





Blackall – Tambo Region Planning Scheme


General Development Code - Planning Scheme Section 6.2.2

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	Code Assessment
Site Layout				
PO1 The scale of new buildings and facilities suits its site and its surroundings.	AO1 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 (Commercial precinct) - 90%; • Township zone (Mixed Use precinct) – 50%; • Township zone (Industrial precinct) - 40%; • 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.	NA
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PO2 Setbacks for buildings and structures for the front, side and rear are in keeping with other nearby buildings.	AO2.1 Setbacks are to meet the Building Code of Australia requirements (including any variations as per the Queensland Development Code). AO2.2 Setbacks are to allow for off street parking and vehicle movement, and in the Commercial precinct, 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, or go against what is common in the street/surrounding area.	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 facilities were approved.	NA
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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 Commercial precinct and 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.	NA
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Building Design				
PO4 Building height is similar to the other	AO4 New buildings are less than the following heights: <ul style="list-style-type: none"> • Township zone (other than in the Industrial precinct) 	The height of a building can be	Buildings higher than	NA

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buildings in town and around the Blackall-Tambo Region.	<ul style="list-style-type: none"> – 2 storeys or 8.5m above ground level; • Township zone (Industrial precinct) – 15m above ground level; • Rural zone – no acceptable outcome provided; and • Recreation and Open Space zone – 8.5m above ground level. 	higher if it needs to be for a particular purpose – e.g. a church steeple, or a concrete batching plant.	stated.	
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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 Commercial precinct, Industrial precinct and Mixed Use precinct), new buildings 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 • windows or other design features which overlook the street to allow for passive surveillance. 	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	Building designs which do not reflect the surrounding buildings, or contribute poorly to the streetscape.	NA


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	<p>AO5.2 In the Commercial precinct, new buildings will:</p> <ul style="list-style-type: none"> • provide for tenancies fronting the street • provide an awning over the full length of the building frontage and setback a maximum of 0.25 metres from the kerb line • at the ground storey, a minimum of 65% of building frontage is provided as predominantly transparent windows or glazed doors and a maximum of 35% as solid façade. <p>Editor's note—Refer to PO25 related to retention/reuse of existing commercial buildings.</p>	buildings in the local area.		
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<p>PO6 New buildings include design features which allow for passive surveillance of the streetscape and measures that increase the safety</p>				<p>NA</p>

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of the neighbourhood.				
Dual Occupancy and Multiple Dwelling				
P07 Dual occupancy and multiple dwellings are built to a high standard and look like they belong in the local area, by using similar design features and layout to other nearby buildings.	AO7.1 New buildings use high standards of design which reflects surrounding residential buildings. In particular, new buildings have at least one of these roof types with a pitch of 20 degrees or greater: <ul style="list-style-type: none"> • skillion • gable • hipped; or • pitched. AO7.2 Each dwelling includes the following design elements: <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. 	Sometimes newer buildings can look different to the surrounding area because of advances in architecture and building design. The design of new buildings should try as much as possible to complement the area they are located in.	Buildings that look like 'dongers' or trailer homes. 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	NA

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			and shading.	
Additional uses on the same site (Ancillary uses)				
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. Editor's note— Development on the same premises as an existing use that does not support that purpose, or dominates it, is considered a new use.	AO8 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.	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. Additional uses on the same site in the Rural zone may be a material change of use.	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.	NA

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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</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>90% of the time guests will arrive in just one vehicle, which is parked inside the yard. Rarely there is 2 vehicles.</p> <p>In the past 12 months guests are between 3-4 people per booking. And are usually families.</p> <p>This is generally no different to using the house as per normal use, except the days occupied are actually less than, what it would be, if rented full time.</p>

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		standards as part of the assessment process.																
PO10 Sufficient parking spaces are provided for the use.	AO10.1 Car parking is provided as per the rates in Table 6.2.2.1. AO10.2 On-street parking is maintained.	If there is no building work (and it is just a change of use), reductions in on-site parking can be considered.	Poor or lack of onsite parking. Reductions in on-street parking, unless more is provided on site.	As above, usually just one vehicle is brought per booking. Which is parked in the undercover parking space provided on the property. However if ever extra parking space is required, we have allocated a section of the adjacent property (18A Edward st), which is situated directly behind the airbnb. We own both properties.														
Table 6.2.2.1 Car parking requirements <table border="1" data-bbox="190 991 1435 1364"> <thead> <tr> <th data-bbox="190 991 645 1043">Use</th> <th data-bbox="645 991 1435 1043">Requirements</th> </tr> </thead> <tbody> <tr> <td data-bbox="190 1043 645 1096">Childcare Centre</td> <td data-bbox="645 1043 1435 1096">1 space for every employee, and 1 space for every 4 children.</td> </tr> <tr> <td data-bbox="190 1096 645 1149">Commercial activities</td> <td data-bbox="645 1096 1435 1149">1 space per 50m2 of gross floor area.</td> </tr> <tr> <td data-bbox="190 1149 645 1228">Dual Occupancy</td> <td data-bbox="645 1149 1435 1228">1 covered space for every 2 bedrooms, plus 1 space for every additional bedroom.</td> </tr> <tr> <td data-bbox="190 1228 645 1281">Dwelling house</td> <td data-bbox="645 1228 1435 1281">1 covered space per dwelling.</td> </tr> <tr> <td data-bbox="190 1281 645 1334">Dwelling unit</td> <td data-bbox="645 1281 1435 1334">1 covered space per dwelling unit.</td> </tr> <tr> <td data-bbox="190 1334 645 1364">Home-based business</td> <td data-bbox="645 1334 1435 1364">1 space of additional parking to be provided for the dwelling.</td> </tr> </tbody> </table>				Use	Requirements	Childcare Centre	1 space for every employee, and 1 space for every 4 children.	Commercial activities	1 space per 50m2 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.	
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Industrial activities Multiple dwelling Non-resident workforce accommodation Rural activities Service station Short-term accommodation Tourist park All other uses	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 . 1 covered space for every 2 bedrooms, plus 1 space for every additional bedroom. 1 space per unit plus 1 visitor space per every 5 units. 1 space per 100m ² of gross floor area 1 space per 30m ² site area. 1 covered space per guestroom or suite, 1 additional space per 30m ² of gross dining area, and 1 space per employee. 1 space per site, plus 1 extra space for every 3 sites. Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.			
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PO11 Vehicle access and movement is: <ul style="list-style-type: none"> • easy and safe; 	AO11.1 Car parking and manoeuvring areas are designed to comply with:		Tight parking which reduces manoeuvring	There is plenty of space for maneuvering vehicles on the properties. The drive way is also very wide. There is no issues

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<ul style="list-style-type: none"> • does not create problems for the external road network; and • provides safe pedestrian access – this includes access for people with a disability. 	<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. manholes, 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>– 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>posed from vehicle access or movement.</p>
Figure 1 – Vehicle Crossover Non-Piped				NA

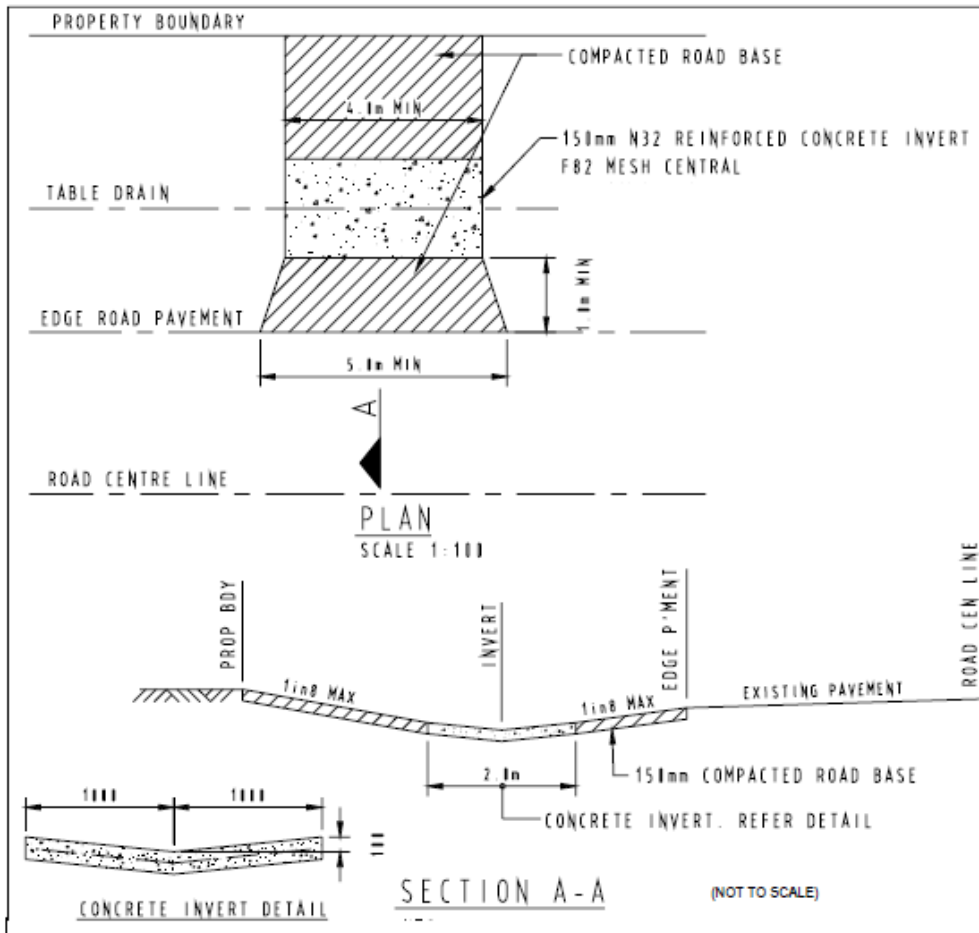
What we want to achieve
(Performance Outcomes)

One way to achieve it
(Acceptable Outcomes)

What could be negotiated

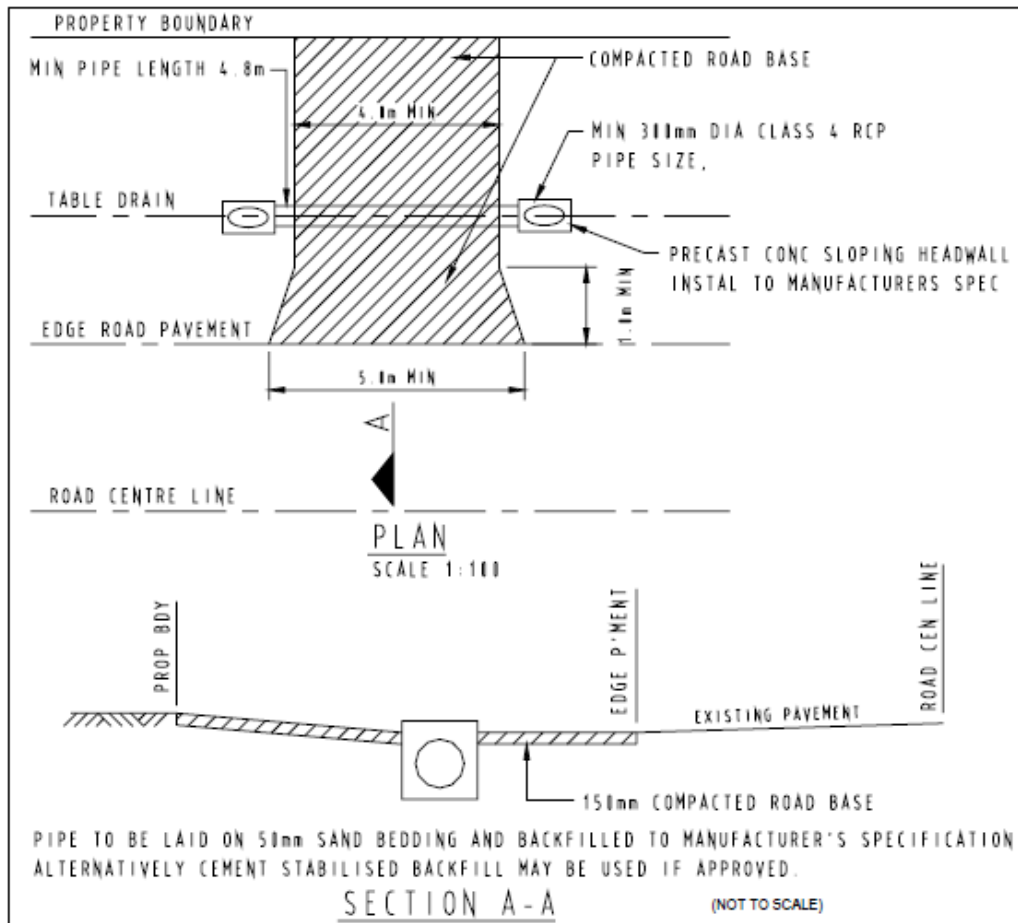
What we don't want to see

Code Assessment




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Figure 2 – Vehicle Crossover – Piped				

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be met. <div style="text-align: center;">  View animated code provision. </div>				
Off-site impacts				
PO12 Development avoids air, light and noise pollution which impacts the surrounding occupants, environment and streetscape.	AO12.1 Industrial and commercial activity adhere to air, light and noise pollution requirements. 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. 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.	Depending on where new buildings or facilities are located, or what is actually proposed, these requirements might not be required. E.g. In a very remote area, noise might not be an issue.	New buildings or facilities that increase pre-existing levels of air, noise, or other pollutants in areas where other residents might be affected. New buildings situated along busy roads which do not minimise the impacts from air and noise pollution	The nature of the development means the house is generally used as per normal use, except not full-time. There will be less activity throughout the year at the house than if it was rented full time. We have recorded our guest numbers for the past 12 months, and from this we can conclude that the average guest group size was 3.3. So 3-4 guests stayed each time on an average. With just one vehicle per stay most often. We also have house rules which guests must abide by as a condition of their stay. This includes a noise curfew with quiet hours between 6pm-7am. Also no events or parties allowed. Attached is a full list of house rules.

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			caused by large amounts of traffic.	
Infrastructure and Services				
PO13 Suitable connections to power and telecommunications are provided.	AO13 Telecommunications and power supplies are designed to meet provider requirements.			The power is connected as per normal residential requirements and we have a landline phone installed, as well as free wifi internet.
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	AO14.1 In the Township zone, all new buildings are connected to Blackall-Tambo Regional Council's reticulated water supply network in accordance with: <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 			The house is connected to town water from all outlets. And the plumbing and sewerage is in accordance with regulations.

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effluent and other waste water.	<p>Supply, 2010, Planning Guidelines for Water Supply and Sewerage.</p> <p>AO14.2 In the Recreation and Open Space 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 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>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</p>	<p>AO15 Stormwater drainage is provided in accordance with:</p> <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. 			<p>Stormwater is collected and discharged effectively and does not impact adjoining land and poses no issues.</p>

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waters are maintained.				
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 Blackall-Tambo Regional Council assets.	NA
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.				NA
PO18 Development in a bushfire prone area, or	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)		New buildings in bushfire prone areas.	NA

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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.	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. 			
PO19 Emergency services and community infrastructure continue to function effectively during and immediately after a bushfire event.	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 Hazards Risk and Resilience – Bushfire Prone Area) .		Emergency services cannot function in or access the area, facility or building.	Emergency services are still able to function normally and access the property as per normal. No changes are made in this regard.
PO20 Development	AO20.1 Hazardous materials are not stored or manufactured in		New buildings	NA

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avoids or mitigates the bushfire risk from manufacture or storage of hazardous materials within a bushfire prone area.	<p>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>		or activities involving manufacture or storage of hazardous materials in bulk in a bushfire prone area.	
Development located in a Flood Hazard Area				
PO21 People and property are not exposed to intolerable risk from flood hazards.	AO21.1 New development is: <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 		Uses and activities that are incompatible with the flood	NA

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	<p>development in that area does not increase risk beyond a tolerable level.</p> <p>AO21.2 New buildings in a mapped flood area identified in <u>Schedule 2 – Flood mapping</u> should include a finished floor level 300mm higher than the defined flood level for that area.</p> <p>Editor's note—Refer to Council resolution in Schedule 4.</p> <p>AO21.3 If located in a mapped flood area identified in <u>Schedule 2 – Flood mapping</u>, 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).¹</p> <p>AO21.4 If located in a mapped flood area identified in <u>Schedule 2 – Flood mapping</u>, hazardous materials are not stored on site, or are stored so the release of the hazardous materials is prevented.</p> <p>AO21.5 Development in a mapped flood area identified in</p>		<p>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</p>	

¹ 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>.


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	<p>Schedule 2 – Flood mapping 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>hazard area.</p> <p>New buildings 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 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.</p>		<p>Essential services like hospitals, substations, or water treatment plants placed</p>	<p>NA</p>

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			where they might be adversely affected by flooding	

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Stock Route Network				

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<p>PO23 Stock routes are able to operate efficiently and safely 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</p>	<p>AO23.1 Development occurring adjacent to or nearby a stock route identified in SPP mapping – Economic 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>Development that makes it more difficult 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</p>	<p>NA</p>

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Petroleum/high pressure gas pipelines				
PO24 Pipelines carrying petroleum and gas continue to operate without impact. 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> .	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) .		New buildings within 200m of petroleum and gas pipelines or easements.	NA
Local heritage places				
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	AO25.1 Development: <ul style="list-style-type: none"> • does not impact, destroy or modify any local heritage place identified in Table SC3.1–Local Heritage Place 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 	As a means to encourage retention and refurbishment of older buildings (particularly in commercial areas), re-use of older buildings	Development which either impacts, destroys or modifies the value, use, facilities and significance of local heritage	The adjoining property included in this application is only to gain access to the Airbnb property and provide extra parking if needed. There will be no building or operational work. We have no plans to change the historical structure “The Old Powerhouse”, on the property 18A Edward st (on the contrary

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cultural heritage.	<p>relation to development of heritage places²; or</p> <ul style="list-style-type: none"> is undertaken in accordance with an exemption certificate issued under the <i>Queensland Heritage Act 1992</i>. <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>	could be accompanied by reductions in car parking requirements for the new use.	places. Undertaking development (including demolition) without having an exemption certificate, or without suitable assessment by Council.	we wish to preserve it).
<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				
PO26	AO26			

² 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>.

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	Code Assessment
<p>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 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>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 of waterways, water storages and areas identified as Matters of State Environmental Significance.</p> <p>Activities which negatively impact the environment or negatively impact</p>	<p>NA</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	Code Assessment
			ecological connectivity.	
Airports and Aviation facilities				
<p>PO27 The Blackall airport, Tambo airport and aviation facilities 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>Editor's note-As at the adoption of this planning scheme, no Strategic Airports and Aviation Facilities of State significance have been identified in the planning scheme area, however the function</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 electromagnet fields which interfere with signals transmitted by the facility; or • 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 an airport's operational airspace, unless the intrusion is approved in accordance with the relevant federal legislation; • 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; 		Any sort of development which may interfere with the function of airports and aviation facilities	<p>NA</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	Code Assessment
<p>of Blackall-Tambo Regional Council's airport infrastructure and aviation facilities must also be protected.</p>	<ul style="list-style-type: none"> • 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 guidance material: Strategic airports and aviation facilities', available at https://dilgpprd.blob.core.windows.net/general/spp-strategic-airports-and-aviation-facilities-july-2017.pdf.</p>			

Blackall – Tambo Region Planning Scheme

Township Code - Planning Scheme Section 5.2.1.3

<p align="center">What we want to achieve (Performance Outcomes)</p>	<p align="center">One way to achieve it (Acceptable Outcomes)</p>	<p align="center">Code Response</p>
<p>For assessable development</p>		
<p>PO1 Hotel, rooming accommodation, relocatable home park and short-term accommodation uses are provided in a location where:</p> <ul style="list-style-type: none"> (a) it can be serviced with infrastructure (b) is complementary to the existing character of the area; (c) does not have an adverse impact on residential amenity in terms of privacy, safety, noise, odour and fumes, lighting and traffic generation; (d) does not lead to a reduced quality of accommodation experiences available within the location. 		<p>The Airbnb short term stay is compliant with all aspects of PO1 a) – d)</p> <p>It is complimentary to the area. Grounds are always kept neat and tidy and house is freshly painted. We have house rules for guests which must be abided by as terms and conditions for staying at the house, including a noise curfew, strictly no events/parties, strictly no pets, no illegal substances to be brought onto premises, etc.</p> <p>All parking is off road. Most often less than 4 guests stay at the property at one time. And most often only 1 vehicle is parked at the property.</p> <p>The Airbnb offers a quality and comfortable accommodation experience for travelers and tourists.</p>

<p>PO2 The industrial precinct and existing industrial land uses are protected from encroachment by incompatible land uses.</p>		<p>N/A</p>
<p>PO3 Uses are compatible with, and complementary to, the existing residential uses.</p>		<p>The Airbnb use is similar to that of normal existing residential uses. The house (before it was an Airbnb) was previously tenanted to a family of 8 as a long term rental.</p> <p>Now as an Airbnb, the house is mostly commonly booked by groups of 4 people or less. The average guest group size in the past year was 3.3 (3-4) . And the total number of days booked was 144 . Meaning the house was vacant for a total of 221 days.</p> <p>And with the strict house rules in place, guest noise monitored, and the property well maintained, the use of the property is like that of a long term tenant, except for a short term period, therefore it compliments and is compatible with existing residential uses.</p>
<p>PO4 Where adjoining a residential use, non-residential uses are located and designed to avoid impacts on existing levels of residential amenity including privacy, safety, noise, odour and fumes, lighting and traffic generation.</p>	<p>AO4.1 Commercial uses are located in the commercial precinct and industrial uses are located in the industrial precinct.</p> <p>AO4.2</p>	<p>There is no problem with any residential amenity including privacy, safety, noise, odour and fumes, lighting and traffic generation.</p>

	Non-residential uses do not overlook the living areas of any adjoining residential use.	The property will be used as per normal use as if a family lived there, except not full time.
PO5 Dual Occupancy is located on appropriately sized lots to avoid impacts on residential amenity and safety.	AO5 Dual Occupancy are located on a site with an area of at least: (a) 2000m ² where not connected to reticulated sewerage network; or (b) 800m ² where connection is available to reticulated sewerage network.	N/A There is no dual occupancy. There is just one single house on the property.
PO6 Multiple dwellings, residential care facilities, retirement facilities and rooming accommodation are of a scale, density and character that is complementary and compatible with the surrounding residential area.	AO6.1 Multiple dwellings are located on lots with a minimum area of 1000m ² . AO6.2 The number of dwellings contained in a multiple dwelling and/or retirement facility is calculated as follows: (a) one bedroom units per 350m ² of site area; and (b) units comprising more than one bedroom per 400m ² of site area.	N/A The building is an existing residential dwelling on the site. There is just one house on the property to be used as an Airbnb short term accommodation rental.

<p>P07 Low impact industry use involving commercial-use chiller box/es for the storage of animal carcasses (for example, associated with macropod harvesting):</p> <ul style="list-style-type: none"> (a) does not have an adverse impact on surrounding residential or accommodation uses in terms of amenity, noise, odour and fumes, lighting and traffic generation; and (b) are serviced by reliable electricity and water required for the use; and (c) are designed and installed/constructed so that the chiller box/es may be readily unsecured and removed from the site, if necessary to protected public health and safety in response to an incident. 		<p>N/A</p> <p>There is no use of chiller boxes</p>
For assessable development in the Commercial precinct		
<p>P08 Hours of operation are consistent with maintaining a reasonable level of amenity for nearby land in a residential precinct.</p>	<p>A08 Hours of operation are limited to 6am to 10pm.</p>	<p>N/A</p>
<p>P09 New buildings maintain and enhance the existing streetscape and relationship with adjoining buildings.</p>	<p>A09.1 Where adjoining an existing awning, a new awning connection is made at the same or very similar height to provide connectivity for weather protection.</p> <p>A09.2 A footpath is provided in accordance with Council's minimum standards for all development.</p>	<p>N/A</p>

<p>PO10 Waste disposal and servicing areas are screened from public view and do not have adverse amenity impacts on adjoining properties.</p>		<p>N/A</p>
<p>PO11 Development is designed and located so that adverse impacts on privacy and amenity on nearby residential uses are minimised.</p>	<p>AO11.1 Buildings are set back 2m from any boundary shared with a residential use, or half the height of that part of the building, whichever is the greater.</p> <p>AO11.2 A 1.8m high solid screen fence is provided along all boundaries shared with a residential use.</p> <p>AO11.3 Windows that have a direct view into an adjoining residential use are provided with fixed screening that is a maximum of 50% transparent to obscure views and maintain privacy for residents.</p>	<p>N/A</p>
<p>PO12 New uses developed in the Commercial precinct do not detract from the precinct's predominant commercial nature.</p>		<p>N/A</p>
<p>For assessable development in the Industrial precinct</p>		
<p>PO13 Industrial development does not result in sensitive land uses located outside of the Industrial precinct being affected by industrial air, noise and odour emissions.</p>		<p>N/A</p>
<p>PO14 Uses, other than Industrial uses are consistent with and make a positive contribution to the economy and character</p>		

of the Industrial precinct, and do not detract from the Commercial precinct as being the primary location for commercial development.		N/A
PO15 Sensitive land uses (other than Caretaker's accommodation) are not established within the Industrial precinct.		N/A
PO16 Adverse impacts on the health, safety or amenity of nearby land in the Township zone or sensitive land uses are minimised. Editor's note—Applicants should have regard to relevant legislative, industry and licensing requirements.	AO16.1 Development achieves the noise generation levels set out in the Environmental Protection (Noise) Policy 2019 . AO16.2 Development achieves the air quality objectives set out in the Environmental Protection (Air) Policy 2019 .	N/A
PO17 Development does not compromise the viability of the primary use of the site.	AO17 No more than one (1) caretaker's accommodation dwelling is established on the site.	N/A
For assessable development in the Mixed Use precinct		
PO18 Development does not have an adverse impact on residential amenity in terms of privacy, safety, noise, odour and fumes, lighting and traffic generation.		N/A
PO19 Non-residential uses are compatible with and do not detract from the domestic scale, intensity, form and character of the precinct.	AO19.1 New buildings and structures comply with the building heights stated in A04 of the General Development Code. AO19.2 The scale of ancillary buildings comply	N/A

	with AO8 of the General Development Code.	
PO20 For non-residential uses, hours of operation are consistent with maintaining a reasonable level of amenity for nearby residential uses and does not prejudice the future use of other and in the Mixed Use precinct for residential use.	AO20 Hours of operation are limited to 7am to 6pm.	N/A
PO21 Development does not compromise the viability of the primary use of the site.	AO21 No more than one (1) caretaker's accommodation dwelling is established on the site.	N/A
PO22 Waste disposal and servicing areas are screened from public view and do not have adverse amenity impacts on adjoining properties.		N/A

STRATEGIC FRAMEWORK

TOURISM

“Oakwood House”, being a short term accommodation option available for tourists and travellers, benefits the regional economy and adds value to the local tourism industry.

We strive to maintain a high quality standard for our Airbnb.

Booking.com

Our current rating (rated out of 10) based on guest reviews on booking.com is at **9.5** and falls into the **“exceptional”** category. Our sub category ratings are:

- Cleanliness 9.7
- Staff 9.7
- Facilities 9.4
- Location 9.6
- Comfort 9.7
- Value for money 9.6
- Bed rating 9.4

Airbnb.com

Our current rating on airbnb.com (rated out of 5) is at **4.84**, and having maintained our high rating and quality of service, we have earned the **“Superhost”** badge.

PROMOTING TOURISM

Apart from offering a quality and comfortable place for tourists to stay while in Tambo, we also go the extra mile in promoting tourism attractions, activities, things to do, places to see and places to eat in Tambo.

Prior to check in date, guests are sent an automatic message which outlines things to see and do and places to eat in Tambo.

We have also compiled our own “Guidebook” where guests are encouraged to visit the local information centre and learn more about our lovely towns history and iconic attractions.

We have a dedicated coffee table in the house with various piles of local tourist brochures and tear-off maps of the town.

SLEEPS UP TO 13

Oakwood House consists of 5 bedrooms with 8 beds, a fold down futon and a spare mattress. The house can sleep up to 13 people at one time. All areas are spacious and large. A dining table to seat 8, a second small table to seat 3, a large lounge room with 3 couches 2 bathrooms. While we haven't had a booking for 13 guests at one time to date, we have had up to 10. The large groups of up to 10 have reported the house to be very comfortable and spacious for that amount of people.

We feel offering this sort of accommodation for up to 13 is great for the town. That's potentially 13 more people housed for the short term in Tambo who can patronise local tourism and businesses.

Since the airbnb is a "house" and is equipped with all the comforts of home, many of our guests tend to stay for multiple days comfortably and often report feeling "at home", which is exactly what we want.