the 'State Planning Policy - state interest guideline - Strategic Airports and aviation facilities'.</p>		

6.3 Other development codes

6.3.1 Reconfiguring a lot code

This code applies to assessing a development application involving reconfiguring a lot if identified in the Tables of Assessment.

The purpose of the reconfiguring a lot code is to:

- (1) Facilitate the creation of lots, of a size and dimension, that allow the intended uses within zones and precincts to be achieved.
- (2) Ensure that future lots are resilient to the impacts of flood and bushfire.
- (3) prevent, minimise or mitigate the adverse impacts of development on the cultural heritage, water quality and biodiversity values of an area.
- (4) Ensure that the reconfiguring of lots does not adversely impact on the Bouli Shire's economy.

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

- (1) Reconfiguring of lots creates safe, functional and suitable lots that are consistent with the existing zone and precinct intent.
- (2) Reconfiguration of lots ensures that subsequent use and development of the created lots can:
 - a) occur outside of flood hazard areas and bushfire prone areas, or where it is not possible to avoid these areas, development mitigates the risks to people and property to an acceptable or tolerable level;
 - b) support, and not hinder, disaster management capacity and capabilities;
 - c) accommodate adequate infrastructure provision; and
 - d) access adequate services.
- (3) Reconfiguring of lots does not lead to a loss of biodiversity and ecological connectivity.
- (4) Reconfiguring of lots ensures the environmental values and quality of Queensland waters are protected and enhanced.
- (5) Reconfiguring of lots assists in the protection of places of national, state, local and Aboriginal cultural heritage value.
- (6) Rural land is protected from fragmentation that would result in diminished productivity.
- (7) Reconfiguring of lots ensures the protection of the stock route network.

Table 6.3.1.1 Assessment Benchmarks – Reconfiguring a Lot Code

What we want to achieve (Performance Outcomes)	One way to achieve it (Acceptable Outcomes)
Lot size and configuration	
PO1 The proposed lots are of a size and dimension to meet the outcomes for development in the zones and precincts in respect of: (a) preserving land for agriculture, animal production and environmental conservation in the Rural Zone;	AO1 Allotment dimensions comply with Table 6.3.1.4

<ul style="list-style-type: none"> (b) achieving a safe and pleasant residential environment in the Township zone and Rural Residential zone; (c) consistency with the nature and layout of existing subdivision patterns; and (d) providing a variety of lot sizes for residential living, industry and commerce. 	
<p>PO2 Lots created through reconfiguring, will not lead to diminished productivity of rural land, or compromise the long term viability of rural activities in the Rural Zone.</p>	
<p>PO3 The layout of lots, roads and infrastructure:</p> <ul style="list-style-type: none"> (a) provides connections to and is integrated with environmental corridors, open space and movement networks in the surrounding area; and (b) contributes to efficient use of land and infrastructure. 	
Roads and accesses	
<p>PO4 Roads are constructed and upgraded to provide for the safe and efficient movement of:</p> <ul style="list-style-type: none"> (a) vehicles to and from the site (b) emergency vehicles accessing each proposed lot (c) pedestrians and cyclists. 	<p>AO4.1 New road infrastructure is designed and constructed in accordance with Boulia Asset Management Strategy – Roads Airports and Footpaths.</p> <p>AO4.2 Any pre-existing roads, part of or within the development site, are upgraded to the standards detailed in Boulia Asset Management Strategy – Roads Airports and Footpaths</p>
<p>PO5 Each proposed lot has a legal point of access from the local or state controlled road network.</p>	
Service provision	
<p>PO6 A potable water supply and adequate sewerage services are available to each lot in a development that will be used for residential, commercial or industrial purposes.</p>	<p>AO6.1 All lots within the Township zone, where reticulated water and sewerage is available, are connected to the reticulated water and sewerage service.</p> <p>AO6.2 All lots within the Rural residential zone and Rural zone have a potable water supply and on site sewerage is provided</p>

	generally in accordance with the Queensland Plumbing and Wastewater Code.
PO7 An electricity supply and telecommunications services are available to each lot in a development that will be used for residential, commercial or industrial purposes.	
Biodiversity	
PO8 The creation of new lots avoids significant adverse impacts on the region's important biodiversity identified in SPP mapping – Environment and Heritage (Biodiversity) and maintains and enhances ecological connectivity.	
Flood	
PO09 Lot design in areas of flood hazard: (a) maintains personal safety and minimises property impacts at all times, through siting and layout of lots and access; (b) provides safe egress from all building areas in flood emergency.	AO9 Reconfiguring of a lot or lots involving land identified as a mapped flood area in Schedule 2 – Flood mapping is sited and designed so that: (a) all new lots contain: (i) a building envelope located outside of the mapped flood area in Schedule 2 – Flood mapping ; or (ii) can achieve the flood immunity level of 1% Annual Exceedance Probability (AEP); OR a finished lot level above the defined flood event; and (b) there is at least one (1) evacuation route that achieves safe egress for emergency evacuations during all floods.
Bushfire	
PO10 A separation distance from hazardous vegetation, to effectively mitigate bushfire hazard risk, can be established at the edge of the proposed lot(s).	AO10.1 No new lots are created within the bushfire prone area Editor's note— Bushfire prone areas are identified on SPP mapping – Safety and Resilience to Hazards (Natural Hazards Risk and Resilience – Bushfire Prone Area) OR

AO11.2

Lots are separated from hazardous vegetation by a distance that:

- (a) achieves radiant heat flux level of 29kW/m² at all boundaries; and
- (b) is contained wholly within the development site.

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.
- For staged developments, temporary separation distances, perimeter roads or fire trails may be absorbed as part of subsequent stages.
- 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.

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<p>PO11 Where reconfiguring of a lot is undertaken in the Township Zone a constructed perimeter road with reticulated water supply is established between the lots and the hazardous vegetation and is readily accessible at all times for the type of fire fighting vehicles servicing the area.</p> <p>The access is available for both firefighting and maintenance/defensive works.</p>	<p>AO11.1 Lot boundaries are separated from hazardous vegetation by a public road which:</p> <ul style="list-style-type: none"> (a) has a two lane sealed carriageway; (b) contains a reticulated water supply; (c) is connected to other public roads at both ends and at intervals of no more than 500m; (d) accommodates geometry and turning radii in accordance with Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; (e) a minimum of 4.8m vertical clearance above the road; (f) is designed to ensure hydrants and water access points are not located within parking bay allocations; and (g) incorporates roll-over kerbing. <p>AO12.2 Fire hydrants are designed and installed in accordance with AS2419.1 2017, unless otherwise specified by the relevant water entity.</p>
<p>PO12.1 Where the reconfiguring of a lot is undertaken anywhere that PO11 does not apply:</p> <ul style="list-style-type: none"> (a) A constructed perimeter road or a formed, all weather fire trail is established between either, the lots or building envelope/s, and hazardous vegetation; and (b) The road or fire trail is readily accessible at all times for the type of fire fighting vehicles servicing the area; and (c) Access is available for both firefighting and maintenance/hazard reduction works. <p>OR</p> <p>PO12.2 If, as a result of the location and context of the development, a fire trail would not serve a practical fire management purpose, a fire trail is not required.</p>	<p>AO12 Lot boundaries are separated from hazardous vegetation by a public road or fire trail which has:</p> <ul style="list-style-type: none"> (a) a reserve or easement width of at least 20m; (b) a minimum trafficable (cleared and formed) width of 4 metres capable of accommodating a 15 tonne vehicle and which is at least 6 metres clear of vegetation; (c) no cut or fill embankments or retaining walls adjacent to the 4 metres wide trafficable path; (d) a minimum of 4.8 metres vertical clearance; (e) turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency

	<p>Services' Fire Hydrant and Vehicle Access Guidelines;</p> <ul style="list-style-type: none"> (f) a maximum gradient of 12.5%; (g) a cross fall of no greater than 10 degrees; (h) drainage and erosion control devices in accordance with the <i>IECA 2008 Best Practice Erosion and Sediment Control</i> (as amended) (i) vehicular access at each end which is connected to the public road network at intervals of no more than 500 metres; (j) designated fire trail signage; (k) if used, has gates locked with a system authorised by Queensland Fire and Emergency Services; and (l) if a fire trail, has an access easement that is granted in favour of Boulia Shire Council and Queensland Fire and Emergency Services.
<p>PO13 The development design responds to the potential threat of bushfire and establishes clear evacuation routes which demonstrate an acceptable or tolerable risk to people.</p>	<p>AO13 The lot layout:</p> <ul style="list-style-type: none"> (a) minimises the length of the development perimeter exposed to, or adjoining hazardous vegetation; (b) avoids the creation of potential bottle-neck points in the movement network; (c) establishes direct access to a safe assembly /evacuation area in the event of an approaching bushfire; and (d) ensures roads likely to be used in the event of a fire are designed to minimise traffic congestion. <p>Editor's note— For example, developments should avoid finger-like or hour-glass subdivision patterns or substantive vegetated corridors between lots.</p> <p>In order to demonstrate compliance with the performance outcome, a bushfire management plan prepared by a suitably qualified person may be required. The bushfire management plan should be developed in accordance with the Public Safety Business Agency (PSBA) guideline entitled <i>Undertaking a Bushfire Protection Plan</i>. Advice from the Queensland</p>

	Fire and Emergency Services should be sought as appropriate.
PO14 Critical infrastructure does not increase the potential bushfire hazard.	AO14 Critical or potentially hazardous infrastructure such as water supply, electricity, gas and telecommunications are undergrounded.
Local heritage places	
PO15 Development maintains an intact context and setting that is compatible with the cultural heritage significance of the local heritage places identified in Table SC3.1–Local Heritage Places of Schedule 3.	
Stock Route Network	
PO16 The stock route network identified in SPP mapping – Economic Development (Agriculture – Stock Route Network) is protected from incompatible development on adjoining sites. Note—Pasturage rights exist where the mapped Stock Route Network adjoins a term lease for pastoral purposes. Section 432 of the <i>Land Act 1994</i> provides guidance on the extent to which the pasturage rights overlap the adjoining lease area in this instance.	AO16.1 No new allotments are created within or adjacent to the stock route network. OR AO16.2 (a) Proposed lots fronting a stock route are large enough to ensure any development can be sited a minimum of 800m from the stock route; and (b) any new accesses across the stock route are limited to no more than one access per 200m of lot frontage.

Table 6.3.1.4 – acceptable outcomes for lot sizes and frontages

Zone/Precinct	Allotment Size	Road frontage
Township Zone	1000m ²	20m
Township Zone - Industrial precinct	11,000m ²	60m
Rural Residential Zone	2ha	200m
Rural Zone	30,000ha	Not applicable
Recreation and Open Space Zone	Not applicable	Not applicable

6.3.2 Operational Work Code

This code applies to assessing development applications involving operational work if identified in the categories of development and assessment tables in Part 4.

The purpose of the operational work code is to:

- (1) ensure all operational work is undertaken to appropriate levels and standards;
- (2) maintain a high standard of environmental amenity; and
- (3) protect surface water, ground water and biodiversity values.

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

- (1) Operational work involving excavating and filling land is designed and undertaken so as to ensure:
 - (a) site disturbance is minimised;
 - (b) water and sediment runoff is controlled; and
 - (c) once work is complete, the site is rehabilitated to a safe stable area that does not cause further erosion and safety issues.
- (2) Levees are constructed in accordance with the applicable State Code;
- (3) Biodiversity values and ecological connectivity are protected, maintained and enhanced.

Editor's note—For requirements for accepted development for category 1 levees, refer to the '[Self-assessable code for the construction or modification of levees](#)' made by the chief executive of the *Water Act 2000* and published by the Department of Natural Resources, Mines and Energy. In relation to the construction or modification of category 2 and 3 levees, refer to the *Water Regulation 2016*, which includes at Schedule 10, Code for assessment and development for construction or modification of particular levees. This code should be read together with the '[Guidelines for the construction or modification of category 2 and 3 levees](#)' published by the Department of Natural Resources, Mines and Energy. For more information regarding the regulation of levees, visit: <https://www.business.qld.gov.au/industries/mining-energy-water/water/authorisations/constructing-modifying-levee-banks>

Table 6.3.2.1 Assessment Benchmarks – Operational Work Code

What we want to achieve (Performance Outcomes)	One way to achieve it (Acceptable Outcomes)
Earthworks	
<p>PO1 Adverse impacts of operations are minimised, including impacts from:</p> <ol style="list-style-type: none"> (a) noise; (b) dust; (c) silt; (d) lighting; or (e) other noxious emissions <p>Editor's note—A construction management plan may be required where there are reasonable concerns regarding the potential for impacts on amenity for nearby uses.</p>	

<p>PO2 Changes to adjoining land and natural features, including surface and groundwater, are minimised and do not adversely impact adjoining properties or the locality.</p>	<p>AO2 Excavation or filling on all land (except dams on rural zoned land for rural purposes):</p> <ul style="list-style-type: none"> (a) does not exceed 1 metre deep or 1 metre high (except for excavation for building works); (b) ensures the fill or excavation line is not closer than 10 metres from an adjoining property boundary; (c) is enclosed by a childproof fence if excavation is for a water retaining structure; (d) ensures no ponding develops on adjacent land at any time; (e) restores all surfaces exposed or damaged by the operations immediately on conclusion of the works to their original standard; and (f) ensures works are a minimum 100 metres from wetlands and 200 metres from rivers, creeks and streams.
<p>PO3 Operational work or the construction activities for the development avoid or minimise adverse impacts on stormwater quality.</p>	<p>AO3 An erosion and sediment control plan (ESCP) is prepared by a suitably qualified person which demonstrates that release of sediment-laden stormwater is:</p> <ul style="list-style-type: none"> (a) avoided for the nominated design storm; (b) minimised when the nominated design storm is exceeded, by addressing the design objectives listed below in Table 6.3.2.2 (construction phase) or local equivalent, for: <ul style="list-style-type: none"> • drainage control; • erosion control; • sediment control; and • water quality outcomes.
<p>Vegetation clearing</p>	
<p>PO4 Development:</p>	

<p>(a) identifies matters of state environmental significance as identified in SPP mapping – Environment and Heritage (Biodiversity);</p> <p>(b) facilitates the protection and enhancement of matters of state environmental significance; and</p> <p>(c) protects and enhances ecological connectivity.</p>	
Flood hazard	
<p>PO5 Development directly, indirectly and cumulatively avoids any increase in water flow velocity or flood level and does not increase the potential for flood damage on-site or on other properties.</p> <p>Editor’s note—To adequately assess the impacts of development on flooding regimes, applicants may need to have a hydrological and hydraulic assessment carried out by a suitably qualified and experienced hydrologist or engineer.</p>	<p>AO5 Development for earthworks located in the flood hazard area on the flood hazard maps (as identified in Schedule 2 – Flood mapping):</p> <ul style="list-style-type: none"> • does not involve a net increase in filling greater than 50m³ if in the Rural zone; or • does not result in any reductions of onsite flood storage capacity and contain within the subject site any changes to depth / duration / velocity of flood waters; or • does not change flood characteristics outside the subject site in ways that result in: <ul style="list-style-type: none"> i. loss of flood storage; ii. loss of/changes to flow paths; or iii. acceleration or retardation of flows or any reduction in flood warning times elsewhere on the floodplain; or • a flood study demonstrates the development site is above the defined flood level (pre-filling).

Table 6.3.2.2

Part 1: Construction phase—stormwater management design objectives¹	
Issue	Desired outcomes
Drainage control	1. Manage stormwater flows around or through areas of exposed soil to avoid contamination.
	2. Manage sheet flows in order to avoid or minimise the generation of rill or gully erosion.
	3. Provide stable concentrated flow paths to achieve the

	<p>construction phase stormwater management design objectives for temporary drainage works (part 2).</p> <p>4. Provide emergency spillways for sediment basins to achieve the construction phase stormwater management design objectives for emergency spillways on temporary sediment basins (part 3).</p>
Erosion control	1. Stage clearing and construction works to minimise the area of exposed soil at any one time.
	2. Effectively cover or stabilise exposed soils prior to predicted rainfall.
	3. Prior to completion of works for the development, and prior to removal of sediment controls, all site surfaces must be effectively stabilised ² using methods which will achieve effective short-term stabilisation.
Sediment control	1. Direct runoff from exposed site soils to sediment controls that are appropriate to the extent of disturbance and level of erosion risk.
	2. All exposed areas greater than 2500m ² must be provided with sediment controls which are designed, implemented and maintained to a standard which would achieve at least 80% of the average annual runoff volume of the contributing catchment treated (i.e. 80% hydrological effectiveness) to 50mg/L Total Suspended Solids (TSS) or less, and pH in the range (6.5–8.5).
Litter, hydrocarbons and other contaminants	1. Remove gross pollutants and litter.
	2. Avoid the release of oil or visible sheen to released waters.
	3. Dispose of waste containing contaminants at authorised facilities.
Waterway stability and flood flow management	1. Where measures are required to meet post-construction waterway stability objectives (specified in table B), these are either installed prior to land disturbance and are integrated with erosion and sediment controls, or equivalent alternative measures are implemented during construction.
	2. Earthworks and the implementation of erosion and sediment controls are undertaken in ways which ensure flooding characteristics (including stormwater quantity characteristics) external to the development site are not

	worsened during construction for all events up to and including the 1 in 100 year ARI (1% AEP).		
Part 2: Construction phase—stormwater management design objectives for temporary drainage works			
Temporary drainage works	Anticipated operation design life and minimum design storm event		
	< 12 months	12–24 months	> 24 months
Drainage structure	1 in 2 year ARI/39% AEP	1 in 5 year ARI/18% AEP	1 in 10 year ARI/10% AEP
Where located immediately up-slope of an occupied property that would be adversely affected by the failure or overtopping of the structure	1 in 10 year ARI/10% AEP		
Culvert crossing	1 in 1 year ARI/63% AEP		
Part 3: Construction phase—stormwater management design objectives for emergency spillways on temporary sediment basins			
Drainage structure	Anticipated operation design life and minimum design storm event		
	< 3 months	3–12 months	> 12 months
Emergency spillways on temporary sediment basins	1 in 10 year ARI/10% AEP	1 in 20 year ARI/5% AEP	1 in 50 year ARI/2% AEP

Note— For Table 6.3.2.2:
Refer to IECA 2008 Best Practice Erosion and Sediment Control (as amended) for details on the application of the Construction Phase requirements. Advice should be obtained from a suitably qualified person e.g. Certified Practitioner in Erosion and Sediment Control, or Registered Professional Engineer Queensland, with appropriate knowledge and experience in erosion and sediment control design and implementation.

¹ Drainage, erosion and sediment controls should be appropriate to the risk posed by the activity for the relevant climatic region e.g. considering the potential soil loss rate, monthly erosivity or average monthly rainfall.

² An effectively stabilised surface is defined as one that does not, or is not likely to result in visible evidence of soil loss caused by sheet, rill or gully erosion or lead to sedimentation water contamination.