2.1.5 Code for Development in Water Resource Catchment Areas

PURPOSE

Council seeks to maintain water resource catchment areas such that storage and lake water quality is maintained or improved, particularly by protecting and enhancing the catchment areas' natural systems. Development does not adversely affect (either directly or indirectly) the Shire's local and regional water resources.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Land must only be developed and used for purposes that: • **will not involve significant changes to landform or vegetation (by way of filling, excavating or clearing);** • **will be effectively managed to avoid any significant adverse impacts on surface and groundwater hydrology (both upstream and downstream) or water quality; and** • **are of a scale and character that maintains natural conditions and systems, and have no significantly adverse visual impacts.**	**A1** Development and use of land occurs only when it: • requires no filling or excavation of land, other than work covered by the Standard Building Regulation; • involves minimal buildings, with buildings and other structures covering less than 10% of the site; • has a low intensity rural, recreational or educational character; • In Rural Precincts, does not involve an increase in the number of lots; and • provides for the conservation and/or restoration of areas having critical ecological or other water quality importance, including in accordance with the relevant Acceptable Measures of Council's Planning Scheme Code 2.1.2 for Waterways and Wetlands.
P2 Development which adjoins or incorporates major drainage lines or waterways must provide for their retention or, the enhancement of their natural environmental values to Council's satisfaction.	**A2.1** Provision is made for vegetation protection and revegetation of streamlines and protection of river and creek corridors by appropriate buffers, and in accordance with the relevant Acceptable Measures of Council's Planning Scheme Code 2.1.2 for Waterways and Wetlands, so as to ensure bank stability and reduce flooding/ siltation and erosion risks. **AND** **A2.2** Farming practices are used which do not include cropping, the storage and/or application of farm chemicals, or holding/grazing of stock below the 10 year ARI flood level, or within 50 metres of the high bank of a waterway. **AND** **A2.3** Buildings or other structures (other than fences and water troughs) located at least 100 metres from the top of the high bank of the waterway or 200 metres from the full supply level of the lake. **OR** **A2.4** Lesser buffer areas are provided where in accordance with the findings of an approved ecological report which has determined that lesser widths are acceptable in relation to the proposed development or use.

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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P2 continued	**AND** **A2.5** Controlled access is provided to and across permanently running waterways, including fencing, constructed ramps and/or gravel or concreted crossings, in order to minimise stream bank disturbance.
P3 Development and use of land adjoining the full supply level of a water resources lake is undertaken in a manner which provides for an effective buffer which can assist in filtering runoff.	**A3.1** No cropping, grazing or other use areas are situated within 100 metres of the full supply level of the lake. **AND** **A3.2** Fencing and water troughs are installed to prevent encroachment of animals within 100 metres of the full supply level.
P4 Development must provide for ecologically sustainable treatment and disposal of on-site wastes and ensure no serious environmental harm is caused in terms of impacts on the quality of any surface water or groundwater resources.	**A4.1** Concentrated disposal of waste complies with the "Guidelines for Disposal of Animal Manure" (Water Quality Council of Qld). **AND** **A4.2** Dairying complies with the "Queensland Dairy Farm Effluent Manual" (QDO), regarding wastewater management for milking sheds. **AND** **A4.3** All concentrated use areas (eg. washdown areas, saddling yards, stables) are provided with site drainage to ensure all runoff is directed to treatment areas which can effectively reduce the levels of sedimentation and pollutant.
P5 Unless considered by Council to be of a minor scale or intensity, assessable development must be in accordance with best environmental management practices which demonstrate that effective measures will be used to protect the catchment area's important environmental values from the adverse effects of: • building and other site works; • filling and/or excavation; • clearing; • weed infestation; • stormwater runoff (during and after construction); • waste disposal; and • fire risks; **so as not to result in or contribute to the resource becoming unusable or otherwise unsustainable as a water supply. Such practices may be drawn from industry codes of practice such as the "Environmental Code of Practice for Agriculture" (QFF 1997), or any updated equivalent of that document.**	**A5.1** Rural land use and management undertaken such that, where applicable: • cropping and harvesting occur along contours, and avoid lands with over 10% slope, to minimise potential for gully and rill erosion; • over grazing is avoided; • ground cover is maintained to minimise erosion and balanced with coordinated and controlled burning and grazing to reduce potential fuel sources (except where trash retention is necessary for erosion control); • legume-based pasture is used in preference to grass and annual forage cropping regimes to assist in reducing nitrogen loadings; • irrigation is undertaken so that newly cleared or planted areas are not subject to excessive runoff or ponding; • development involving recontouring or on-site construction is undertaken in accordance with approved strategies to intercept and treat resultant runoff, including bunding, retention/detention basins, diversion drains, silt traps, dams, and settling ponds. These to be sized and constructed to carry the maximum 5 year average recurrence interval discharge without overtopping and without causing seepage to ground water; and • specific areas are located, designed and constructed such that farm equipment and machinery is washed, maintained and stored after use with discharges directed into holding tanks for treatment and disposal offsite.

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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P5 continued	**AND** **A5.2** Assessable development is carried out in accordance with an approved Environmental Management Plan, prepared by a suitably qualified person, which includes, at a minimum: (a) a description and assessment of the environmental capability of the site having particular regard to: • landform and landscape values; • soil types and suitability (including any actual or potential acid sulphate soils); • surface drainage patterns; • hydrogeology (including salinity); • land stability and erosion; and • vegetation; and (b) a description of the measures proposed to meet the performance criteria particularly with respect to: • water resources; • wastewater and solid waste management (including suitability and sustainability, water balance and effects on hydrology); • road and allotment or site layout; • stormwater drainage; • stability and erosion control (including those measures proposed during the construction and operation phases); • management of key areas of vegetation and scenic importance; • revegetation; and • bushfire risk management.