

SCHEDULE 5 — GENERAL CODES

CODE 5.01	— Health, Safety and Environmental Management Code
------------------	---

Purpose of the Code

The purpose of this Code is to provide for the health, safe and environmentally sustainability of ALL development throughout the Shire irrespective of the scale, intensity or location.

Application of the Code

The code applies to: — **ALL** development in **ALL** zones and **ALL** overlays areas.

Specific Outcomes	Solutions (Acceptable or Probable)	
A. Access The development is accessible by adequate vehicle access	All Areas (i.) The development has lawful access to a gazetted road, which can provide practical access by four-wheel drive vehicle.	Acceptable
B. Water supply Adequate water supplies are available to meet the needs of the development	Serviced Area (i.) The development can be connected to the existing reticulated public water supply service, installed and maintained by Council.	Acceptable
	(ii.) The water pressure at the development site for water supplied from the reticulated public water supply service installed and maintained by Council must be capable of delivering 160kpa, average over a 24-hour period.	Acceptable
	Outside the Serviced Area Water supply system that - (i.) delivers 1000 litres per allotment per day of which, 200 litres, meets the NH&MRC standard for drinking water; and (ii.) provides from an appropriately constructed on-site storage and distribution system of which, 20,000 litres, are available during a high risk period for use in resisting a bush fires hazard.	Acceptable
	(ii.) A development shall, when it includes the use of an irrigation system ensure the system is designed and constructed in accordance with professional advice.	Probable
	(iii.) A development shall, when it includes the supply of water ensure the development complies with the requirements of the Water Act 2000.	Acceptable

CODE 5.01 —Continued

Specific Outcomes		Solutions (Acceptable or Probable)	
C. Water Protection Developments make adequate provision for maintaining and protecting groundwater and surface water quality.	All Areas	(i.) The development incorporates an effluent treatment system to ensure that liquid contaminants do not enter surface waters, watercourses or groundwater in excess of <i>Australian and New Zealand Guidelines for Fresh and Marine Water Quality, 2000</i> guidelines	Acceptable
		(ii.) The development provides bunding of areas where chemicals, fuels, lubricants and soluble pollutants are being handled, processed or stored on site;	Acceptable
		(iii.) Waste water are stored in sealed storage facilities;	Acceptable
D. Waste Management Solid The development has adequate provision for disposal of solid wastes.	Serviced Area	(i.) The development provides for recycling of appropriate solid waste. (ii.) The development provides for off site disposal of all solid waste remaining after recycling.	
	Outside the Serviced Area	(iii.) The development provides for off site disposal of all inorganic waste	
Liquid The development has adequate provision for disposal of liquid wastes.	All Areas	(iv.) Each allotment has area to accommodate an on-site sewerage disposal system in accordance with the sewerage code . (v.) Development in excess of 20 person provide a system that satisfies the requirements of the <i>Environmental Protection Regulation 1998</i>	Acceptable
E. Soil Erosion While recognising that soil erosion is a natural process, all development to which this code relates must ensure that soil erosion does not worsen or accelerate as a consequence of development	Serviced Area	(i.) Development will adopt a comprehensive approach to soil erosion control and sedimentation management by adopting the “Soil Erosion and Sedimentation Control Guidelines” (Institute of Engineers Australia 1996) and the “Queensland Urban Drainage Manual 1992”;	Acceptable
	Outside the Serviced Area	(ii.) Development adopts a comprehensive approach to soil erosion and sedimentation management;	Probable
		(iii.) Development restricts extensive land clearing or major earthworks in the riparian corridor of a perennial or permanent stream;	Probable

CODE 5.01 —Continued

Specific Outcomes		Solutions (Acceptable or Probable)		
E-	Continued —	(iv.)	Development restricts extensive land clearing and earthworks on land with a slope steeper than 20% (1:5).	Acceptable
		(v.)	Development minimises the extent of disturbance on slopes steeper than 10% (1:10)	Probable
		(ii.)	Development manages and controlling surface drainage by using natural flow paths wherever possible	Probable
		(iii.)	Development implements rehabilitation of disturbed areas after completion of works by seeding with native grasses, ground covers and trees, as part of the completion of each stage of development, or where there are no stages, prior to the issuing of certificates of classification for building work or certificates of completion for operational work	Probable
F.	Vegetation Protection Development involving a Material Change of Use or Reconfiguration of a lot must avoid or minimise the loss of native vegetation on the site.	(i.)	Development is designed and sited so as to avoid the excessive clearing of remnant native vegetation and to minimise the subsequent die -off of native vegetation as a consequence of construction effects, such as soil compaction, soil contamination, altered surface and ground water regimes or altered light regimes.	Probable
		(ii.)	The development protects riparian vegetation	Probable
G.	Noise Noise levels and vibration from activities should be within acceptable limits that do not affect the safety or amenity of residents or employees of any adjacent uses.	(i.)	Development complies with the Environmental Protection Policy (Noise) and Environmental Protection Policy (Air);	Acceptable
		(ii.)	Operations for Extractive Industry are limited to days other than Sundays and Public holidays;	Acceptable
		(iii.)	If buffer distances for noise are inadequate, screens and barriers are installed close to the source of noise to attenuate noise impact on sensitive receptor sites.	Probable
		(iv.)	For <u>commercial</u> development in the Serviced Area screen fencing 1.8 metres high and landscaping are providing to attenuate noise impact on adjoining properties.	Acceptable

Specific Outcomes		Solutions (Acceptable or Probable)		
H.	Flora & Fauna The development respects the environmental values of the locality.	(iii.)	The development in the rural zones incorporates a fence design that does not overly restrict wild life movement.	Probable
		(iv.)	The development implements facilities and an management plan to help avoids the introduction or spread of pest plants or animals	Probable
I.	Infrastructure	(i.)	The development is capable of being connect to the electricity supply network	Acceptable
J.	Bush Fires The development is designed and constructed with consideration of the amelioration of risk of damage from bush fires	(i.)	The building is designed within the consideration of the relevant provisions of the Building Code of Australia.	Acceptable
		(ii.)	the site is designed with consideration of the issues outlines in the publication <i>Bushfire Hazard Planning in Queensland, 1993</i>	Acceptable
		(iii.)	a 20 metre fire brake separates any residential building and a bush fire source feature	Acceptable
		(iv.)	the development has access by a road that is trafficable by fire fighting equipment	Probable
		(v.)	the development incorporated on site storage of water for fire fighting purpose in accordance with <i>Bushfire Hazard Planning in Queensland, 1993</i>	Probable