



SOUTH BURNETT
REGIONAL COUNCIL

AGENDA

Liveability Standing Committee Meeting Wednesday, 13 July 2022

**I hereby give notice that a Meeting of the Liveability Standing
Committee will be held on:**

Date: Wednesday, 13 July 2022

Time: 9.00am

**Location: Warren Truss Chamber
45 Glendon Street
Kingaroy**

**Mark Pitt PSM
Chief Executive Officer**

In accordance with the *Local Government Regulation 2012*, please be advised that all discussion held during the meeting is recorded for the purpose of verifying the minutes. This will include any discussion involving a Councillor, staff member or a member of the public.

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- 1 OPENING**
- 2 LEAVE OF ABSENCE / APOLOGIES**
- 3 RECOGNITION OF TRADITIONAL OWNERS**
- 4 DECLARATION OF INTEREST**

5 DEPUTATIONS/PETITIONS

5.1 DEPUTATION - MOYA HAYDEN - MATTHEW HAYDEN WAY

File Number: 13/7/2022

Author: Executive Assistant

Authoriser: Chief Executive Officer

PRECIS

Deputation by Moya Hayden.

SUMMARY

Moya Hayden will be attending at 9:00am to present opportunities for 'Matthew Hayden Way' as a tourist route through the township of Kingaroy.

BACKGROUND

Nil

ATTACHMENTS

1. **Matthew Hayden Way Background** [↓](#) 

Mr Matthew Hayden AM

Matthew Hayden is IAIE'S Goodwill Ambassador for India and also a member of the IAIE Board. He is one of the most dominant and decorated opening batsmen in Cricket history. Recognised among the greatest sportsmen of the modern era, the 'boy from Kingaroy' first represented Australia at age 21. Feared by bowlers the world over, he played 103 Tests at the top of the Australian batting order, an integral part of an era when Australia ruled supreme. In a career spanning almost 15 years, he amassed more than 8,000 runs, including 30 centuries – some elegant and crafted, others simply bludgeoned and brutalized. Many sports psychologists owe a goodly portion of their income to the anxieties caused by Matt Hayden's apparent contempt for their patient's best efforts. His 549 runs at an average of 109.8 on a three-Test tour of India in 2001 remains a high point of Australian cricketing history. In 2003, his innings of 380 at the WACA surpassed Brian Lara's then world record for the highest individual score by a test batsman. In 2006, Wisden, the game's bible, nominated Matthew as the Test Batsman of the Decade. Playing 161 one-day internationals. Matthew Hayden AM was a pivotal member of Australia's World Cup winning teams of 2003 and 2007. In 2007, the year he was named ICC ONE-DAY Player of the Year, his highest ODI score of 181 not out set yet another Australian record. To quote ESPN cricinfo:

"Strength was Matthew Hayden's strength – both mental and physical...Tall, powerful and equipped with concentration befitting the fisherman and surfer that he is, he battered the ball at and through the off-side for days at a time."

Today, it is this renowned strength that he brings to bear on his business and philanthropic interests – strength of purpose, strength of vision, and the strength of character to see it through. Matt is patron of Parent Project Australia, co-patron of Champagnat Trust Marist College Ashgrove and Ambassador of the Australian Indigenous Education Foundation as well as the Prostate Cancer Foundation. Matthew's management company, The Hayden Way, is the embodiment of his belief in doing good for others, with the list of projects and organisations supported including The Hayden Reynolds Tiwi College Project, The McGrath Foundation, Find Ya Feet, The Thomas Keller Foundation, Macquarie Group Sports Foundation, Prostate Cancer Foundation Australia, Ronald McDonald House and Foodbank. Shoreline (Matt is co-founder- www.shoreline.org.au), the strategic, creative and production arm of The Hayden Way, is a companion business underpinned by the philosophy of the Virtuous Circle – that being a good corporate citizen and giving back with purpose and genuine commitment can be an integral part of the way businesses do business (and profit by it) . In corporate life, Matthew is a brand ambassador for a range of carefully hand-picked companies that all have one thing in common – in their own way, they are each trying to do good for others- whether it be for their customers, their community, or both.

An experienced and enthusiastic orator, Matthew is also much in demand across Australia and around the world speaking on topics ranging from philanthropy and sustainability, to media, leadership, business and team work. For several months of each year he continues his involvement in cricket with broadcast work in India, a place he considers his second spiritual home. His deep and abiding love for India, its people, its places and its culture, is something that continues to grow with each visit.

3.

2018 Inducted as Honouree into the Bradman Foundation

2021 On 26th January 2021 India marked its Republic Day – 75 years on from freedom from Colonial rule. Matt received an award from the Prime Minister of India, through its Australian ambassador, Narendra Modi, giving Matt gratitude and commendation for his love, challenges and understanding of India, its people – including those who live in Australia – because it helps reinforce the bond between two great nations. He commended Matt as a Member of the Australia-India Council on his efforts to improve trade and commerce between both countries that these would further strengthen this relationship. The award went on to state that Matt's work would empower lives and contribute to the global good.

Notable Notes (all as the Australian Opening Batsman in Tests and ODI's)

Tests 103 matches 30 centuries 8,625 runs at 50.73 strike rate for tests was 60.10

ODI'S 161 matches 10 centuries 6,133 runs at 43.80 strike rate for ODI'S was 78.96

First-Class Career 295 matches 79 centuries 24,603 runs at 52.57

Indian Premier League Playing for Chennai Super Kings

32 innings scoring 1107 runs with a strike rate of 137.52

2009 winner of IPL'S prestigious orange cap by scoring 572 runs

Tourism

2013 - Fronted a new tourism campaign to encourage more Indian visitors to travel to the state. 'The Go Beyond' Campaign was a joint venture between Tourism and Events Queensland and Singapore Airlines, and its partner Virgin Australia. The minister for Tourism at that time, Hon. Jann Stuckey, stated that Matt's huge fan base in India and his passion about promoting Queensland as a world-class and culinary destination made it great to have him on board.

2017 – Northern Territory Campaign – northernterritory.com/drive

Onwards.....Diplomat

2.

In 2010, the year following his retirement from cricket, Matthew was awarded the Member of the Order of Australia (AM), in recognition of his contribution to Australian society.

The honour paid tribute to Matthew's service to both cricket, and to the community, through support for a range of health, youth and charitable organisations. In 2014 he was inducted into the Queensland Sports Hall of Fame, and in 2019 was bestowed the same honour by the Australian Cricket Hall of Fame. While his legacy to the game he so loves is rightly assured, it is his greater legacy that is now the core focus of his life and the way he lives his values. At the very heart of Matthew's life is family. And through, and with his family, he is able to indulge and share in his many passions: cooking, gardening, fishing, surfing, outdoor adventure.

And, of course, Cricket.

Honours, Awards, Records – a snapshot

2002 Allan Border Medal

2002 Test Player of the Year

2003 Wisden Cricketer of the Year

2003 380: World Record for highest individual score in Test Cricket

-Since succeeded by Brian Lara (400*) but Matt's record still stands in Australian history for highest individual score in Test Cricket

2006 Wisden Test Batsman of the Decade (1996-2006)

2007 181* highest ever ODI score by an Australian

-Since succeeded by Shane Watson (185*)

2007 ICC One-Day Player of the Year

2008 One-Day International Player of the Year

2008 Queensland Great Recipient (This recognises extraordinary Queenslanders who have made a long term contribution to, or whose achievements have significantly impacted, the history and development of Queensland.)

2010 Member of the Order of Australia

- Appointed for services to cricket, and to the community through support for a range of health, youth and charitable organisations

2014 Inducted into the Queensland Sports Hall of Fame

2017 Inducted into the Australian Cricket Hall of Fame Allan Border Medal



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CONTACT



Mr Matthew Hayden AM

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"Strength was Matthew Hayden's strength – both mental and physical... Tall, powerful and equipped with concentration befitting the fisherman and surfer that he is, he battered the ball at and through the off side for days at a time."

Today, it is this renowned strength that he brings to bear on his business and philanthropic interests – strength of purpose, strength of vision, and the strength of character to see it through. Matthew's management company, The Hayden Way, is the embodiment of his belief in doing good for others (except fast bowlers), with the list of projects and organisations supported including The Hayden Reynolds Tiwi College Project, Macquarie Group Sports Foundation, Prostate Cancer Foundation Australia, Ronald McDonald House and Football Storyline, the strategic, creative and production arm of The Hayden Way, is a companion business underpinned by the philosophy of the Virtuous Circle – that being a good corporate citizen and giving back with purpose and genuine commitment can be an integral part of the way businesses do business (and profit by it). In corporate life, Matthew is a brand ambassador for a range of carefully hand-picked companies that all have one thing in common – in their own way, they are each trying to do good for others – whether it be for their customers, community, or both. An experienced and enthusiastic orator, Matthew is also much in demand across Australia and around the world, speaking on topics ranging from philanthropy and sustainability, to media, leadership, business and team work.

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And, of course, cricket.

Honours, Awards, Records – a snapshot

2002	Allan Border Medal
2002	Test Player of the Year
2003	Wisden Cricketer of the Year
2003	380: World Record for highest individual score in Test Cricket
– Since succeeded by Brian Lara (400*)	
2006	Wisden Test Batsman of the Decade (1996 – 2006)
2007	181*: highest ever ODI score by an Australian
– Since succeeded by Shane Watson (185*)	
2007	ICC One-Day Player of the Year
2008	One-Day International Player of the Year
2010	Member of the Order of Australia:

Appointed for services to cricket, and to the community through support for a range of health, youth and charitable organisations

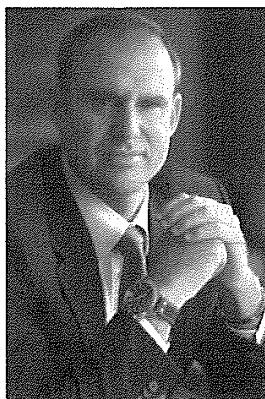
2014	Inducted into the Queensland Sports Hall of Fame
2017	Inducted into the Australian Cricket Hall of Fame



Notable notes

Tests	103 matches	30 centuries	8,625 runs at 50.73
ODIs	161 matches	10 centuries	6,133 runs at 43.80
First-Class Career	295 matches	79 centuries	24,603 runs at 52.57

90s
(7 nineties)



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- September 13, 2021
Press statement by the External Affairs Minister at the First India-Australia 2+2 Ministerial Dialogue

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2018 – PRESENT

CO-FOUNDER & BOARD MEMBER, SHORELINE

Shoreline is an Indigenous youth development program specialising in marine and environmental education. It works in collaboration with the local communities, educational institutions and commercial industry to provide education and work experience that complements their Secondary and Tertiary education.

www.shoreline.org.au/

2010 – 2018

CO-FOUNDER & BOARD MEMBER, HAYDEN REYNOLDS TIWI COLLEGE PROJECT

The project assisted to build infrastructure, create jobs, and enhance the future of Tiwi Youth. Over 9 years the project privately raised over \$4 million, to create change for the children through the Tiwi College Project.

2019 – PRESENT

MEMBER, AUSTRALIAN INSTITUTE OF COMPANY DIRECTORS

2010

MEMBER, ORDER OF AUSTRALIA

Appointed for services to cricket, and to the community through support for a range of health, youth and charitable organisations.

2009 - 2010

DIRECTOR, BOARD OF CRICKET AUSTRALIA

2009 - 2010

DIRECTOR, BOARD OF CRICKET QUEENSLAND

1993 – 2008

MEMBER, AUSTRALIAN T20, ODI AND TEST CRICKET NATIONAL TEAMS

AWARDS

- Allan Border Medal (2002)
- Test Player of the Year (2002)
- Wisden Cricketer of the Year (2003)
- Wisden Batsman of the Decade (1996-2006)
- ICC One-Day Player of the Year (2007)
- Order of Australia Award (2010)
- Induction into the Queensland Sports Hall of Fame (2014)
- Induction into the Australia Cricket Hall of Fame (2017)
- Inducted as Honouree into the Bradman Foundation (2018)

MATTHEW HAYDEN AM

499 London Road Chandler, Qld 4155 · 0425 793 959
mhayden@thehaydenway.com

Matthew Hayden is one of the most decorated opening batsmen in cricket history. He is also a committed family man, passionate about community development, humanitarian endeavours, and a businessman embracing his values and beliefs.

PROFESSIONAL

2010 – PRESENT

OWNER & DIRECTOR, THE HAYDEN WAY (AUST) PTY LTD

matthewhayden.com

2017 – PRESENT

OWNER & DIRECTOR, STORYLINE INTERNATIONAL

storyline.com.au

2016 – PRESENT

BOARD MEMBER, MAHINDRA AUTOMOTIVE AUSTRALIA PTY LTD

mahindra.com.au

2010 - PRESENT

BROADCASTER, BCCI & STAR INDIA

Matthew is an experienced broadcaster, working extensively for publishers like BCCI, Star Sports India, Sony, BCCI, Channel 5, Channel 7, Southern Cross Austereo, and Foxtel.

AFFILIATIONS & MEMBERSHIPS

2020 – PRESENT

BOARD MEMBER, AUSTRALIA-INDIA COUNCIL

The AIC's mission is to advance Australia's foreign and trade policy interests by building awareness and understanding between the peoples and institutions of Australia and India
dfat.gov.au

2018 – PRESENT

BOARD MEMBER, INSTITUTE FOR AUSTRALIA INDIA ENGAGEMENT

IAIE's mission is to strengthen Australia-India strategic partnerships through evidence-based research, exchange of new knowledge, targeted policy dialogues and innovative business solutions for the government, corporate and community stakeholders.

iaie.org.au

6 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

6.1 MINUTES OF THE COMMUNITY STANDING COMMITTEE MEETING HELD ON 15 JUNE 2022

File Number: 13/7/2022

Author: Executive Assistant

Authoriser: Chief Executive Officer

OFFICER'S RECOMMENDATION

That the Minutes of the Community Standing Committee Meeting held on 15 June 2022 be received.

ATTACHMENTS

- 1. Minutes of the Community Standing Committee Meeting held on 15 June 2022**



MINUTES

Community Standing Committee Meeting

Wednesday, 15 June 2022

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**MINUTES OF SOUTH BURNETT REGIONAL COUNCIL
COMMUNITY STANDING COMMITTEE MEETING
HELD AT THE WARREN TRUSS CHAMBER, 45 GLENDON STREET, KINGAROY
ON WEDNESDAY, 15 JUNE 2022 AT 9.03AM**

PRESENT: Councillors:

Cr Gavin Jones (Deputy Mayor), Cr Jane Erkens, Cr Danita Potter, Cr Kirstie Schumacher, Cr Scott Henschen, Cr Kathy Duff

Council Officers:

Mark Pitt (Chief Executive Officer), Susan Jarvis (Acting Chief Executive Officer), Peter O'May (General Manager Community), Tim Low (Acting General Manager Infrastructure), Kerri Anderson (Acting General Manager Finance and Corporate), Joanne Newbery (Communications Officer), Carolyn Knudsen (Manager Corporate Services), Michael Lisle (Acting Manager Planning and Environment), Mark Watt (Acting Manager NRM and Parks), Rebecca Humphrey (Manager People and Culture), Rebecca Bayntun (Land Investigation Officer), Bree Hunt (Executive Assistant)

1 OPENING

The Deputy Mayor opened the meeting and welcomed all attendees.

2 LEAVE OF ABSENCE / APOLOGIES

APOLOGY

RESOLVED 2022/346

That the apology received from Mayor Brett Otto be accepted and leave of absence granted.

3 ACKNOWLEDGEMENT OF TRADITIONAL OWNERS

Cr Duff acknowledged the traditional custodians of the land on which the meeting took place.

4 DECLARATION OF INTEREST

I, Cr Kirstie Schumacher inform this meeting that I have a declarable conflict of interest (as defined in section 150EN of the Local Government Act 2009) in **agenda item 13.3 - St John's School - Grade 12 Expansion**. The nature of my interest is as follows:

This declarable conflict of interest arises as my daughter attends St John's School as a student.

I believe my conflict in any way would not negate my ability as the representative of division 4 to engage with the school and my conflict is no different than any other student.

I wish to participate in the decision in relation to this matter. I acknowledge that eligible Councillors must now determine, pursuant to section 150ES of the Local Government Act 2009, where I:

- May participate in the decision about the matter, including by voting on the matter; or
 - Must leave the meeting, including any area set aside for the public, and stay away from the meeting while the eligible Councillors discuss and vote on the matter.
-

Attendance:

At 9:05 am, Cr Kirstie Schumacher left the meeting.

DECLARATION OF INTEREST - STAY IN MEETING

COMMITTEE RESOLUTION 2022/347

Moved: Cr Danita Potter

Seconded: Cr Scott Henschen

That Council resolve that Cr Schumacher, has a declarable conflict of interest in the matter and notwithstanding the conflict, Cr Schumacher may participate in the matter, discuss and vote upon it, accepting that Cr Schumacher interest is no greater or lesser than any one else in the community and has the ability to put all personal thoughts aside for the meeting.

In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Scott Henschen and Kathy Duff

Against: Nil

CARRIED 5/0

Attendance:

At 9:09 am, Cr Kirstie Schumacher returned to the meeting.

I, Cr Kirstie Schumacher inform this meeting that I have a declarable conflict of interest in relation to **Item 11.5 Commercial lease of Kingaroy Aerodrome Farming Land.**

The nature of my interest is as follows:

This declarable conflict of interest arises as she owns property adjacent to the land being offered for lease.

I propose to leave and stay away from the place where the meeting is being held while this matter is discussed and voted on.

Cr Erkens advised she is a member of NaTDA - **item 8.4 NaTDA In-Kind Request**. It was noted by the meeting that the following matter, by themselves, is not a conflict of interest:

- being a member or patron of a community group or sporting club as long as you are not an office holder or board member.

Cr Duff advised she is a member of the Murgon Business and Development Association – **item 13.2 Creative Country Association Inc - Murgon Ancient Songbird Centre**. It was noted by the meeting that the following matter, by themselves, is not a conflict of interest:

- being a member or patron of a community group or sporting club as long as you are not an office holder or board member.

5 DEPUTATIONS/PETITIONS**5.1 DEPUTATION - LEANNE MORGAN AND MARK ELLIOTT - TINGOORA VILLAGE**

Leanne Morgan and Mark Elliott addressed the Committee to present a deputation on Tingoora Village.

PETITION – TINGOORA VILLAGE

COMMITTEE RESOLUTION 2022/348

Moved: Cr Kathy Duff
Seconded: Cr Danita Potter

That the Committee recommends to Council:

The petition regarding the state of roads, lack of proper drainage and curb and channel in Tingoora and the state of the Tingoora Public Hall be received and referred to the Chief Executive Officer to determine the appropriate action and a report be brought back to Council.

In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Scott Henschen and Kathy Duff

Against: Nil

CARRIED 6/0

6 CONFIRMATION OF MINUTES OF PREVIOUS MEETING**6.1 MINUTES OF THE COMMUNITY STANDING COMMITTEE MEETING HELD ON 11 MAY 2022**

COMMITTEE RESOLUTION 2022/349

Moved: Cr Kathy Duff
Seconded: Cr Scott Henschen

That the Minutes of the Community Standing Committee Meeting held on 11 May 2022 be received.

In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Scott Henschen and Kathy Duff

Against: Nil

CARRIED 6/0

Attendance:

At 9:36am, Acting Manager NRM and Parks Mark Watt left the meeting.

7 NOTICES OF MOTION**7.1 RAIL TRAIL DEVELOPMENT AND SOUTH BURNETT RAIL TRAIL USERS ASSOCIATION**

COMMITTEE RESOLUTION 2022/350

Moved: Cr Kathy Duff
Seconded: Cr Kirstie Schumacher

The Committee recommend to Council:

That Council responds to the recent deputation from the South Burnett Rail Trail Users Association (SBRTUA) with the following action by 30 September 2022:

1. Commence consultation with the SBRTUA and community stakeholders with a view to entering into a suitable management and/or tenure arrangement that will facilitate the SBRTUA becoming eligible for grant funding programs, rail trail infrastructure development and asset event management / promotion;
2. Partner with the SBRTUA to undertake community engagement with a view to considering naming options for the SBRC section of the rail trail;
3. Scope and cost a 'Rail Trail Development Study' as undertaken by the BVRT in recent years;
4. Contact the following stakeholders to facilitate preliminary discussions as to the possible formation of an inter-regional rail trail advisory group, including representatives from:
 - South Burnett Regional Council;
 - Somerset Regional Council;
 - Gympie Regional Council;
 - SBRTUA;
 - BVRT;
 - Other relevant community or Government organisational stakeholders.

In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Scott Henschen and Kathy Duff

Against: Nil

CARRIED 6/0

Attendance:

At 9:38am, Acting Manager NRM and Parks Mark Watt returned to the meeting.

8 PORTFOLIO – COMMUNITY, ARTS, HERITAGE, SPORT & RECREATION

8.1 COMMUNITY, ARTS, HERITAGE, SPORT AND RECREATION PORTFOLIO REPORT

COMMITTEE RESOLUTION 2022/351

Moved: Cr Danita Potter

Seconded: Cr Kirstie Schumacher

That Cr Potter's Community, Arts, Heritage, Sport and Recreation Portfolio Report to Council be received for information.

In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Scott Henschen and Kathy Duff

Against: Nil

CARRIED 6/0

Attendance:

At 9:48am, Communications Officer Joanne Newbery left the meeting.

8.2 MINUTES OF THE YOUTH COUNCIL HELD ON 10 MAY 2022

COMMITTEE RESOLUTION 2022/352

Moved: Cr Danita Potter

Seconded: Cr Kathy Duff

That Council receive and note the attached minutes of the Youth Council held on Tuesday, 10 May 2022.

In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Scott Henschen and Kathy Duff

Against: Nil

CARRIED 6/0**Attendance:**

At 9:50am, Communications Officer Joanne Newbery returned to the meeting.

At 10:00am, Acting Manager NRM and Parks Mark Watt left the meeting.

At 10:07am, Acting Manager NRM and Parks Mark Watt returned to the meeting.

8.3 CONSIDERATION OF PUBLIC AUCTION FOR SURPLUS EQUIPMENT AND FURNITURE

COMMITTEE RECOMMENDATION

Moved: Cr Scott Henschen

Seconded: Cr Danita Potter

That the Committee recommend to Council;

1. In accordance with Section 227-228 of the *Local Government Regulation 2012*, it is proposed Council offer surplus equipment and furniture for sale through a public auction.

AMENDMENT

Moved: Cr Kirstie Schumacher

Seconded: Cr Danita Potter

That the Committee recommends to Council:

1. In accordance with Section 227-228 of the *Local Government Regulation 2012*, it is proposed Council offer surplus equipment and furniture to community not for profit organisations for disposal as per the community grants framework and;
2. That a decision is made on the dispersal of the remaining items after such a process that are suitable to be offered for sale through a public auction.

In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Scott Henschen and Kathy Duff

Against: Nil

CARRIED 6/0

The amendment became the resolution.

COMMITTEE RESOLUTION 2022/353

Moved: Cr Scott Henschen

Seconded: Cr Danita Potter

That the Committee recommends to Council:

1. In accordance with Section 227-228 of the *Local Government Regulation 2012*, it is proposed Council offer surplus equipment and furniture to community not for profit organisations for disposal as per the community grants framework and;
2. That a decision is made on the dispersal of the remaining items after such a process that are suitable to be offered for sale through a public auction.

In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Scott Henschen and Kathy Duff

Against: Nil

CARRIED 6/0

ADJOURN MORNING TEA

COMMITTEE RESOLUTION 2022/354

Moved: Cr Scott Henschen

Seconded: Cr Jane Erkens

That the meeting adjourn for morning tea.

In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Scott Henschen and Kathy Duff

Against: Nil

CARRIED 6/0

RESUME MEETING

COMMITTEE RESOLUTION 2022/355

Moved: Cr Scott Henschen

Seconded: Cr Danita Potter

That the meeting resume at 10:32am.

In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Scott Henschen and Kathy Duff

Against: Nil

CARRIED 6/0

8.4 NATDA IN-KIND REQUEST

COMMITTEE RECOMMENDATION

Moved: Cr Jane Erkens

Seconded: Cr Kathy Duff

That the Committee recommend to Council;

1. That Council approve the requested in-kind assistance to NaTDA to support Nanango's 175th Anniversary in 2023 subject to available resources.
 2. That Council provides sponsorship to NaTDA to support promotion of Nanango's 175th Anniversary in 2023 via a financial contribution of \$20,000.
-

AMENDMENT

Moved: Cr Danita Potter

Seconded: Cr Kirstie Schumacher

That the Committee recommend to Council;

1. That Council approve the requested in-kind assistance to NaTDA to support Nanango's 175th Anniversary in 2023 subject to available resources;
2. That Council provides a letter of support to NaTDA in their endeavour to seek additional State and Federal Government funding to support the Nanango's 175th Anniversary in 2023 and;
3. That Council provides a sponsorship to NaTDA to support promotion of Nanango's 175th Anniversary in 2023 with a financial contribution of \$3,000.

In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Scott Henschen and Kathy Duff

Against: Nil

CARRIED 6/0**The amendment became the resolution.**

COMMITTEE RESOLUTION 2022/356

Moved: Cr Jane Erkens

Seconded: Cr Kathy Duff

That the Committee recommend to Council;

1. That Council approve the requested in-kind assistance to NaTDA to support Nanango's 175th Anniversary in 2023 subject to available resources;
2. That Council provides a letter of support to NaTDA in their endeavour to seek additional State and Federal Government funding to support the Nanango's 175th Anniversary in 2023 and;
3. That Council provides a sponsorship to NaTDA to support promotion of Nanango's 175th Anniversary in 2023 with a financial contribution of \$3,000.

In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Scott Henschen and Kathy Duff

Against: Nil

CARRIED 6/0

9 PORTFOLIO – RURAL SERVICES, NATURAL RESOURCE MANAGEMENT, PLANNING & COMPLIANCE SERVICES

9.1 RURAL SERVICES, NATURAL RESOURCE MANAGEMENT, PLANNING AND COMPLIANCE SERVICES PORTFOLIO REPORT

COMMITTEE RESOLUTION 2022/357

Moved: Cr Scott Henschen
Seconded: Cr Kirstie Schumacher

That Cr Henschen’s Rural Services, Natural Resource Management, Planning and Compliance Services Portfolio Report to Council be received for information.

In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Scott Henschen and Kathy Duff

Against: Nil

CARRIED 6/0

9.2 NATURAL RESOURCE MANAGEMENT OPERATIONAL UPDATE

COMMITTEE RESOLUTION 2022/358

Moved: Cr Danita Potter
Seconded: Cr Kathy Duff

That the Natural Resource Management Operational update be received for information.

In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Scott Henschen and Kathy Duff

Against: Nil

CARRIED 6/0

9.3 PLANNING AND LAND MANAGEMENT OPERATIONAL UPDATE

COMMITTEE RESOLUTION 2022/359

Moved: Cr Scott Henschen
Seconded: Cr Kirstie Schumacher

That the Planning and Land Management Operational update be received for information.

In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Scott Henschen and Kathy Duff

Against: Nil

CARRIED 6/0

9.4 CONTRACT REVIEW - BIOSECURITY SERVICES

COMMITTEE RESOLUTION 2022/360

Moved: Cr Kathy Duff

Seconded: Cr Jane Erkens

That the Committee recommend to Council:

That the report be received for information and that the tender with separable activities is adopted as Council's preferred option in the review of the contract for biosecurity services.

In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Scott Henschen and Kathy Duff

Against: Nil

CARRIED 6/0

Attendance:

At 11:25am, Manager People and Culture Rebecca Humphrey left the meeting (online).

At 11:26am, Acting Manager NRM and Parks Mark Watt left the meeting.

At 11:28am, Acting Manager NRM and Parks Mark Watt returned to the meeting.

9.5 EXTENSION TO CURRENCY PERIOD FOR APPLICATION MCU19/0013 - 15 ROGERS DRIVE, KINGAROY (AND DESCRIBED AS LOT 8 ON SP180642)

COMMITTEE RESOLUTION 2022/361

Moved: Cr Jane Erkens

Seconded: Cr Scott Henschen

That the Committee recommends to Council:

The applicant's request to extend the currency period of the development approval by an additional 4 years, to May 2027 be refused under the *Planning Act 2016* for the following reasons and no alternate period is recommended.

- There are no current related development applications or current development approvals for operational work or building work that signify the applicant is committing to implement the development approval;
 - There have not been any related approvals applied for in the 12 years of currency the applicant has already received;
 - There have been changes to planning laws and policies since the date of the original decision to warrant a new assessment and decision on the development that should be remade under the relevant contemporary planning instruments;
 - The community awareness of any development approval after a period of 12 years of inactivity on the land is limited if not existent.
 - Where the application was made today under the contemporary planning instruments applicable, the development would be subject to Impact assessment and is generally inconsistent with the Specialised Centre zone planned uses.
 - The applicant has presented no planning grounds or other matters to justify any further extension to the currency period of the existing approval.
 - The applicant has relied on the delivery of extensions by way of Ministers' notices under Declared Applicable Events to keep the approval alive in more recent years, with no further permits, changes or extension requests made directly to Council that would ordinarily be necessary to allow the approval to have currency under the ordinary provisions of the Planning Act 2016.
-

-
- The application remains in effect until May 2023 under the currently available extensions to currency issued by the planning minister.

In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Scott Henschen and Kathy Duff

Against: Nil

CARRIED 6/0

9.6 SEEKING COUNCIL'S "IN-PRINCIPLE" APPROVAL REGARDING AN AMENDMENT TO THE LG BOUNDARY BETWEEN CHERBOURG ABORIGINAL SHIRE COUNCIL AND SOUTH BURNETT REGIONAL COUNCIL AT HAAGER DRIVE MOFFATDALE (AND DESCRIBED AS LOT 13 ON SP104351)

COMMITTEE RESOLUTION 2022/362

Moved: Cr Kathy Duff

Seconded: Cr Danita Potter

That the Committee recommends to Council:

That South Burnett Regional Council offer in principle support to the proposed Local Government boundary change between Cherbourg Aboriginal Shire Council & South Burnett Regional Council at Haager Drive, Moffatdale (and described as Lot 13 on SP104351).

In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Scott Henschen and Kathy Duff

Against: Nil

CARRIED 6/0

Attendance:

At 11:37am, Acting General Manager Infrastructure Tim Low left the meeting.

10 PORTFOLIO - WASTE MANAGEMENT

10.1 WASTE MANAGEMENT PORTFOLIO REPORT

COMMITTEE RESOLUTION 2022/363

Moved: Cr Kathy Duff

Seconded: Cr Danita Potter

That the Waste Management Portfolio Report to Council be received for information.

In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Scott Henschen and Kathy Duff

Against: Nil

CARRIED 6/0

10.2 ENVIRONMENT AND WASTE SERVICES UPDATE

COMMITTEE RESOLUTION 2022/364

Moved: Cr Kathy Duff

Seconded: Cr Scott Henschen

That the Environment and Waste Services Update be received for information.

In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Scott Henschen and Kathy Duff

Against: Nil

CARRIED 6/0

10.3 PARTICIPATION IN REGIONAL WASTE GROUPS

COMMITTEE RESOLUTION 2022/365

Moved: Cr Danita Potter

Seconded: Cr Jane Erkens

That the report be received for information.

In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Scott Henschen and Kathy Duff

Against: Nil

CARRIED 6/0**Attendance:**

At 11:37am, Acting General Manager Infrastructure Tim Low returned to the meeting.

At 11:38am, Executive Assistant Bree Hunt left the meeting.

11 PORTFOLIO – RURAL RESILIENCE, PARKS & GARDENS, PROPERTY & FACILITY MANAGEMENT, INDIGENOUS AFFAIRS**11.1 RURAL RESILIENCE, PARKS & GARDENS, PROPERTY & FACILITY MANAGEMENT AND INDIGENOUS AFFAIRS PORTFOLIO REPORT**

COMMITTEE RESOLUTION 2022/366

Moved: Cr Kathy Duff

Seconded: Cr Danita Potter

That Cr Duff's Rural Resilience, Parks & Gardens, Property & Facility Management and Indigenous Affairs Portfolio Report to Council be received for information.

In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Scott Henschen and Kathy Duff

Against: Nil

CARRIED 6/0

11.2 PARKS & GARDENS UPDATE

RESOLVED 2022/367

That the Parks & Gardens update be received for information.

In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Scott Henschen and Kathy Duff

Against: Nil

CARRIED 6/0

11.3 PROPERTIES OPERATIONAL UPDATE

RESOLVED 2022/368

That the Property Operational update be received for information.

In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Scott Henschen and Kathy Duff

Against: Nil

CARRIED 6/0

Attendance:

At 11:42am, Executive Assistant Bree Hunt returned to the meeting.

11.4 COST BENEFIT ANALYSIS - ELECTRIC MOWERS

COMMITTEE RESOLUTION 2022/369

Moved: Cr Kirstie Schumacher

Seconded: Cr Scott Henschen

The report regarding electric mowers be received and noted for information.

In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Scott Henschen and Kathy Duff

Against: Nil

CARRIED 6/0

11.4.1 MEDIA RELEASE

RESOLVED 2022/370

Media release in relation to the outcome of the cost benefit analysis for electric mowers.

Attendance:

At 11:50am, Cr Kirstie Schumacher, having informed the meeting of a declarable conflict of interest in Item 11.5 as she owns property adjacent to the land being offered for lease, and her decision to voluntarily not participate in the decision on this matter, left the place at which the meeting was held, including any area for the public and stayed away while the matter was discussed and voted on.

11.5 COMMERCIAL LEASE OF KINGAROY AERODROME FARMING LAND

COMMITTEE RESOLUTION 2022/371

Moved: Cr Danita Potter

Seconded: Cr Kathy Duff

That the Committee recommend to Council

That the farming land located on Lot 3 on SP249643 and Lot 2 FTZ37166 known as lease areas B, C, D, E and F be offered by way of tender in accordance with section 227(1)(a) of the *Local Government Regulation 2012* for a commercial farming lease.

In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Scott Henschen and Kathy DuffAgainst: Nil**CARRIED 5/0****Attendance:**

At 12:00pm, Cr Kirstie Schumacher returned to the meeting.

11.6 WONDAI CHRISTMAS TREE LOCATION - EXTENDED COMMUNITY CONSULTATION

COMMITTEE RESOLUTION 2022/372

Moved: Cr Scott Henschen

Seconded: Cr Kathy Duff

That the Committee recommend to Council:

That South Burnett Regional Council approve the relocation of the Wondai Christmas tree from the Wondai roundabout to the proposed location attachment one (1) in Coronation Park, Wondai as per feedback received from the broader Wondai community.

In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Scott Henschen and Kathy DuffAgainst: Nil**CARRIED 6/0**

11.7 INSTALLATION OF CHRISTMAS TREES

COMMITTEE RESOLUTION 2022/373

Moved: Cr Kirstie Schumacher

Seconded: Cr Kathy Duff

That the Committee recommends to council:

1. That the report regarding installation of Christmas Trees be received and noted.
2. That the purchase costs for new Christmas Trees and garland/decorations be referred to the first quarterly budget review 2022-23.
3. Write to the Kumbia Hall Committee to seek their feedback in regards to an appropriate location for their Christmas tree and respond to the Hivesville Progress Association with an update.

In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Scott Henschen and Kathy Duff

Against: Nil

CARRIED 6/0

11.8 DURONG COMMUNITY HALL - RENEWAL LICENCE TO OCCUPY

COMMITTEE RESOLUTION 2022/374

Moved: Cr Kathy Duff

Seconded: Cr Scott Henschen

That the Committee recommend to Council that:

1. The South Burnett Regional Council, in accordance with s236(1)(b)(ii) of the *Local Government Regulation 2012*, enter into a Licence to Occupy with the Durong Community Hall Committee Inc. for Lot 102 AU117 and Lot 5 and 6 on RP55187 for a term of 3 years and rental of \$75.00 per annum (exclusive of GST) on terms agreed between Council and the Durong Community Hall Committee Inc.
2. South Burnett Regional Council delegates to the Chief Executive Officer the power to negotiate, finalise and execute the Licence to Occupy between Council and the Durong Community Hall Committee Inc on terms and conditions the Chief Executive Officer reasonably considered are satisfactory to Council.

In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Scott Henschen and Kathy Duff

Against: Nil

CARRIED 6/0

11.9 CONDITION OF CLOYNA HALL

COMMITTEE RESOLUTION 2022/375

Moved: Cr Kathy Duff

Seconded: Cr Danita Potter

That Committee recommend to Council that:

1. South Burnett Regional Council engage an experienced geotechnical engineer to inspect and prepare a remediation plan, and
2. Council allocates \$80,000 from savings from within the overall 21/22 Building Capital Works Program and fund this future work from the 22/23 Building Asset restricted cash.

In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Scott Henschen and Kathy Duff

Against: Nil

CARRIED 6/0

11.10 TRUSTEE LEASE - WONDAI TENNIS ASSOCIATION

COMMITTEE RESOLUTION 2022/376

Moved: Cr Scott Henschen

Seconded: Cr Kathy Duff

That the Committee recommend to Council that:

1. That South Burnett Regional Council, in accordance with s236(1)(b)(ii) of the *Local Government Regulation 2012*, enter into a Licence to Occupy with the Wondai and District Tennis Association Inc. for lease area A of Lot 172 on FY713 for a term of 10 years for a rental amount of \$75.00 per annum (GST exclusive).
2. South Burnett Regional Council delegates to the Chief Executive Officer the power to negotiate, finalise and execute the Trustee lease between Council and the Wondai and District Tennis Association Inc. on terms and conditions the Chief Executive Officer reasonably considers are satisfactory to Council.

In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Scott Henschen and Kathy Duff

Against: Nil

CARRIED 6/0**12 QUESTIONS ON NOTICE****12.1 QUESTION ON NOTICE - DRIVEWAY SPECS**

COMMITTEE RESOLUTION 2022/377

Moved: Cr Danita Potter

Seconded: Cr Kirstie Schumacher

That the response to the question regarding driveway specifications raised by Councillor Potter be received and noted.

In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Scott Henschen and Kathy Duff

Against: Nil

CARRIED 6/0**Attendance:**

At 12:30pm, Cr Danita Potter left the meeting.

12.2 QUESTION ON NOTICE - SECURITY OPTIONS CURRENTLY IN PLACE AT PIONEER PARK, NANANGO.

COMMITTEE RESOLUTION 2022/378

Moved: Cr Kirstie Schumacher

Seconded: Cr Scott Henschen

That the response to the question regarding security options that are currently in place at Pioneer Park, Nanango raised by Councillor Schumacher be received and noted.

In Favour: Crs Gavin Jones, Jane Erkens, Kirstie Schumacher, Scott Henschen and Kathy Duff

Against: Nil

CARRIED 5/0

Attendance:

At 12:32pm, Cr Danita Potter returned to the meeting.

13 CONFIDENTIAL SECTION

COMMITTEE RESOLUTION 2022/379

Moved: Cr Gavin Jones

Seconded: Cr Scott Henschen

That Council considers the confidential report(s) listed below in a meeting closed to the public in accordance with Section 254J of the *Local Government Regulation 2012*:

13.1 Progress of Consultation for Divestment of Kingaroy Enterprise Centre

This matter is considered to be confidential under Section 254J - g of the Local Government Regulation, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government.

13.2 Creative Country Association Inc - Murgon Ancient Songbird Centre

This matter is considered to be confidential under Section 254J - c of the Local Government Regulation, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with the local government's budget.

13.3 St John's School - Grade 12 Expansion

This matter is considered to be confidential under Section 254J - g of the Local Government Regulation, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government.

In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Scott Henschen and Kathy Duff

Against: Nil

CARRIED 6/0

Attendance:

At 12:32pm, Communications Officer Joanne Newbery left the meeting.

At 12:34pm, Manager Corporate Services Carolyn Knudsen left the meeting (online).

At 12:34pm, Acting Manager NRM and Parks Mark Watt left the meeting.

At 12:35pm, Chief Executive Officer Mark Pitt left the meeting (online).

At 12:43pm, Acting Manager Planning and Environment Michael Lisle left the meeting.

At 12:49pm, Manager Finance and Sustainability Kerri Anderson left the meeting.

At 12:50pm, Manager Finance and Sustainability Kerri Anderson returned to the meeting.

COMMITTEE RESOLUTION 2022/380

Moved: Cr Gavin Jones
Seconded: Cr Scott Henschen

That Council moves out of Closed Council into Open Council.

In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Scott Henschen and Kathy Duff

Against: Nil

CARRIED 6/0

13.1 PROGRESS OF CONSULTATION FOR DIVESTMENT OF KINGAROY ENTERPRISE CENTRE

COMMITTEE RESOLUTION 2022/381

Moved: Cr Kathy Duff
Seconded: Cr Danita Potter

That the report be received.

In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Scott Henschen and Kathy Duff

Against: Nil

CARRIED 6/0

13.2 CREATIVE COUNTRY ASSOCIATION INC - MURGON ANCIENT SONGBIRD CENTRE

COMMITTEE RESOLUTION 2022/382

Moved: Cr Kathy Duff
Seconded: Cr Jane Erkens

That the Committee recommend to Council that:

1. Council respond to the representatives of the Creative Country Association Inc informing them that Council supports their concept in principle however Council is unable to provide funding.
2. Council welcome the opportunity to visit with a view to discussing how Council can support Creative Country Association Inc in their efforts to obtain funding from other sources.

In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Scott Henschen and Kathy Duff

Against: Nil

CARRIED 6/0

MOTION

COMMITTEE RESOLUTION 2022/383

Moved: Cr Gavin Jones
Seconded: Cr Scott Henschen

Procedural Motion:

That late agenda item 13.3 be accepted for consideration.

In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Scott Henschen and Kathy Duff

Against: Nil

CARRIED 6/0

13.3 ST JOHN'S SCHOOL - GRADE 12 EXPANSION

COMMITTEE RESOLUTION 2022/384

Moved: Cr Scott Henschen
Seconded: Cr Jane Erkens

That the Committee recommend to Council:

That Council meet with representatives of St John's Lutheran School to investigate options for the expansion of the school to cater for the introduction of senior schooling.

In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Scott Henschen and Kathy Duff

Against: Nil

CARRIED 6/0

14 CLOSURE OF MEETING

The Meeting closed at 1:09pm.

The minutes of this meeting were confirmed at the Community Standing Committee Meeting held on .

.....
CHAIRPERSON

7 NOTICES OF MOTION

7.1 NOTICE OF MOTION - KINGAROY VISITOR INFORMATION CENTRE

File Number: 13/7/2022

I, Councillor Danita Potter, give notice that at the Liveability Standing Committee Meeting to be held on 13 July 2022, I intend to move the following motion:

MOTION

That Council take ownership of the sewing machine that was donated to the Big Peanut Committee for display at the Kingaroy Visitor Information Centre.

RATIONALE

We also have a few other pieces of art which have had homes located such as the window in the ramp area of the Kingaroy Visitor Information Centre (would suit the wire lady with hair) and a plinth out in the back area(suit the other wire lady). This would also be the area for the placement of the original 56mile marker(stump in storage from KTP) and if possible we could even put it there as a bubbler which is what it used to be years ago. I would like to move these as motions but I would think we need to split up and move separately in needed.

LINK TO CORPORATE/OPERATIONAL PLAN

OPL/20 Develop a South Burnett Regional Arts, Culture and Heritage Strategic Plan

OPL/21 Prepare funding submission to enhance Arts, Culture and Heritage displays, restoration projects, arts and workshops which may include a Museum /Arts Curator.

I commend this Notice of Motion to Council.

ATTACHMENTS

1. Sewing Machine  



8 PORTFOLIO – COMMUNITY, ARTS, HERITAGE, SPORT & RECREATION

8.1 COMMUNITY, ARTS, HERITAGE, SPORT AND RECREATION PORTFOLIO REPORT

File Number: 13-07-2022

Author: Councillor

Authoriser: Chief Executive Officer

PRECIS

Community, Arts, Heritage, Sport and Recreation Portfolio Report

SUMMARY

Cr Potter presented her Community, Arts, Heritage, Sport and Recreation Portfolio Report to Council.

OFFICER'S RECOMMENDATION

That Cr Potter's Community, Arts, Heritage, Sport and Recreation Portfolio Report to Council be received for information.

Community:

The Kingaroy & District Vintage Machinery Club are hosting the Queensland Heritage Rally at the club grounds, Geoff Raph Drive at the Kingaroy Airport Precinct. This will be a 3day event commencing on Friday 16th September 2022 through to Sunday 18th September.

They have exhibitors coming from all over Australia which include Steam Engines, Tractors, Crawlers, Trucks, Cars and Bikes. There will also be stall selling merchandise as well as lots of food and drink stalls. There will be grand parades, sled pulling with the vintage tractors and a display of dam building will be ongoing throughout the weekend. Working displays will include Peanut Thrashing, Corn Shelling, Timber Sawmilling and Wheelwright & Horse works displays. Please contact kdvmc2022@gmail.com for more information.

The South Burnett Housing and Homelessness Forum is being held on Friday 22nd July and this is a partnership between South Burnett Regional Council, CTC, Regional Housing, Q Shelter, KCCI, along with Tarong Power Stations, Meandu Mine and Stanwell. I feel very excited to be working on this with Cr Schumacher and many others from the different organisations as this issue is not going away, but its one that needs a lot of work from everyone as we all have something to give. Please find the forum link on the SBRC webpage.

The South Burnett Regional Youth Council hosted the Kingaroy Chamber of Commerce & Industry meet and greet last night and thank you to all KCCI members of the who attended.

South Burnett Relay for Life is on Saturday 8th October and the theme this year is 'Carnival' so get your family, friends or workmates together, register your team and start raising funds for this very worthwhile cause. Register at <https://www.relayforlife.org.au/event/south-burnett-kingaroy-2022>

The Queensland Cancer Council has already helped thousands of our locals (family, friends and patients) with accommodation and many other types of support, if you need support for yourself or someone you love please call 131120.

South Burnett Partnerships for Kids would like to thank everyone for attending the Under 8's Day in Memorial Park last month and we look forward to next year. We had already had feedback from some of the stall holders that it was the best they had attended and are bringing more staff next year. We would also like to thank the South Burnett Regional Council and especially the Kingaroy Parks and Gardens Team for doing such a wonderful job helping to set up and then pack up in the end. The gardens team was the highlights of my and the organising committee's day. That is apart from the Kitchen fire which actually blew my mind as I didn't realise that water will expand an oil fire to 1700 times its original size. Another thank-you to Donna and the LDMG for helping organise all the

Emergency Services and big thanks to Linda, Tash, and Kristy for everything you did to make the day so successful.

Library:

2021-22 Quick Stats

- **146,079** visitors to South Burnett Libraries – increase of 23.8% from 20-21 financial year
- **119, 682** physical loans – increase of 5.7% from 20-21 financial year
- **23,245** eAudiobook & eBook (Bolinda) loans
- **13,980** patron reserves satisfied – increase of 11.7% from 20-21 financial year
- **58,311** physical collection items over 6 library branches
- **6,022** new items added to the collection = approximately 115 items added each week
- **1,237** new members – increase of 28% from 20-21 financial year

Medieval Party

Well, just like that... South Burnett Libraries very first Medieval Party has been run and done! Despite the rainy weather, this event still managed to draw a crowd of over 60 children plus their families. The library was full of laughter and smiles as everyone went around participating in the games at the medieval tournament, snapping memories in the photo booth, decorating their very own crowns and castles, making dragons from play dough, having their faces painted by the wonderful Karla's Carnival, being read to by Knight Crusader Shelley, participating in the best dressed comp and eagerly awaiting to hear who would become the very first Ruler of Libraria!

At 11am, Kingsmoor's very own Aleisha Glaser was both shocked and excited when Cr Danita Potter announced her to be our very first Queen of Libraria! It turned out to be Aleisha's lucky day as she was also one of our Lucky Door winners!

All in all, the party was a success, made even more enjoyable with a hot beverage from MJJ's Coffee van!

Under 8's Day

South Burnett Libraries had a fantastic time at Under 8's Day with special guest Mr Yipadee entertaining close to 300 kids in two shows sponsored by the library as part of the First 5 Forever initiative. This event, which also featured displays from the QFS and other community organisations, was delivered by the South Burnett Partnerships for Kids community group. It was a great opportunity to showcase the services available to local families.

Local Stories with Elgan Leedie

Following the success of Mike England's local story about the legend of Gertrude's grave, South Burnett Libraries are thrilled to announce that Elgan Leedie will be the next speaker for our "Local Stories" series. This talk will take place on Friday 15 July at 2pm.

While sharing his story at the Kingaroy Library, Elgan will discuss his family's history of service, and recount years in the Australian Army. "Elgan joined the Australian Army in the early 1980s, served with 2nd/4th Battalion RAR in Townsville, and as a regimental policeman in Darwin. Elgan left the regular Army to join NORFORCE in which he served 14 years and rose to the rank of sergeant. He then served a further two years in the Reserves in Townsville before leaving the Army in 2006. Elgan was a bugler and a piper in the Army, and thoroughly enjoyed his service. He continues to play the bugle at memorial services around the country, and has visited the memorial at Ypres, where his great-uncle's name is listed." – Australian National University

This is sure to be a fantastic event so be sure to book your place by contacting the Kingaroy Library on (07) 4189 9256.

Library and Information Week 25 - 31 July 2022

Celebrate the work that library and information professionals do all around Australia during Library and Information Week, which runs this year from 25-31 July 2022. This week is a great opportunity to learn more about what libraries do and the important role they play in our local community.

This Library and Information Week we are encouraging everyone to re-engage with the library and immerse yourself in the resources and collections. If you haven't visited your local library for a while, why not drop in and say hello? Library staff are always happy to help and can connect you with the information or resources you require.

To promote Library and Information Week, the library's Facebook and Instagram pages will highlight the various groups and activities that are regularly hosted across the region.

Bacon Fest

South Burnett Libraries will be joining in the fun at Little Piggies at Bacon Fest! Make sure you stop by to say hello as the library will have a stall with piggy crafts and fun activities for the kids. We'd love to see you!

Collection Planning & Public Libraries Grant

Each year, the State Library of Queensland administers an annual Public Library Grant to Queensland Local Governments to support the development of high-quality library services to meet the diverse needs of the whole community. To receive these funds, Council must comply with the State Library of Queensland's Service Level Agreement, which can be found on the State Library of Queensland's website.

For the 2021-22 financial year, the Public Library Grant allocated to South Burnett Libraries totalled \$169,157. In addition to this, \$13,466 was journaled across from last financial year and \$6,000 was added to the book budget as a result of an insurance claim for water damaged items.

To align with the South Burnett Libraries Collection Development Policy, these funds were used to purchase resources for the community that can be used for recreation, information and lifelong learning. As a summary:

- 5,498 physical resources, including fiction and non-fiction books, magazines and DVDs were added to the collection. Many of these items are delivered to the library 'shelf ready'; whereby the library supplier catalogues and processes the items for a fee. A percentage of the cost of this 'shelf ready' service is deducted from grant funds.
- 524 eBooks and eAudiobooks were added to online platforms such as Bolinda BorrowBox, with associated annual platform fees taken from the grant.
- The movie streaming service Beamafilm and The Story Box Library were purchased using grant funds. Between them, these resources provide thousands of free resources for the community to access online.

Busy Little Minds Kits

As part of the First 5 Forever initiative library staff have been eagerly putting together a series of "Busy Little Minds" kits that aim to provide access to a range of subjects that interest children aged 0-5. Each kit contains items such as books, DVDs and crafts to allow children to enjoy their favourite interests by reading, listening, doing, playing and discovering! You can even scan the QR code provided to be taken directly to South Burnett Libraries website to explore a variety of online resources about each kit's topic!

Ten kits with topics such as Birds, Cats, Dinosaurs and more have been shared around and are available to borrow from all six of our library branches.

Arts:

South Burnett Arts will be having their AGM this week end I look forward to meeting the new executive. The South Burnett Arts Facebook page also has a lot of information regarding upcoming events so keep an eye out on their page.

Multicultural Comedy Gala is coming to Kingaroy Town Hall in October, this will be a great event and for more information go to Council Facebook page or www.comedygala.net.au

Nanango Theatre Company is proud to present the Inaugural Heritage NananGO PLAYfest in Nanango from September 2nd to 4th and this will be part of the South East Queensland Drama Festival Circuit. With thanks to Nanango Heritage they have \$3000 in prizes. So choose your play, mark the dates, send in your entry form and start rehearsing. Please contact the Nanango Theatre Company for more information.

Kingaroy Arts Team 2nd month of Winter Craft Festival is under way and their program of workshops will be running until the end of July but look out around the area on the 23-24th of July for the Quilt Trail. Pop into the Kingaroy Regional Art Gallery or go online to www.kingaroyart.com.au







Creative Partnerships Australia's matched funding program *Plus1* has reopened. With up to \$50,000 in matched funding available, *Plus 1* can enhance your fundraising strategy. Closes on Thursday 4th August. So if you are a small to medium not-for-profit arts organisation looking to fund a new project or idea have a look and see if this will help you.

For information about how to apply: <https://creativepartnerships.gov.au/news-blog/plus1-matched-funding-now-open-for-applications/>

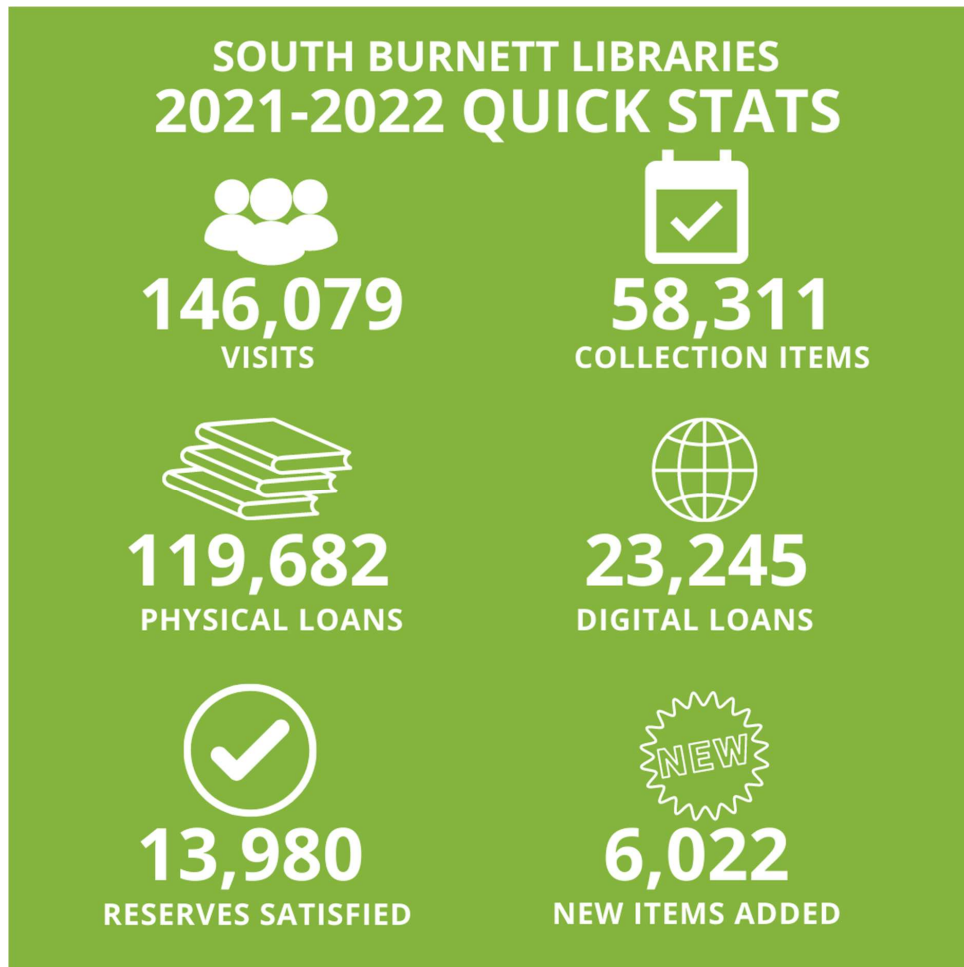
BACKGROUND

Nil

ATTACHMENTS

1. **South Burnett Library Stats**  
2. **Library photos from June 2022**  
3. **2022 Heritage Nanango Playfest**  

South Burnett Library Stats 2021/2022 period





Local Stories Session 1 with Mike England



Medieval Party 2 July 2022



Busy Little Minds Kits



Nanango Theatre Company is proud to announce their inaugural Heritage NananGO PLAYfest in Nanango on September 2, 3 & 4, as part of the South East Queensland Drama Festival Circuit.

Thanks to sponsorship from Heritage Nanango, we have \$3,000 in prizes (we think this is the best prize money for a festival of its type in Australia) to lure the best plays to our festival, including \$1,000 for Best Play, and \$500 exclusively for the Youth awards (youth members are also eligible for all our other awards).

Mark and Shirley Lucas from Excalibur Theatre have agreed to adjudicate our inaugural festival.

So select a one-act play (long or short), mark the dates into your schedule, send in an entry form, and start rehearsing for a great festival with a warm country welcome.

September 2, 3, & 4, 2022. Venue: Nanango Cultural Centre

Contact: Valerie 0497 032528 Jon 0407 631611 Neil 0427 124044
mathewsv114@gmail.com / jonandjudyfearnley@gmail.com / neilmelville58@gmail.com

Nanango Theatre Company, PO Box 283,
 Cnr Elk & George Sts, Nanango Q 4615

Heritage | Nanango
 Community Branch



8.2 MINUTES OF THE YOUTH COUNCIL HELD ON 14 JUNE 2022

File Number: 13-07-2022
Author: Coordinator Youth Mental Health
Authoriser: Chief Executive Officer

PRECIS

Minutes of the Youth Council Meeting held on Tuesday 14 June 2022.

SUMMARY

The minutes of the Youth Council Meeting held in Warren Truss Chambers, Kingaroy of the South Burnett Regional Council on Tuesday, 14 June 2022 are provided for your information.

OFFICER'S RECOMMENDATION

That Council receive and note the attached minutes of the Youth Council held on Tuesday, 14 June 2022.

BACKGROUND

N/A

ATTACHMENTS

1. Youth Council Draft Minutes - June 2022 [↓](#) 



South Burnett Regional Youth Council Meeting Minutes

Meeting Date:	Tuesday 14 th June 2022
Time:	4.00pm
Location:	Warren Truss Chambers & TEAMS
Present:	Cr Danita Potter, Millicent Knudsen, Tahlia Livingstone, Sienna Spencer, Charlie Plant, Eliza Humphrey, Ebony Wessling, Bella Hams, Jerem Hinchliff, Margie Hams
Guests	Kristy Board, Chief Baconeer Bacon Festival Committee & General Manager Biedo Sheena Lindholm, Bacon Festival Committee Member & General Manager Push Pull Marketing Anthony Lindholm, Trainee with Push Pull Marketing
Apologies:	Wade O'Brien, Brydie Hold, Ben Springhall, Bridie Prendergast, Hugh Wyvill, Mikayla Hold, Shamus Cobbo, Mia Sandow, Kaylah Bligh, Carlos Lewis.

1.	Meeting Opening	Actions
1.1	Welcome and Acknowledgement of Country	Cr Danita Potter
1.2	A round table introductions was conducted.	All
1.3	Apologies As above	Moved by Jerem Hinchliff Seconded by Charlie Plant
1.4	Confirmation of Previous Minutes The Minutes of the meeting held on the 10 th May 2022 were accepted as a true and accurate record of that meeting.	Moved by Ebony Wessling Seconded by Tahlia Livingstone
2.	Guest Speakers	
2.1	<p>The proposed 'I Got You Babe Battle of the Bands & Music Festival decision and discussion.</p> <p>Kristy Board & Sheena Lindholm, Bacon Festival Committee:</p> <ul style="list-style-type: none"> ▪ Kristy congratulated the Youth Council on their presentation and proposal to the Bacon Fest Committee. ▪ The proposal to host a Battle of the Bands and Music Festival was accepted by the Bacon Fest Committee. ▪ The Battle of the Bands and Music Festival will be held at O'Neill Square, during the Bacon Festival on the afternoon/night of Saturday 20th August 2022. <p>Details to consider when we are planning for the event:</p> <ul style="list-style-type: none"> ▪ Security for the event - how many volunteers will we need on the day? ▪ Sound equipment and IT support – Musicians Oasis and community owned sound equipment maybe able to be used on the day. ▪ Voting app used on the day – Safe Ticket maybe an option for audience voting ▪ Opportunity for a food vendor to fundraise on the day – we will approach CTC in the first instance to facilitate a BBQ for the event. ▪ Point of contact for Youth Council on the day of the event – Margie Hams will be the first point of contact for all issues leading up to the event and on the day. 	

	<ul style="list-style-type: none"> ▪ Final line up of bands and details for the program will need to be submitted to the Bacon Fest committee by the end of July. ▪ We will be seeking Sponsorship for this project from local businesses. ▪ Waste management on the day, toilets, and the rubbish bins – containers for change trailer. ▪ Marketing of the event – flyers can be created by the Youth Council team and sent to the Bacon Fest committee for final approval before distribution. ▪ The nomination process for the Battle of the bands can be finalised by the Youth Council working group. ▪ Marketing – school newsletters, social media, South Burnett Regional Council website, presentations on school assemblies, form classes should also mention this event. ▪ Battle of the Band nominations should have members up to the age of 25 years ▪ Sponsorship opportunities can be sourced by the Youth Council – Core Flutes provided by sponsors can be displayed on the fencing around the event. ▪ Sponsors of the Battle of the Bands and Music Festival will still be acknowledged by the MC and on Bacon Fest social media posts. ▪ Legal obligations – supervisors will need to have a current Working with Children Blue Card. Supervision ratio to audience will need to be considered. ▪ Terms of Conditions should be developed for patrons to attend the event. ▪ Lighting for the event should be considered – may need extra lighting for the bands. ▪ First Aid – we will need to have First Aid officers onsite on the day. ▪ Event will start at 3.00pm – 8.00pm <p>Cr Danita</p> <ul style="list-style-type: none"> ▪ Danita thanked the Bacon Fest committee members for attending the meeting and congratulated the Youth Council on their presentation for the Battle of the Bands and Music Festival.
<p>3.</p>	<p>Matters for Discussion</p>
<p>3.1</p>	<p>Bacon Fest Proposal (all)</p> <p>Discussion</p> <ul style="list-style-type: none"> ▪ The whole Youth Council would like to be involved in organising this event. ▪ We will have to meet as a working group more regularly to get this event up and running. ▪ Txt messages would be easier for the Youth Council to receive information about upcoming meetings. ▪ Tahlia will take the lead for the sponsorship for the event and will work with Margie to put a proposal package together. ▪ Core Flute signs provided by sponsoring businesses can be displayed at our event on perimeter fencing. ▪ Musicians Oasis will cost approximately \$1500 - \$2000 for the day. ▪ Margie to speak to Council for allocation of funds for this project. ▪ Attendees should register to attend this event using an online booking system, for example Eventbrite. ▪ Attendees can attend on the day but will still need to register to attend. ▪ We can cap the numbers if we have a registration process. ▪ Attendees should show identification as they enter the event, so we can monitor that they fit the age limitations. ▪ Different coloured arm bands for different ages would be effective. ▪ Terms and Conditions of entry should be on display at the event and on the registration page online. ▪ Bands will need to apply to play on the day, via a recording or video. ▪ JotForm could be used to register to play in the battle of the bands. ▪ YouTube could be used by the bands, and they can just send us an URL to find the video. ▪ Budget - the event will cost approximately \$4000 ▪ If you are approaching businesses for sponsorship, it would be great to wear your Youth Council uniform.

	<ul style="list-style-type: none"> ▪ Money raised will go back into this event, with surplus funding to be used for future Youth Council projects or events. ▪ Our first working group meeting will be next Tuesday 21st June, held at the Council office or via TEAMS.
3.2	<p>Mental Health Workshop for Teenagers</p> <p>Margie</p> <ul style="list-style-type: none"> ▪ I am able to offer the South Burnett Regional Youth Council a Mental Health workshop for teenagers. ▪ This training will give you the skills to recognise symptoms of mental health issues in yourself and your peers. ▪ It will give you the skills to access help for yourself or your peers. ▪ This training will provide an understanding of different Mental Health Professionals, including who does what and how and when to access their services. <p>Decision</p> <ul style="list-style-type: none"> ▪ This workshop should be facilitated in the afternoon, after school for best attendance of the Youth Council. ▪ This workshop should be scheduled post Bacon Fest.
3.3	<p>Proposed after school activities</p> <p>Tahlia:</p> <ul style="list-style-type: none"> ▪ As discussed in the May meeting, I have been looking into starting a little youth hub, to facilitate activities for young people to do after school. ▪ I would like to work together with the Youth Council to provide these activities and supervision. ▪ I estimate that we will need \$400 to start for the following. <ul style="list-style-type: none"> ○ Food – if we can buy food at wholesale prices, we can then sell it for a small profit, which can be used to make this project self-sustainable ○ Location – we could use the reception room at the Kingaroy Townhall, if it is available. ▪ Activities could include: <ul style="list-style-type: none"> ○ Playing cards ○ Large ten pin bowling ○ Youth Council led games <p>Discussion:</p> <ul style="list-style-type: none"> ▪ It would be good if we can offer this once per week ▪ We could approach CTC to support this project, by providing a space to facilitate the activities. ▪ We could simply form a youth group, where kids can come and have fun in a safe and inclusive environment. ▪ We can investigate the availability of the reception room at the town hall ▪ We could host these events at Memorial Park, utilising facilities like the rotunda. ▪ Locations for the youth group could change from week to week depending on the activities planned. ▪ It might be Kingaroy centric, so we should consider doing this project in different towns every week or month. ▪ Funds raised at the Bacon Fest event could be used to for this project idea. ▪ Publicity maybe a problem if its moving venues all the time, so would have to lock in certain days for each location. <p>Decision:</p> <ul style="list-style-type: none"> ▪ Youth Council agrees to further consider this project. ▪ This project should be tabled until the next meeting for further discussion.
3.4	<p>July Youth Council Meeting and Kingaroy Chamber of Commerce & Industry Meet and Greet</p> <p>Margie:</p> <ul style="list-style-type: none"> ▪ The next Youth Council meeting is scheduled for the 12th July, and immediately after that meeting, we will be hosting the Kingaroy Chamber of Commerce and Industry Meet and Greet event, at the Kingaroy Town Hall.

	<ul style="list-style-type: none"> ▪ If you are available to attend, I would suggest you wear your Youth Council uniforms. ▪ I will be organising transport for any Youth Council members who live out of Kingaroy, to attend. <p>Cr Danita:</p> <ul style="list-style-type: none"> ▪ I would like to say thank you to all Youth Council members who attended the launch of the 2022 Relay for Life breakfast. It is very much appreciated by Council and the Kingaroy Chamber of Commerce & Industry.
4.	General Business
4.1	<p>South Burnett Regional Council Obligations.</p> <p>Margie:</p> <ul style="list-style-type: none"> ▪ If you are unable to attend a Youth Council meeting, you are required to send an apology. ▪ Youth Council members who fail to attend three consecutive Youth Council meetings without an apology, are deemed to have resigned from the South Burnett Regional Youth Council. ▪ You can send an apology via email, text or call my mobile.
4.2	<p>Youth Council Meetings</p> <p>Margie:</p> <ul style="list-style-type: none"> ▪ If you want to change the schedule for the Youth Council meetings, please let me know and I will add it to the agenda <p>Discussion:</p> <ul style="list-style-type: none"> ▪ Youth Council are happy to continue with the meetings being held on the second Tuesday of every month, commencing at 4.00pm.
5.	Meeting Close
5.1	Meeting summary and close (Cr Danita)
5.2	Next Meeting – 12 th July 2022

OPEN ACTIONS

ACTIONS	LEAD	TO BE COMPLETED BY
Confirm the band for the music festival	Margie	16 th June 2022
Send out a calendar invitation and txt message for the working group meeting 21 st June	Margie	16 th June 2022
Meet with General Manager to secure funding for the event.	Margie	16 th June 2022
Confirm Musicians Oasis services for the day	Margie	16 th June 2022
Draft a Bacon Fest Sponsorship Package	Margie	17 th June 2022
Set up a meeting with Tahlia to discuss Bacon Fest Sponsorship Package	Margie	17 th June 2022
Draft a JotForm to register for the battle of the bands competition	Margie	21 st June 2022
Set up an Eventbrite page for this event	Margie	30 th June 2022
Approach CTC about catering for the event	Margie	8 th July 2022
Make contact with Kingaroy Police and SBRC staff members to volunteer to supervise the event	Margie	8 th July 2022
Organise transport for Youth Council to attend the KCCI Meet and Greet.	Margie	30 th June 2022
Organise Mental Health workshop for teenagers	Margie	26 th August 2022

9 PORTFOLIO – RURAL SERVICES, NATURAL RESOURCE MANAGEMENT, PLANNING & COMPLIANCE SERVICES

9.1 RURAL SERVICES, NATURAL RESOURCE MANAGEMENT, PLANNING AND COMPLIANCE SERVICES PORTFOLIO REPORT

File Number: 13-07-2022

Author: Councillor

Authoriser: Chief Executive Officer

PRECIS

Rural Services, Natural Resource Management, Planning and Compliance Services Portfolio Report

SUMMARY

Cr Henschen presented his Rural Services, Natural Resource Management, Planning and Compliance Services Portfolio Report to Council.

OFFICER'S RECOMMENDATION

That Cr Henschen's Rural Services, Natural Resource Management, Planning and Compliance Services Portfolio Report to Council be received for information.

Rural Services / Natural Resource Management:

Weed Management

Early detection and treatment of weed outbreaks is critical if eradication of new infestations is to be achieved. With this in mind all landholders are encouraged to be on the lookout for winter active weeds which will be flourishing in the current seasonal conditions. Mother of Millions is one of the key active winter weeds that is spreading across our region and at this time of year produces flowers spikes with clusters of bell-shaped flowers which have usually pink to red in colour. These plants are toxic to livestock all year round however the flowers produced by this weed are 5 times more toxic than the plant itself and extreme caution should be taken to ensure livestock are not exposed to flowering plants. Recorded instances of significant stock losses from cattle eating flowering plants have occurred previously. Landholders requiring further information on identification or treatment options for Mother Millions should contact Council's NRM Team.

Feral Animal Management

Landholder will begin to notice more regular sightings of rabbits through the winter months as the colder temperatures and lack of vegetation forces rabbits to spend more time searching and hunting for food. Council has a number of control options and equipment available to landholders free of charge and are encouraged to contact Council's NRM Team for further information.

Fire Management

The slashing of fire trails within all of Council reserves that are scheduled to receive prescribed burns has been completed 2022. Rural Fire Brigades are now awaiting suitable conditions to undertake burning operations.

Coolabunia Saleyards

The installation of key water infrastructure upgrades at the Coolabunia saleyards has now been completed despite the ongoing wet weather slowing progress. All water troughs have been replaced and a new ring main and associated plumbing to all troughs has now been fully commissioned.

Planning / Building:

The planning team received 127 customer requests recorded (as of 01/07/22) and 4 pre-lodgement meetings were held in June. The following Planning applications received.

- Material Change of Use (MCU) – 1 development application (Increase to number of Piggery sheds)
- Exemption Certificate (EXC) – 1 application (Renewable Energy Zone – Battery Storage System)
- Reconfiguration of a Lot (RAL) – 3 development applications:
 - 2 x Boundary realignments Subdivision
 - Subdivision (1 Lot into 3 Lots)
- 5 applications received for the Development Incentive Scheme

Amendment to Planning Scheme:

A workshop was held between planning staff and Councillors on 16 June 2022 to work through the final proposed suggested amendments to the draft planning scheme. There were a number of robust and constructive discussions had relating to housing affordability, tourism and precincts. In the end, Councillors were unanimous in adopting the proposed and suggested changes which allows the major amendment to progress to the adoption of the planning scheme amendment package. The package will be presented here in the standing committee for adoption.

Environmental Health / Compliance:

During June there has been a reduced number of applications received for Food Business Licences with only one new change of licensee application being submitted.

Food Businesses Statistics

- 217 total Licensed Food Premises South Burnett.
- 1 x new temp food permit and 2 change of licensees/operators.
- 3 Surrender of licenses.
- 25 food business inspections undertaken.

EHOs are busy attending to Customer Requests and routine food inspections across the region. These range from enquiries about food licensing, smoke nuisances, environmental and public health concerns. An Illegal demolition including work being undertaken including asbestos removal in Markwell Street is under investigation and notification to the State WHS authority has occurred for investigation.

Customer requests

53 total new CRMs raised in June

25 relating to Environmental Health

28 Public Health matters.

Environmental Health **section** received an update from DDPHU in regard to the changes to Public Health Directions within Qld during June, including Mask Requirements and increased Influenza Cases. Council has received the Mosquito Borne Disease Notification updates for the region with 12 Ross River Notifications for 2022 since January 2022. These aren't red flags at this time, and DDPHU have not requested any action regarding these cases.

Louise McErlain - Environmental Health Officer retired during June and a contractor is due to start in July to assist with inspections and customer requests until the restructure changes has been completed.

ATTACHMENTS

Nil

9.2 NATURAL RESOURCE MANAGEMENT OPERATIONAL UPDATE

File Number: 13-07-2022

Author: Acting Manager Environment & Waste

Authoriser: Chief Executive Officer

PRECIS

Natural Resource Management Operational Update

SUMMARY

Natural Resource Management Operational Update

OFFICER'S RECOMMENDATION

That the Natural Resource Management Operational update be received for information.

BACKGROUND

Nil

ATTACHMENTS

1. Natural Resource Management Operational Update [↓](#) 

NATURAL RESOURCE MANAGEMENT UPDATE

Project Name	Project Description	Expected Start Date	Expected Completion Date
Queensland Feral Pest Initiative Project	Development of pest animal and weed control syndicates across the North and South Burnett and Gympie Regions. Employment of a Project Coordinator and establishment of a Steering Committee for Project Oversight	July 2022	June 2024 Monitoring and Evaluation Plans under development to allow next milestone payment to proceed in line with project start date

Stats Item	Monthly 01/06/22– 30/06/22	This month last year	Year to date Cumulative 01/07/21– 30/06/22
Coolabunia Saleyards			
Cattle Dipped (Agent & Private)	1920	2123	12274
Cattle Inspected (Private)	869	1150	8883
Consignment / Transit (Private)	600	546	5605
Weighed (Agent & Private)	1226	875	6792
Sold (Agent)	1226	887	7061
Nanango Dip Yard			
Cattle Dipped	30	0	270
Wandering Livestock			
Attendance	12	9	74
Impoundments	0	1	11
Wild Dog & Feral Pig Program			
Landholders baiting	3	35	56
Doggone Baits	278	100	778
Pig Meat Injected 1080	15 kg	114 kg	140 kg
Dog Meat injected 1080	67 kg	296 kg	415 kg
Hectares baited	2570	20654	24120
Bounties processed	30 (7 x Ironpot Syndicate)	48	235
Rabbit Control			
Landholders assisted	0	2	11
Carrots K5 Virus	0	4kg	17.5 kg
Rabbits injected	0	0	2
Equipment Loaned			
	6	10	74
Spray trailer, Splatter Guns, Portable Steel Yards, Camera, GPS, Dog Traps, Pig Traps, Cat Traps, tree spears	2 x Trailers: Lantana - Wheatlands, Parthenium - Ellesmere 2 x Splatter Gun: Lantana – Nanango, Brooklands, 1 x Cat trap – Wondai Area 1 x Dog trap - Memerambi Area		

Stats Item	Monthly 01/06/22– 30/06/22	This month last year	Year to date Cumulative 01/07/21– 30/06/22
Stock Route Grazing Permits			
Agistment Permits	0	1	2
Travel Permits	0	0	0
Fire Management			
Prescribed burns	0	1	8
Fire trails maintained	0	0	7

Stats Item	Monthly 01/06/22-30/06/22	This month last year	Year to date Cumulative 01/07/21– 30/06/22
Environmental Assessments			
Environmental Assessment prior to roadworks	0	4	41
Fence line clearing and roadside burning applications	1	6	38
Weed Control			
Council Roadside Weed Management	GRT + (other weeds found) – Runnymede/Whyalla MOM property inspections have started		
State Controlled Roadside Weed Treatment	Main Roads completed for MOM and started on Council controlled roads. Some tree pear on Mundubbera Durong Road to finish off funding		
Property Inspections	50	67	447
Customer Requests			
Feral Animals	14	28	209
Wandering Livestock	17	10	148
Wildlife	0	2	44
Stock Routes	1	1	6
Weeds	8	7	169
Trees	1	2	36
Roads	0	1	2
NRM General / Other	0	0	24
Total	41	51	638

9.3 PLANNING AND LAND MANAGEMENT OPERATIONAL UPDATE

File Number: 13-07-2022

Author: Acting Manager Environment & Waste

Authoriser: Chief Executive Officer

PRECIS

Planning and Land Management Operational Update.

SUMMARY

Planning and Land Management Operational Update.

OFFICER'S RECOMMENDATION

That the Planning and Land Management Operational update be received for information.

BACKGROUND

Nil

ATTACHMENTS

1. **Planning & Land Management Operational Update** [↓](#) 

LIVEABILITY – PLANNING & LAND MANGEMENT OPERATIONAL UPDATE

Michael Lisle
Acting Manager Environment & Planning

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	TOTAL
Comparison of Development Applications 2019/22020, 2020/2021 and 2021/2022													
Period 01-Jul-2021 to 30-Jun-2022													
Planning Applications													
2019/2020	3	8	8	10	6	3	1	3	5	5	6	6	64
2020/2021	8	3	9	2	4	9	1	1	6	5	10	4	62
2021/2022	11	6	8	11	4	4	3	13	12	10	15	12	109
Building Applications													
2019/2020	38	51	35	33	32	6	38	35	20	20	23	33	364
2020/2021	37	34	41	42	44	27	37	55	43	39	48	42	489
2021/2022	40	41	44	43	36	24	36	37	34	28	43	35	441
Private Certification Applications													
2019/2020	24	16	12	25	17	21	11	15	8	18	14	14	195
2020/2021	18	15	59	31	24	10	14	28	28	17	21	18	283
2021/2022	32	21	21	15	22	17	14	27	24	17	22	25	257
Plumbing Applications													
2019/2020	32	20	21	21	21	15	24	14	24	11	19	26	248
2020/2021	23	26	17	43	30	23	22	30	31	21	27	14	307
2021/2022	23	25	21	30	20	15	12	14	22	21	24	16	243

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Total
Plan Certs													
2019/20	3	4	7	1	8	2	1	6	0	2	7	1	42
2020/21	4	5	4	4	4	4	5	3	5	3	2	11	54
2021/22	7	5	10	7	4	6	3	6	12	35	9	4	108
2022/23	0	0	0	0	0	0	0	0	0	0	0	0	0
Build certs													
2019/20	36	28	28	41	25	22	32	34	22	17	40	50	375
2020/21	55	48	37	65	32	49	53	65	76	63	67	69	679
2021/22	66	72	53	66	62	41	51	63	60	37	34	54	659
2022/23	2	0	0	0	0	0	0	0	0	0	0	0	2
Pool Compliance													
2019/20	0	0	0	1	0	0	1	0	1	1	2	0	6
2020/21	2	0	0	1	0	0	1	0	0	0	0	0	4
2021/22	0	0	2	0	0	0	0	0	0	0	1	0	3
2022/23	0	0	0	0	0	0	0	0	0	0	0	0	0
Plumbing Certs													
2019/20	6	8	10	6	13	2	7	9	7	5	9	12	94
2020/21	6	10	10	18	16	10	17	11	18	13	13	21	163
2021/22	17	20	22	19	8	9	11	8	14	10	6	11	155
2022/23	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning customer requests													
2019/20	51	37	34	36	40	22	36	32	42	26	42	60	458
2020/21	77	83	79	80	73	55	61	79	91	61	73	83	895
2021/22	96	112	116	101	92	59	82	93	125	103	117	123	1219
2022/23	3	0	0	0	0	0	0	0	0	0	0	0	3
Developer Incentive Requests													
2020/21	0	0	0	0	0	0	0	1	5	0	1	0	7
2021/22	0	0	1	0	0	1	0	0	1	9	1	6	19
2022/23	0	0	0	0	0	0	0	0	0	0	0	0	0
Building customer requests													
2019/20	68	76	68	71	61	36	76	61	45	64	61	84	771
2020/21	74	79	86	85	90	66	84	99	86	86	82	81	998
2021/22	117	149	91	94	85	63	95	89	100	90	95	94	1162
2022/23	3	0	0	0	0	0	0	0	0	0	0	1	4
Plumbing customer requests													
2019/20	7	11	5	9	6	6	5	4	6	3	12	22	96
2020/21	24	12	13	23	19	4	8	8	22	12	11	14	170
2021/22	26	19	13	12	23	16	14	13	18	16	20	15	205
2022/23	0	0	0	0	0	0	0	0	0	0	0	0	0

**Private Certification YTD Report on Subcategories
Period 01-Jul-2021 to 30-Jun-2022**

Application Type	Total
AltPoolFnc	0
BudgetAcc	0
CAP	0
Class1&10a	29
Class1&10b	6
Class10a	128
Class10a&b	2
Class10b	2
Class1a	70
Class1b	2
Class2	0
Class3	1
Class4	0
Class5	2
Class6	5
Class7	2
Class8	1
Class9	0
Class9a	1
Class9b	1
Class9c	0
FarmShed	0
IssChgClas	0
Remove	2
Restump	0
RetainWall	0
SACouncilP	0
SASStatePro	0
SignSatDsh	0
SpecStruct	0
SwimPool	3
TempStruct	0
Total	257

**Building Applications YTD Report on Subcategories
Period 01-Jul-2021 to 30-Jun-2022**

Application Type	Total
AltPoolFnc	0
BldMatters	0
BudgetAcc	0
CAP_Bld	4
Class1&10a	7
Class1&10b	1
Class10a	190
Class10a&b	3
Class1a	90
Class1b	0
Class2	0
Class3	5
Class4	0
Class5	5
Class6	2
Class7	7
Class8	5
Class9	8
DesignSite	33
DwellReloc	33
FarmShed	9
FireSafety	0
IssChgClas	1
Remove	8
ReRoof	5
ResService	1
Restump	1
RetainWall	0
SACouncilP	0
SASStatePro	0
SignSatDsh	3
SpecStruct	2
SwimPool	17
TempStruct	1
Total	441

**Planning Applications YTD Report on Subcategories
Period 01-Jul-2021 to 30-Jun-2022**

Application Type	Total
QEXC	1
QMCU	29
QOPW	16
QPOS	15
QRAL	45
QSPS	0
LLTempHome	3
Total	109

**Plumbing Applications YTD Report on Subcategories
Period 01-Jul-2021 to 30-Jun-2022**

Application Type	Total
AmendPrmt	2
Backflow	0
CASC	0
DomNoSewer	149
DomSewer	63
Form4	0
HSTP	0
Inspect	0
OtherBuild	29
TMV	0
Total	243

9.4 AMENDMENT TO PLUMBING FEES 2022/2023**File Number:** 13/07/2022**Author:** Acting Manager Environment & Waste**Authoriser:** Chief Executive Officer**PRECIS**

Amendment to plumbing fees for the 2022/23 financial year.

SUMMARY

Review of plumbing fees to provide a simpler application for applicants of class 1 and 10a buildings.

OFFICER'S RECOMMENDATION

That Council amend its 2022/2023 Register of Fees and Charges to include the following:

PLUMBING FEES AND CHARGES		
	Current Fees and Charges	Proposed Fees and Charges
Class 1 and 10a Buildings – Sewered Area		
Dwelling Approval and Inspections (up to 15 fixtures)	\$ 745.00	\$ 1,205.00
Shed (up to 5 fixtures)		\$ 960.00
Approval and Inspection	\$ 115.00	Delete
Alteration or Modifications	\$ 470.00	\$ 470.00
Class 1 and 10a Buildings – Non-Sewered Area		
Approval and Inspection of Household Sewerage Treatment Plant/Septic/Grey Water Application Fee	\$ 125.00	\$ 125.00
Dwelling Approval and Inspection (up to 15 fixtures)	\$ 615.00	\$ 1,075.00
Shed (up to 5 fixtures)		\$ 960.00
Approval and Inspection	\$ 115.00	Delete
Alteration or Modifications	\$ 470.00	\$ 470.00
Demolition and/or Replacement of Septic Tank/Treatment Plant/Grease Trap/Grey Water – Inspection Fee	\$ 260.00	\$ 260.00
Alteration to Land Application Area	\$ 350.00	\$ 350.00

FINANCIAL AND RESOURCE IMPLICATIONS

These amendments to the fees and charges are an administrative change to provide a combined fees for approval and inspections of class 1 and 10a buildings.

LINK TO CORPORATE/OPERATIONAL PLAN

Corporate Plan - Key Priority GR8: Support and advocate for appropriate growth and development with responsive planning schemes, processes, customer service and other initiatives.

Operational Plan - OPL/09: Effectively manage Development Applications and permits including planning, building and plumbing approvals.

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

Once these changes are approved, the fees and charges will be amended and available on the various media platforms.

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

Council can set fees for the approval and inspection of plumbing applications under the *Plumbing and Drainage Act 2018* and *Plumbing and Drainage Regulation 2019*.

POLICY/LOCAL LAW DELEGATION IMPLICATIONS

No direct policy/local law delegation implications

ASSET MANAGEMENT IMPLICATIONS

No direct asset management implications

REPORT

Fees apply to plumbing and drainage applications, sourcing copies of existing drainage plans or certificates, requests for the assessment of permit work and matters under the *Plumbing and Drainage Act 2018*, *Plumbing and Drainage Regulation 2019* and the *Planning Act 2016*.

For single class 1a dwellings, secondary dwellings or class 10a buildings, the application and assessment and inspection fees are paid together with upon lodgement. This fee includes the administration process and assessment of the application. Currently there is a separate charge for each fixture depending on the number of bathrooms, ensuites and kitchens within the dwelling and the total fee is required to be calculated by staff for each separate application prior to receipt of fees. This process has proved to be complicated as only plumbing staff are able to calculate. This also leads to delays in processing applications.

Therefore, it is considered that a by charging a combined fee to include both assessment and a set number of inspections during construction and for the issuing of the final certificate the process should be much simpler for both staff and applicants.

ATTACHMENTS

Nil

9.5 PLACEMENT OF SHIPPING CONTAINERS ON NON-COMMERCIAL PROPERTY IN DEFINED TOWN AREAS

File Number: 13-07-2022

Author: Acting Manager Environment & Waste

Authoriser: Chief Executive Officer

PRECIS

This report presents to Council a policy relating to Amenity and Aesthetics of Shipping Containers on non-commercial property in town areas, as per Council Resolution 2022/448.

SUMMARY

A report was presented to Council on 23 March 2022 seeking a policy position for the placement of shipping containers on private land. In response to this report, Council resolved to -

South Burnett Regional Council takes a risk-based methodology in developing a policy applying to residential and rural residential use of properties enabling the placement of a shipping container on a property, incorporating the following:

- *For a period no greater than 180 days before requiring a Development Approval for Building Works and that the policy;*
- *Consideration of an appropriate number of shipping containers (or railway carriage) on the property;*
- *Located in consideration of visibility to road frontage and neighbourhood amenity*
- *Screened by landscaping or a suitable screening structure so not to be visible;*
- *Colour scheme consideration*

That a draft policy be brought to the July 2022 Communities Standing Committee, including a report on resource implications and relationship to the Planning Scheme.

RESOLUTION 2022/448

OFFICER'S RECOMMENDATION

That the Committee recommend to Council: -

- 1) That the draft *Amenity and Aesthetics (Shipping Containers) Policy* be received and referred to a workshop of Council prior to finalisation through Council's Policy Governance Framework.

FINANCIAL AND RESOURCE IMPLICATIONS

It appears that the number of shipping containers being placed on non-commercial property in defined town areas is increasing. When complaints are received from concerned residents, they are often emotive, believing that their local amenity and/or value of their property is being adversely affected. Likewise, when the owner of the shipping container becomes aware of the complaint, they too become emotive as they believe in their right to use their property as they wish.

Therefore, the investigation into these complaints is often complicated and lengthy, placing strain on Council's limited resources. Council employs a single Building Certifier for both assessment and compliance responsibilities. The endorsement of a Policy would greatly aid this officer.

LINK TO CORPORATE/OPERATIONAL PLAN

GR8 Support and advocate for appropriate growth and development with responsive planning schemes, processes, customer service and other initiatives.

OR13 Implement reliable, realistic, and cost-effective business systems and practices.

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

Internal communication only.

It is proposed to develop a Communication Plan to manage communication with external stakeholders.

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

The *Local Government Act 2009* prescribes several principles which Local Governments are to abide by to ensure accountability, effectiveness, efficiency, and sustainability.

The principles include, but aren't limited to:

- Transparent and effective processes,
- Delivery of effective services, and
- Good governance.

The endorsement of a Policy to supplement Planning Scheme and Building Code of Australia requirements is needed to satisfy the above principles.

POLICY/LOCAL LAW DELEGATION IMPLICATIONS

Council does not have a Policy addressing the placement of shipping containers on non-commercial land in defined town areas. A Policy is needed to –

- Clarify if/when planning and/or building approvals are required for the placement of shipping containers.
- Prescribe conditions for the placement of shipping containers.
- Raise community awareness of the above.

ASSET MANAGEMENT IMPLICATIONS

No direct Asset Management Implications

REPORT**Current Practice**

Currently, the Building Certifier responds to shipping container concerns on a complaint-to-complaint basis. This generally involves speaking with the property owner/occupier to gain an understanding of how long the container will remain on the property. If it is temporary, this is shared with the complainant and their patience & understanding is sought. If the shipping container is permanent, a Development Approval for Building Works is required.

The above process is laborious, particularly when the shipping container is kept on the property for longer than initially advised and complainant expectations become difficult to manage.

Given the current demand for certification services Council's Certifier needs to prioritise certification works, Council is unable to respond to these complaints in a timely manner and, most complaints go unresolved.

The Queensland Ombudsman has recently notified Council that a local resident is dissatisfied with this practice.

Outcomes of Review

A benchmarking exercise was conducted, enquiring as to whether neighbouring Councils (and Councils of similar size and demographic) require Development Approvals for Building Work and Planning Approval (concurrence agency referral) for shipping containers, and if so, at what point in time. The findings of this benchmarking exercise are provided in Appendix 1.

A review of Council Local Laws, the Planning Scheme, legislative requirements, and legal opinions was also conducted. The results are as follows:

Local Law

Nil requirements for the installation of shipping containers on private property. Council approval is required to place, or partially place, a shipping container on Council controlled land.

Planning Scheme

There are no special planning requirements for shipping containers outside of the regular siting and size criteria for a structure such as sheds (Class 10a) and dwelling houses (Class 1a).

Legislative Requirements

The building classification of shipping containers largely depends on its use. For example, if the container is used for storage of personal goods, it is classified as a Class 10a structure under the Building Code of Australia. If it is used for dwelling purposes, it is classified as a Class 1a structure.

As per the below legal opinion, the placement of a shipping container – regardless as to whether temporary or permanent – requires Development Approval for Building Work.

Legal Opinions

As per Clare Heitkonig, King & Co (8 May 2020) –

On the 29 August 2018, the Magistrates Court held that a shipping container had to be “fixed” to land in order to constitute assessable development. This position was reversed in a recent decision of the District Court of Queensland where it was held that the placing of a shipping container on land, without “fixing” it to the land, constituted assessable building work.

Proposed Policy

As per Council’s Resolution of 23 March 2022, a Policy has been developed requiring Development Approval for Building Works no later than 180 days of the shipping container being located on the property (refer to Section 2 Scope, Attachment 2).

The Resolution also required the following to be incorporated:

- Consideration of an appropriate number of shipping containers on the property.
- Located in consideration of visibility to road frontage and neighbourhood amenity.
- Screened by landscaping or a suitable screening structure so not to be visible.
- Colour scheme consideration.

Section 2 Scope and Table 1.0 of the proposed Policy addresses the above, stating that only shipping containers not complying with one or more Acceptable Solution (below) are subject to Concurrence Agency referral to Council.

Acceptable Solution
AS1.1 A shipping container is to be placed behind the dwelling house or a minimum of 7m from the street where the property is vacant.
AS1.2 A shipping container is to be suitably screened, either by existing landscaping or a screening structure to minimise its visual impact from the streetscape and adjoining sites.
AS1.3 Only one shipping container a maximum 6m length can be established on a site.
AS1.4 The shipping container is to be colour matched to the dwelling house so to be sympathetic to the amenity and aesthetic of the surrounding environment.

AS1.5 The shipping container is to comply with the Queensland Development Code sighting provisions outlined in MP1.1 and /or MP1.2 as applicable.

Should a Concurrence Agency referral be received by Council, the assessment manager assesses the application and conditions the development accordingly.

Operational Procedure

A procedure will be developed to aid the Building Certifier with the investigation of complaints regarding the keeping of shipping containers on non-commercial property within defined town areas.

Conclusion

Current practices in managing complaints received about the placement of shipping containers on private property are resource intensive and do not meet customer expectations. The endorsement of a Policy will provide both staff and the community direction.

ATTACHMENTS

1. **Benchmarking Exercise** [↓](#) 
2. **Draft Amenity and Aesthetics (Shipping Container) Policy** [↓](#) 

APPENDIX 1: BENCHMARKING EXERCISE

Council	When is a building development approval permit required?	When is planning approval required?	Additional requirements
Fraser Coast Regional	<ul style="list-style-type: none"> >90 days 	<ul style="list-style-type: none"> May be needed if property located within FCRC's overlays (coastal protection, heritage & neighbourhood protection, etc.). 	<ul style="list-style-type: none"> > 90 days, and if compliance with Council's Amenity and Aesthetics Policy cannot be met a concurrence referral must be lodged for assessment. The Concurrence Agency Response forms part of the development permit for building works issued by Private Certifier.
Gladstone Regional	<ul style="list-style-type: none"> When permanent 	<ul style="list-style-type: none"> May be triggered if unable to comply with the same requirements as a shed or carport for setbacks, height, and design features. 	<ul style="list-style-type: none"> May be located on a house block if an Amenity and Aesthetics approval is obtained. Must also meet the following requirements: <ul style="list-style-type: none"> A maximum of one Shipping Container (or Railway Carriage) on the property. Located behind the house and not be visible from the main street frontage. Screened by landscaping or a suitable screening structure so it's not visible. Painted with a consistent colour scheme to the house.
Mackay Regional	<ul style="list-style-type: none"> >30 days 	<ul style="list-style-type: none"> Depending on size and location of the container. 	
Southern Downs Regional	<ul style="list-style-type: none"> When permanent 		
Sunshine Coast Regional	<ul style="list-style-type: none"> No approval required if on an active construction site, or on a construction site where works have ceased no more than 30 days. If the shipping container is going to be used as a long-term storage shed, house or other building. For example, being used as a second dwelling, shed for doing work, a permanent fixture on the property etc. If the shipping container is going to be used as another structure. For example, like a swimming pool, fishpond, viewing platform, architectural feature etc. If the shipping container is going to be fixed to the ground. For example, with tie-downs, installed with footings, with electricity or plumbing installed. 	<ul style="list-style-type: none"> N/A 	<ul style="list-style-type: none"> Cannot be kept in urban areas >30 days Cannot be kept in other areas >90 days. A Local Law permit is required when a container is located on a property - <ul style="list-style-type: none"> In an urban zone for <30 days and cannot comply with self-assessable criteria. Not in an urban zone for <90days and cannot comply with self-assessable criteria. A Local Law permit is also needed if the container will be placed on Council controlled land.

	<ul style="list-style-type: none"> • If the shipping container has been or will be altered with building works. For example, doors, windows, attachments, awnings, or patios etc. • Once the local law permit expires. 		
Toowoomba City	<ul style="list-style-type: none"> • Always 		<ul style="list-style-type: none"> • Other permits and approvals may be required through Council or other governmental bodies
Western Downs Regional	<ul style="list-style-type: none"> • >30 days 	<ul style="list-style-type: none"> • There are no special planning requirements for shipping containers outside of the regular siting and size criteria for a structure such as sheds (Class 10a) and dwelling houses (Class 1a). • The location of Council infrastructure (water, sewer, stormwater) in relation to the shipping container may also trigger assessment by Council under the <i>Queensland Development Code MP1.4 - Building over or near relevant infrastructure.</i> 	



POLICY CATEGORY - NUMBER: StatutoryXXX
POLICY OWNER: XXX
ECM ID: XXX
ADOPTED:

Amenity & Aesthetics (Shipping Containers)

NOTE: Council regularly reviews and updates its policies. The latest controlled version can be obtained from the Policy Register on Council's intranet or by contacting Council's Corporate Services Branch. **A hard copy of this electronic document is considered uncontrolled when printed.**

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1. POLICY STATEMENT

The objective of the proposed policy is to ensure that a shipping container being used as Class 10a buildings are assessed against appropriate provisions and complement the existing built environment and residential amenity of non-commercial properties located within defined town areas.

Development that does not comply with one or more of the Acceptable Solutions in Table 1.0 of this policy may:

- i. have an extremely adverse effect on the amenity, or likely amenity of the locality; or
- ii. be in extreme conflict with the character of the locality.

This Policy enables Council to discharge its jurisdiction as a concurrence agency under the *Planning Act 2016 and Regulation* for such matters. Council acknowledges that it has an obligation to ensure that the exercise of its regulatory power is carried out consistently and without bias.

Council's values are committed to servicing the community with Honesty, Respect, Accountability, Integrity, and Unity.

2. SCOPE

This policy is applicable to Class 10a buildings where the Class 10a building is a shipping container located on a non-commercial property within a defined town area.

For this Policy, a shipping container is considered a Class 10a building when it has been established on a site for more than 180 days.

Council will be a concurrence agency in accordance with Planning Act 2016 for shipping containers that are deemed Class 10a buildings where such applications do not comply with one or more of the acceptable solutions specified in Table 1.0 of this policy.

No referral is required in instances where the acceptable solutions are met.

Applicants should ensure that they check the relevant provisions of the South Burnett Planning Scheme relating to Dwellings Houses for any other applications that may be required.

3. GENERAL INFORMATION

3.1. Anonymous Complaints

Council will accept, but will not action, anonymous complaints regarding shipping containers on non-commercial property within defined town areas.

3.2. Confidentiality of Complaints

Council operates in accordance with the *Right to Information Act 2009*. All access to information is considered by appropriately delegated staff and/or Council's public officer.

3.3. Community Education

Council has a focus on educating the community and will take a proactive approach by developing programs to educate the community on legislative requirements and the importance of acting in accordance with these requirements. Education programs will be developed, and resourced, in accordance with Council's annual budget.

3.4. Management and Enforcement Action

Management and enforcement action will be taken by Council should non-compliance with the legislation be identified. This action may include some or all the below:

- record only (no response);
- verbal warnings;
- written warnings or cautions;
- notices/orders;
- penalty infringement notices (PINs); and/or
- prosecution/civil proceedings.

It is important for consistency, transparency, and procedural fairness that Council's Authorised Person follows up enforcement action undertaken. Failure to finalise enforcement action may expose Council to significant liability.

The delivery of management and enforcement action will be guided by the *Amenity and Aesthetics (Shipping Container) Operational Procedure*.

3.5. Assessment Controls

The following table identifies the specific amenity and aesthetics provisions that applications will be assessed against.

Table 1.0 Class 10a Buildings Under the NCC Building Code of Australia (BCA) (Shipping Container) Performance Criteria Acceptable Solution/s

Performance Criteria	Acceptable Solution
Design and Siting	
PC1. The design, siting and materials of the Shipping Container or Railway Carriage	AS1.1 A shipping container are to be placed behind the dwelling house or a minimum of 7m from the street.

structure are in keeping with the amenity of the surrounding neighbourhood and the overall outcomes of the zone as contained within the South Burnett Planning Scheme.	AS1.2 Shipping containers are to be suitably screened by existing landscaping or a screening structure to minimise its visual accessibility from the streetscape and adjoining sites.
	AS1.3 Only one shipping container a maximum 6m length can be established on a site.
	AS1.4 The shipping container are to be colour matched the dwelling so to be sympathetic to the amenity and aesthetic of the surrounding environment.
	AS1.5 The shipping container is to comply with the Queensland Development Code sighting provisions outlined in MP1.1 and /or MP1.2 as applicable.

4. DEFINITIONS

Authorised Person means a qualified person as defined in the *Local Government Act 2009* (Qld).

Designated Town Area means a designated town area is as defined by Schedule 13, Subordinate Local Law No. 2 (Animal Management) 2011.

5. LEGISLATIVE REFERENCE

Local Government Act 2009
Planning Act 2016
Right to Information Act 2009

6. RELATED DOCUMENTS

Complaint Management Policy (ECM ID 2647803).
 Amenity and Aesthetics (Shipping Containers) Operational Procedure (ECM ID TBA).

7. NEXT REVIEW

As prescribed by legislation.

8. VERSION CONTROL

Version	Revision Description	Approval/Adopted Date	ECM Reference
1	Development of policy	[Date Approved/Adpoted]	XXX

Mark Pitt PSM
CHIEF EXECUTIVE OFFICER

Date:

9.6 PROPOSED AMENDMENT TO THE SOUTH BURNETT REGIONAL COUNCIL PLANNING SCHEME - RESOLUTION FOR 1ST STATE INTEREST REVIEW

File Number: 13/07/2022
Author: Senior Planner
Authoriser: Chief Executive Officer

PRECIS

Proposed amendment to the South Burnett Regional Council Planning Scheme 2017.

SUMMARY

Under Chapter 2, Part 4 of the Minister's Guidelines and Rules prescribes the process for making a major amendment to a planning scheme for section 20 of the *Planning Act 2016*. All references in Part 4 to a 'proposed amendment' are taken to be a proposed major amendment.

Following Councillor workshop held in June 2022 and in line with Councillor feedback the amendment package has prepared accordingly. Council must decide to amend the planning scheme to undertake a major amendment.

OFFICER'S RECOMMENDATION

That the Committee recommend to Council:

That Council:

1. Endorses the proposed major amendment 1/2022 (Version 2) to the South Burnett Region Planning Scheme 2017 and included mapping ("the proposed major amendment") [refer to Attachment A];
2. Endorse the Statement of State Interests Integration [refer to Attachment A1];
3. Endorses the Communications Strategy [refer to Attachment B] for public consultation of the proposed major amendment;
4. Authorises Chief Executive Officer to give notice to the Minister for Planning of the decision to amend the planning scheme and provide the required material for a proposed major amendment (as prescribed in Schedule 3 of the Minister's Guidelines and Rules) in accordance with Chapter 2, Part 4, Section 16.5 of the Minister's Guidelines and Rules; and
5. Decide to proceed to public consultation after the conclusion of the state interest review stage in accordance with Chapter 2, Part 4, Step 18.2 of the Minister's Guidelines and Rules, subject to confirmation by the Minister for Planning in accordance with Chapter 2, Part 4, Sections 17.5 and 17.6 of the Minister's Guidelines and Rules.

BACKGROUND

The process of amending a planning scheme is a normal and necessary part of maintaining the integrity of Council's planning framework and something that most local governments undertake periodically. This process seeks to improve the clarity of planning policy and operation of the planning scheme in facilitating growth and investment, guiding good development outcomes, as well as responding to changing community needs.

The Minister's Guidelines and Rules (MGR) is the statutory instrument a local government is required to comply with when amending its planning scheme. The MGR separately defines various types of planning scheme amendments such as 'administrative amendment', 'minor amendment' and 'major amendment' and prescribes to process for making each type of amendment. Chapter 2, Part 4 applies to the making of a 'major amendment'.

The South Burnett Regional Planning Scheme commenced on 1 November 2017. Since that time, Council has undertaken three amendments to the planning scheme, with the most recent being an 'administrative amendment' adopted on 16 December 2020.

At its meeting on 10 February 2021, Council resolved to commence making a 'major amendment' to the planning scheme. Since February 2021, Council has undertaken three (3) workshops where draft amendments have been considered and agreed. The proposed major amendment at **Attachment A** is the product of these workshops. The next step in the process is to send the proposed major amendment to the Minister for Planning for State interest review¹ and response allowing Council to proceed to public consultation.

Public consultation for a 'major amendment' must be undertaken:

- for a minimum of 20 business days
- in accordance with the public notice requirements in the *Planning Act 2016* and Schedule 4 of the MGR; and
- in accordance with the communications strategy given to Council by the Minister for Planning.

The Communications Strategy at Attachment B is proposed by the Council and submitted to the Minister for Planning as the basis for the document "given" by the Minister for Planning which Council must comply with.

ATTACHMENTS

1. **Attachment A - Draft South Burnett Regional Council V2.0** [↓](#) 
2. **Attachment A - Zone Map 1** [↓](#) 
3. **Attachment A - Zone Maps 2-7** [↓](#) 
4. **Attachment A1 - Statement of State Interests Integration** [↓](#) 
5. **Attachment B - Communications Strategy and Community Engagement Action Plan** [↓](#) 

¹ The Minister must, within 60 days of receiving the notice under section 16.5, or upon receiving a changed proposed amendment under section 17.4, whichever is the later, give notice to the local government of— a) the outcome of the state interest review; and b) a communications strategy that the local government must implement.

SOUTH BURNETT REGIONAL COUNCIL

PLANNING SCHEME

2017

Version 2.0



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Citation and commencement

This planning scheme may be cited as the South Burnett Regional Council Planning Scheme.

A notice was published in the Government Gazette No. 31 on 29 September, 2017 for the planning scheme for the Region of South Burnett.

The commencement date for the planning scheme was 2 October, 2017.

Amendments to the planning scheme are included at Appendix 2.

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Part 1 About the planning scheme

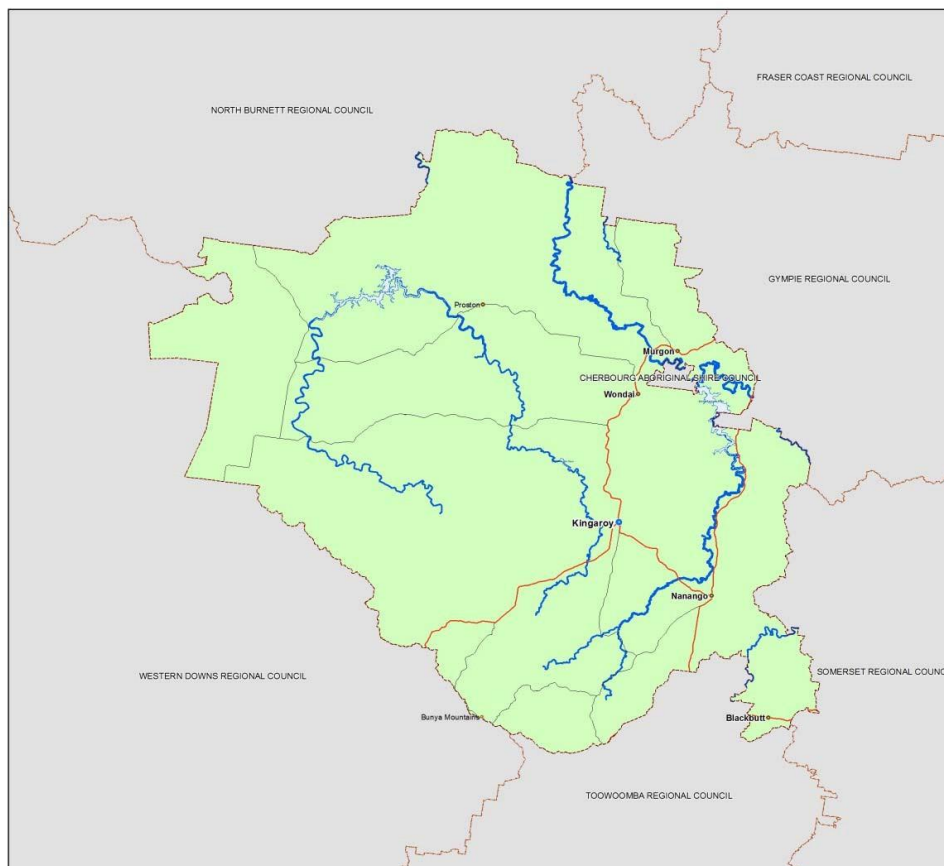
1.1 Introduction

- (1) The South Burnett Regional Council planning scheme (planning scheme) has been prepared in accordance with the *Sustainable Planning Act 2009* as a framework for managing development in a way that advances the purpose of the Act.
- (2) The planning scheme was amended for alignment with the *Planning Act 2016* (the Act) by the Minister's rules under section 293 of the Act on 5 March 2018.
- (3) The planning scheme was amended for an LGIP Amendment to make a new LGIP in accordance with the *Planning Act 2016* and the Minister's Guidelines and Rules on 24 June 2019.
- (4) In seeking to achieve this purpose, the planning scheme sets out South Burnett Regional Council's intention for the future development in the planning scheme area, over the next 20 years.
- (5) The planning scheme seeks to advance state and regional strategies through more detailed local responses, taking into account the local context.
- (6) While the planning scheme has been prepared with a 20 year horizon, it will be reviewed periodically in accordance with the Act to ensure that it responds appropriately to the changes of the community at a local, regional and state level.
- (7) The planning scheme applies to the local government area of South Burnett Regional Council including all premises, roads and internal watercourses and interrelates with the surrounding local government areas illustrated in Map 1.
- (8) The planning scheme applies to the land and waters of the Waka Waka, Wulli Wulli and Auburn Hawkwood People. The knowledge, culture and traditions of these First Australians and traditional custodians are to be valued, protected and promoted. The Elders past, present and future are to be acknowledged and respected.

Editor's note—The planning scheme has been amended to align with the regulated requirements as provided in the *Planning Act 2016*. In accordance with section 16(3) of the Act, the regulated requirements apply to the planning scheme to the extent of any inconsistency.

Editor's note—State legislation may state that the planning scheme does not apply to certain areas, e.g. port land where there is a land use plan only to the extent of any inconsistency.

Editor's note— The *Planning Act 2016* and this planning scheme apply separately from and in addition to other legislative requirements. For example, the *Aboriginal Cultural Heritage Act 2003* requires a person who carries out "an activity" to take all reasonable and practical measures to ensure the activity does not harm Aboriginal cultural heritage. This is referred to as the cultural heritage duty of care. Development (regardless of whether accepted or assessable under the *Planning Act 2016* and this planning scheme) may constitute "an activity" for the purposes of the *Aboriginal Cultural Heritage Act 2003*.



Map 1—Local government planning scheme area and context

1.2 Planning scheme components

(1) The planning scheme comprises the following components:

- (a) about the planning scheme;
- (b) state planning provisions;
- (c) the strategic framework;
- (d) the priority infrastructure plan;
- (e) tables of assessment;
- (f) the following zones:
 - (i) Low density residential zone;
 - (A) Bunya Mountain precinct
 - (ii) Medium density residential zone;
 - (iii) Principal centre zone;
 - (A) Retail core precinct;
 - (iv) Local centre zone;
 - (v) Recreation and open space zone;
 - (vi) Environmental management and conservation zone;
 - (A) Bunya Mountains precinct;
 - (vii) Low impact industry zone;
 - (viii) Medium impact industry zone;
 - (ix) Special industry zone;
 - (x) Community facilities zone,
 - (A) Precinct 1 – Education;

Note—For the purposes of Schedule 6, item 2 of the of the Regulation, what is referred to as the Bunya Mountains precinct is a mapped overlay.

- (B) Precinct 2 – Hospital;
- (C) Precinct 3 – Community infrastructure;
- (D) Precinct 4 – Transport;
- (E) Precinct 5 – Public utilities;
- (F) Precinct 6 – Government;
- (xi) Emerging community zone;
- (xii) Extractive industry zone;
- (xiii) Rural zone;
- (xiv) Rural residential zone; and
 - (A) 4,000m² precinct;
- (xv) Specialised centre zone;
- (xvi) Township zone.
- (g) The following overlays:
 - (i) Agricultural land overlay;
 - (ii) Airport environs overlay;
 - (A) Public safety sub-area;
 - (B) Bird and bat strike zone sub-area;
 - (C) Aviation facility sub-area;
 - (D) Aviation navigation features sub-area;
 - (iii) Biodiversity overlay;
 - (A) Waterway corridors sub area;
 - (B) Matters of State environmental significance sub-area;
 - (iv) Bushfire hazard overlay;
 - (v) Extractive resources overlay;
 - (vi) Flood hazard overlay;
 - (vii) Historic subdivisions overlay;
 - (viii) Landslide hazard overlay;
 - (ix) Regional infrastructure overlay;
 - (x) Sensitive uses separation overlay;
 - (xi) Water catchments overlay;
 - (A) Water resource catchment sub-area;
 - (B) Dam buffer sub-area;
- (h) The following development codes;
 - (i) Reconfiguring a lot code;
 - (ii) Services and works code;
 - (iii) Local heritage place code;
 - (iv) Third party sign code.
- (i) Schedules and appendices.
- (2) The following planning scheme policies support the planning scheme:
 - (a) PSP1 – Design and Construction Standards.

1.3 Interpretation

1.3.1 Definitions

- (1) A term used in the planning scheme has the meaning assigned to that term by one of the following:
 - (a) the *Planning Act 2016* (the Act)
 - (b) the *Planning Regulation 2017* (the Regulation)
 - (c) the definitions in Schedule 1 of the planning scheme
 - (d) the *Acts Interpretation Act 1954*
 - (e) the ordinary meaning where that term is not defined in the Act, the Regulation, Schedule 1 of the planning scheme or the *Acts Interpretation Act 1954*.

Note—a term which is defined in more than one of the above listed items, adopts the definition from the highest item in the list (i.e. a definition under item (a) overrides a definition under item (c) for the same term).

- (2) In the event a term has been assigned a meaning in more than one of the instruments listed in sub-section 1.3.1(1), the meaning contained in the instrument highest on the list will prevail.

- (3) A reference in the planning scheme to any act includes any regulation or instrument made under it, and where amended or replaced, if the context permits, means the amended or replaced act.
- (4) A reference in the planning scheme to a specific resource document or standard, means the latest version of the resource document or standard.
- (5) A reference to a part, section, table or schedule is a reference to a part, section, table or schedule of the planning scheme.

Editor's Note—In accordance with section 16(3) of the Act the regulated requirements apply to this planning scheme to the extent of any inconsistency with the planning scheme.

1.3.2 Standard drawings, maps, notes, footnotes and editor's notes

- (1) Standard drawings contained in codes or schedules are part of the planning scheme.
- (2) Maps provide information to support the outcomes and are part of the planning scheme.
- (3) Notes are identified by the title 'Note' and are part of the planning scheme.
- (4) Editor's notes and footnotes are extrinsic material, as per the *Acts Interpretation Act 1954*, and are identified by the title "editor's note" and "footnote" and are provided to assist in the interpretation of the planning scheme; they do not have the force of law.

Note—this is an example of a note.

Editor's note—this is an example of an editor's note.

Footnote¹—see example at bottom of page.

1.3.3 Punctuation

- (1) A word followed by “;” or “; and” is considered to be 'and'
- (2) A word followed by ‘; or’ means either or both options can apply.

1.3.4 Zones for roads, waterways and reclaimed land

- (1) The following applies to a road, closed road, waterway or reclaimed land in the planning scheme area:
 - (a) if adjoined on both sides by land in the same zone—the road, waterway or reclaimed land is in the same zone as the adjoining land
 - (b) if adjoined on one side by land in a zone and adjoined on the other side by land in another zone—the road, waterway or reclaimed land is in the same zone as the adjoining land when measured from a point equidistant from the adjoining boundaries
 - (c) if the road, waterway or reclaimed land is adjoined on one side only by land in a zone—the entire waterway or reclaimed land is in the same zone as the adjoining land
 - (d) if the road, waterway or reclaimed land is covered by a zone then that zone applies.

Editor's note—the boundaries of the local government area are described by the maps referred to within the Local Government (Operations) Regulation 2010.

1.4 Categories of development

- (1) The categories of development under the Act are:
 - (a) accepted development

Editor's note—A development approval is not required for development that is accepted development. Under section 44(6)(a) of the Act, if a categorising instrument does not apply a category of development to a particular development, the development is accepted development. Schedule 7 of the Regulation also prescribes accepted development.

- (b) assessable development
 - i. code assessment
 - ii. impact assessment

¹ Footnote—this is an example of a footnote.

Editor’s note—A development approval is required for assessable development. Schedules 9, 10 and 12 of the Regulation also prescribe assessable development.

- (c) prohibited development.

Editor’s note—A development application cannot be made for prohibited development. Schedule 10 of the Regulation prescribes prohibited development.

- (2) The planning scheme states the category of development for certain types of development and specifies the category of assessment for assessable development in the planning scheme area in Part 5.

Editor’s note—Section 43 of the Act identifies that a categorising instrument categorises development and specifies categories of assessment and may be a regulation or local categorising instrument. A local categorising instrument includes a planning scheme, a TLPI or a variation approval.

1.5 Hierarchy of assessment benchmarks

- (1) Where there is inconsistency between provisions in the planning scheme, the following rules apply:
 - (a) the strategic framework prevails over all other components to the extent of the inconsistency for impact assessment;
 - (b) relevant codes as specified in schedules 6 and 10 of the Regulation prevail over all other components to the extent of the inconsistency;
 - (c) overlays prevail over all other components (other than the matters mentioned in (a) and (b) to the extent of the inconsistency;
 - (d) local plan codes prevail over zone codes, use codes and other development codes to the extent of the inconsistency;
 - (e) zone codes prevail over use codes and other development codes to the extent of the inconsistency;

1.6 Building work regulated under the planning scheme

- (1) Section 17(b) of the Regulation identifies the assessment benchmarks for building work that a local planning instrument must not change the effect of to the extent the building work is regulated under the building assessment provisions unless permitted under the *Building Act 1975*.
- (2) The building assessment provisions are listed in section 30 of the *Building Act 1975*.

Editor’s note—The building assessment provisions are stated in section 30 of the *Building Act 1975* and are assessment benchmarks for the carrying out of building assessment work or building work that is accepted development subject to any requirements (see also section 31 of the *Building Act 1975*).

- (3) This planning scheme, through Part 5, regulates building work in accordance with sections 32 and 33 of the *Building Act 1975*:

Editor’s note—the *Building Act 1975* permits planning schemes to:

- regulate, for the Building Code of Australia (BCA) or the Queensland Development Code (QDC), matters prescribed under a regulation under the *Building Act 1975* (section 32). These include variations to provisions contained in parts MP1.1, MP1.2 and MP1.3 of the QDC such as heights of buildings related to obstruction and overshadowing, siting and design of buildings to provide visual privacy and adequate sight lines, on-site parking and outdoor living spaces. It may also regulate other matters such as designating land liable to flooding, designating land as bushfire prone areas and transport noise corridors
- deal with an aspect of, or matter related or incidental to building work prescribed under a regulation under section 32 of the *Building Act 1975*
- specify alternative boundary clearance and site cover provisions for Class 1 and 10 structures under section 33 of the *Building Act 1975*.

Refer to Schedule 9 of the Regulation to determine assessable development, the type of assessment and any referrals applying to the building work.

- (4) The building assessment provisions in this planning scheme are identified in Table 1.6.1.

Table 1.6.1 Building Assessment Provisions

Building Assessment Provision	Planning Scheme Part
<i>Bushfire prone areas</i>	
Designation of bushfire prone areas	In accordance with section 32(a) of the <i>Building Act 1975</i> and section 7 of the <i>Building Regulation 2021</i> , this planning scheme designates the following layers of the Overlay Map OM2.1 to Overlay Map OM2.7 to constitute the bushfire

	prone area for the Building Code of Australia and Queensland Development Code: (a) Very high potential bushfire intensity; (b) High potential bushfire intensity; (c) Medium potential bushfire intensity; and (d) Potential impact buffer.
<i>Flood hazard</i>	
Declaration of the defined flood level	-
Designation of flood hazard area	-
<i>QDC provisions</i>	
Alternative provisions to the QDC	-

Editor's note—a decision in relation to building work that is assessable development under the planning scheme should only be issued as a preliminary approval. See section 83(b) of the *Building Act 1975*.

Editor's note—in a development application the applicant may request preliminary approval for building work. The decision on that development application can also be taken to be a referral agency's response under section 56 of the Act, for building work assessable against the *Building Act 1975*. The decision notice must state this.

1.7 Local government administrative matters

- (1) For the purpose of the definition of 'temporary use' in Schedule 1, the uses listed in column 1 of Table 1.7.1.1 – Temporary uses, are impermanent if carried out in compliance with the limitations in column 2 of Table 1.7.1 – Temporary uses and no longer than the period specified in column 3 of Table 1.7.1 – Temporary uses.
- (2) The tables of assessment in Part 5 identify the particular circumstances in which the carrying out of a listed use as a temporary use is accepted development (not subject to requirements).

Table 1.7.1 Temporary uses

Column 1 Defined use	Column 2 Limitations on the scope of the use	Column 3 Maximum period of the use
<i>Air service</i>	If: (a) in the Rural zone (b) involving no more than two aircraft movements each day of operation. Note – a take-off and a landing each constitute an aircraft movement.	14 days per calendar year
<i>Food and drink outlet</i>	If in the: (a) Recreation and open space zone; or (b) Community facilities zone;	1 day per week
<i>Function facility</i>	If in the: (a) Recreation and open space zone; or (b) Community facilities zone;	14 days per calendar year
<i>Major Sport, recreation and entertainment facility</i>	If in the: (a) Recreation and open space zone; or (b) Community facilities zone;	14 days calendar per year
<i>Outdoor sport and recreation</i>	If in the: (a) Recreation and open space zone; or (b) Community facilities zone;	14 days per calendar year
<i>Theatre</i>	If in the: (a) Recreation and open space zone; or (b) Community facilities zone;	14 days per calendar year
<i>Tourist attraction</i>	If in the: (a) Recreation and open space zone; or (b) Community facilities zone;	14 days per calendar year

Editor's note—while not assessable under the planning scheme a temporary use may require approval under Council's local laws or subordinate local laws.

Part 2 State planning provisions

2.1 State planning policy

The State Planning Policy April 2016 is integrated in the planning scheme in the following ways:

Aspects of a state planning policy appropriately reflected

All, unless identified below as not integrated or not relevant.

Aspects of a state planning policy not reflected

None.

State planning policies not relevant to South Burnett Regional Council

State interest – Coastal Environment, – there are no coastal environments within the planning scheme area.

Editor's note—In accordance with section (8)(4)(a) of the Act, the State Planning Policy applies to the extent of any inconsistency.

Editor's note—State mapping layers are identified on the State Planning Policy Interactive Mapping System and contain layers that must be appropriately integrated in the planning scheme, layers that must be appropriately integrated in the planning scheme and can be locally refined, and layers that are provided for information purposes only. Where State mapping layers that must be appropriately integrated and not locally refined are reflected as layers in Council's Planning Scheme, for example as overlays, periodic amendment to the planning scheme will be required to ensure the planning scheme reflects the most up to date State mapping layer.

2.2 Regional plan

The Minister has identified that the planning scheme, specifically the strategic framework, appropriately advances the Wide Bay Burnett Regional Plan, as it applies in the planning scheme area.

2.3 Regulation requirements

The regulated requirements prescribed in the *Planning Regulation 2017* dated 3 July 2017 (current as at 27 October 2017) are appropriately reflected in full in the planning scheme.

Editor's note—Section 16(3) of the Act states that the contents prescribed by the Regulation apply instead of a local planning instrument, to the extent of any inconsistency.

Part 3 Strategic framework

3.1 Preliminary

- (1) The strategic framework sets the policy direction for the planning scheme and forms the basis for ensuring appropriate development occurs in the planning scheme area for the life of the planning scheme.
- (2) Mapping for the strategic framework is included in Schedule 2.
- (3) For the purpose of describing the policy direction for the planning scheme, the strategic framework is structured in the following way:
 - (a) the strategic intent;
 - (b) the following six themes that collectively represent the policy intent of the scheme:
 - (i) Settlement pattern;
 - (ii) Rural futures;
 - (iii) Strong economy;
 - (iv) Natural systems and sustainability;
 - (v) Strong communities;
 - (vi) Infrastructure and servicing;
 - (c) the strategic outcome(s) sought for development in the planning scheme area for each theme;
 - (d) the specific outcomes sought for each or a number of elements.
- (4) Although each theme has its own section, the strategic framework in its entirety represents the policy intent for the planning scheme.

3.2 Settlement pattern

Context

With a strong agricultural heritage, based on animal and crop production, the South Burnett Region has a resilient economy. It offers its residents a diverse range of lifestyle choices set in a rural environment. In its Community Plan, local residents summarised their aspirations in the statement “we want to be a major regional centre with a country lifestyle atmosphere”. In effect, this means Kingaroy is to grow into the Region’s major regional centre while the balance of the Region relies on that as support for rural pursuits and lifestyles that include smaller villages, and areas of rural residential development.

The Region is on the edge of the Surat Basin, a region rich in resources, notably thermal coal and coal seam gas. Strong economic growth and consequent development and population impacts are expected over the next 30 years. While the South Burnett Region is not known to contain these resources and is not directly affected by their extraction, its proximity means potential growth and as a base for industry supporting the associated extraction, development, technology and transport operations. While growth consequences would likely focus on Kingaroy – and may influence development around the airport – the Region’s range of lifestyle options means impacts could be experienced across the Region.

Kingaroy

Kingaroy is the major regional centre of the Region and consists of the main town, surrounded by Crawford, Memerambi, Wooroolin, Taabinga, Kumbia and Coolabunia villages. It is characterised by:

- (1) The strongest population growth rate in the Region that reflects the increased level of infrastructure in the town and its proximity to Toowoomba, the Darling Downs and South East Queensland.
- (2) A low residential density. Most people live in houses on relatively large lots and there are opportunities to establish a more compact settlement pattern, comprising a range of low-scale multiple dwellings and small lot housing, close to the town centre and other community services.
- (3) Rural residential development provides a legitimate lifestyle choice that is, like larger residential lots, characteristic of Kingaroy’s values. There is a commitment toward a

continuing supply of rural residential lots, by way of consolidation, in response to need, rather than expansion. New large scale rural residential subdivisions have the capacity to erode rural production and rural character values. It can also create an expectation by residents for urban-type services (infrastructure and utilities) that would create unreasonable demands on Council resources.

- (4) A number of industrial locations. The continued concentration of larger scale and higher impact industry on the southern approaches to town is logical from the perspectives of geography and transport. It presents visual challenges in the interests of retaining an attractive transition from the rural backdrop. The protection of the on-going operations of Swickers Kingaroy Bacon Factory Pty Ltd (Swickers) the Peanut Company of Australia (PCA) and Beangrowers Australia will assist in facilitating their long-term economic benefits to the town. Small scale industrial localities throughout the town provide useful access to more frequently used services. With an ample supply of existing zoned industrial land, expansion beyond zoned areas is not preferred unless there is an overriding planning need.
- (5) A well defined and economically and socially valuable town centre. The town centre comprises of a comprehensive range of retail, commercial, cultural, entertainment and administrative facilities. Kingaroy Shoppingworld is the principal retail destination in the town centre and the protection of its viability is a priority. In the interests of maximising walkability, person-dependent retail and commercial activities are concentrated into a principal activity core. Opportunity exists for expansion of, and the establishment of a medical precinct focused on, the Kingaroy Hospital to provide specialist and ancillary activities. Fast food and large showroom activity has occurred along near-town stretches of the Bunya and D'Aguilar Highways, with concentrations of large retail showrooms in the Rogers Drive and River Road/Bunya Highway areas. This represents generally sound planning and its continuation is facilitated, provided the primacy of the town centre is retained. With an ample supply of existing zoned commercial land, expansion beyond zoned areas is not preferred unless there is an overriding planning need.
- (6) Buffers to industrial activities, particularly Swickers, are crucial to their on-going viability and must be protected from the encroachment of incompatible land uses.
- (7) The D'Aguilar and Bunya Highways dissecting the town. With the potential increase in heavy vehicle traffic alternative haulage routes that bypass the town centre may need to be investigated to support the town centre's function.

Kingaroy's growth, and its consequent attractiveness to major service providers, gives communities in the whole Region the confidence to enjoy their country lifestyle choices but with access to major services. Decision-making regarding land uses should support Kingaroy's important attributes – regional level services; a strong and culturally important town centre; a variety of well serviced residential areas with a conventional house character; and well located and suitably buffered industrial land to accommodate service infrastructure for local communities, agriculture and major industry – but still retain its country lifestyle qualities.

Kingaroy experiences growth pressures ranging from commercial developments and units in primarily residential areas to urban development near major industry. Strategically, decisions on applications demand a clear appreciation of Kingaroy's long-term urban form and regional role but also its community's aspiration for a relaxed character and lifestyle, which may be reflected in such elements as generous lot sizes, dwelling densities and spaces between buildings, limited unit development low building heights in residential areas and attention to the way in which Kingaroy physically meets its rural backdrop.

Other towns

South Burnett Region's other towns – Blackbutt, Murgon, Nanango, and Wondai – are significant in terms of their distinctive country characters, strong communities and established facilities. Their residential areas reflect the expectation that larger lot sizes and minimal intrusion by multiple dwelling units will be maintained to preserve the existing character and retain the desired country lifestyle. The towns support mostly small scale industries but have in the past accommodated significant industrial use based on timber-getting, grazing and dairying. The presence of the Tarong Power Station, and its associated coal reserves, has contributed to economic and employment activity.

From a planning perspective, the quantum of growth in other towns is relatively low and planning for this is largely about managing their distinctive character and local service industries. In the case of Murgon, the relationship with the Cherbourg Community provides additional economic activity and employment generation.

Blackbutt (and nearby Benarkin) is a timber and highway service town near the Blackbutt Range and Benarkin State Forest on the D'Aguilar Highway. Its hinterland accommodates substantial rural residential development that has placed the town under some growth pressure particularly in relation to commercial facilities. There is scope for consequential development, such as expanded commercial and service facilities, which in many cases will logically have a highway focus.

Murgon is a service centre for cattle, pigs, crops and, like Wondai, the Moffatdale wine industry. Its town centre is characterised by spaciousness, courtesy of a very wide main street and a large swathe of vacant land in the disused railway reserve. This produces a similarly relaxed character to Nanango and again, planning decisions should logically reflect that character. The Murgon town centre is distinguished by its town hall and library, representing outstanding examples of art deco architecture. Closure of the South Burnett Meatworks resulted in a significant amount of zoned industrial land in earlier planning schemes, much originally in place as a buffer to the meatworks. The amount of industrial zoned land can be reduced to decrease the surrounding area that may be subject to industrial impacts.

Nanango, the next largest town in the Region after Kingaroy, is a service centre to a sizeable agricultural district, though its surrounding area accommodates a number of established rural residential developments. Being close to the Bunya Mountains and on the junction of the Burnett and D'Aguilar Highways, on the inland route to northern Queensland, it carries substantial through traffic. It provides service, accommodation and tourist activities for travellers, the latter bolstered by a series of annual events. Nanango has an informal settlement pattern that appropriately reflects the town's nature. That is continued through decisions that permit some flexibility toward such matters as residential densities and infrastructure provision. Nevertheless, management of urban development location, density and form has the potential to improve efficiency, minimise conflicts between different urban forms and limit conflicts associated with spreading into rural areas.

Wondai supports sizeable grain, cattle and timber industries and an emerging wine and tourism industry, centring on the Moffatdale area. It is characterised by the extensive open space which follows the railway reserve separating the town centre from the highway, a legacy of town form following the rail. Its timber industry is still a major employer which is reflected in the Wondai Timber Museum and operating sawmill located on the eastern edge of the town. Sensible decision-making is required to maintain separation between the sawmill and other town activities.

Villages

The villages of Benarkin, Kumbia, Maidenwell, Memerambi, Wooroolin, Tingoora, Hivesville, Boondomba Dam, Proston and Dulong are sizeable communities with few local services. Their village atmospheres – small, rural setting, traditional architecture and street form and an informal mix of land uses – contribute to their appeal and reinforcement of this character is supported. Nevertheless, there are amenity issues associated with historic land use allocation, so it is acknowledged that villages benefit from structure to their land use planning. Occasional piece-meal subdivision has occurred in the past, but topographical, natural resource and hazard-related constraints discourage further intensification, as the relative isolation poses servicing difficulties that should not be exacerbated. Where there is legitimate planning need, rural residential development may be consolidated in convenient locations with few constraints.

These villages have experienced little growth and that is likely to continue, such that planning strategies centre on containing the area covered by the village's footprint and providing for limited expansion if events transpire to create growth.

The small village in the Bunya Mountains is significant because of its location within the Bunya Mountains National Park and its generally distinctive architecture, which reflects the mountainous environment with its alpine village character.

3.2.1 Strategic outcomes

- (1) Forecasts suggest moderate growth throughout the Region, prompting incremental increases in urban growth areas around most towns. However, possible growth influences, such as that associated with the Bowen Basin, may occasion larger growth areas.
- (2) Kingaroy will continue to accommodate the greater proportion of the Region's population, commercial development and major facilities.
- (3) Kingaroy develops as the main activity centre for the Region with the highest level of commercial, industrial, community and municipal services. Other towns develop at a scale that supports Kingaroy's role while providing a more localised level of service.
- (4) Increases in population densities are facilitated where suitable access to services is available.
- (5) Industrial, commercial and other high-employment generating activities are located in areas of high accessibility, but in a way that minimises their visual influence on the character of their host towns.
- (6) The settlement pattern is well serviced by a range of safe and efficient transport options that promotes the accessibility and mobility of the wider community.
- (7) The boundary between urban and rural areas is well-defined, particularly along the main approaches to Kingaroy and the other towns where that characteristic is already established. Further strip development is discouraged and buffering is utilised to minimise land use conflicts.
- (8) Rural villages provide country town lifestyle options, access to services, opportunities for employment and economic activity at a local level.
- (9) The Bunya Mountains village serves a primarily tourist function that will continue to be enhanced by its alpine village architectural character.
- (10) The risk to life and property from bushfire, flood, landslide and man-made hazards is avoided or mitigated.

3.2.1.1 Specific outcomes

- (1) Urban growth is predominantly accommodated in identified broad-hectare sites. Although unlikely to be required in the life of this Planning Scheme, a long-term urban expansion area is shown to the north-west of Kingaroy on the basis that it is the most accessible land nearest the town.
- (2) Buffering is provided to adjoining rural lands at the urban edges that is satisfactory to minimise land use conflict and accommodate sufficient land for future expansion.
- (3) The Kingaroy town centre develops as the major business and retail area for the Region providing the highest order of commercial, community and cultural services and facilities. Expansion beyond zoned commercial areas is discouraged unless an overriding planning need can be demonstrated. To maximise walkability and social interaction, walk-to retail and commercial development is to be consolidated into a defined core area. The Rogers Drive retail warehouse precinct aside, no additional centres are envisaged in the life of this planning scheme. A dedicated central parking area in the town centre is supported to reduce the need for individual developments to meet parking requirements. Development of large bulky goods outlets is limited to the existing areas in and around Rogers Drive and on the south-east corner of the Bunya Highway and River Road.
- (4) The town centres of Murgon, Nanango and Wondai develop to provide a district level of service without compromising the role of Kingaroy. The capacity of these centres to value-add to local rural industries is supported.
- (5) In support of the district level of service, each of the other town centres is encouraged to retain its traditional, street-focussed character, with provisions for redevelopment and streetscape improvements of existing premises.
- (6) The establishment of a supermarket in Blackbutt to serve the local community is facilitated.

- (7) Other town centres continue to provide a local level of service and opportunities to generate local employment and economic activity are encouraged.
- (8) Opportunity to subdivide allotments in existing urban areas is maximised, while ensuring that usable allotments are created and the potential adverse impact on amenity and character is minimised.
- (9) Increased density residential development is facilitated on serviced lots close to the town centres, with design to minimise impacts on the amenity and character of areas predominantly occupied by houses.
- (10) Industry is located and designed to minimise impacts and where appropriate, to minimise visual intrusion into rural landscapes or town/rural fringes. Inherently noisy activities are to be separated from areas and land uses where the expectation is for a quieter environment. Expansion beyond zoned industrial areas is discouraged unless there is an overriding planning need.
- (11) The proliferation of commercial and light industry uses in residential areas is discouraged, with non-residential uses in these areas limited to providing local neighbourhood services.
- (12) In villages, non-residential development is facilitated, but the villages will retain their traditional form, which is based on a central functional unit surrounded predominantly by houses. The distinctive architecture in the Bunya Mountain village is maintained through basic design provisions.
- (13) Rural residential development provides a legitimate life-style choice where existing services and infrastructure can support this development or augmented without difficulty. New allotments outside the areas nominated in the Strategic Framework map are likely to be resisted unless there is legitimate planning need and the productive values of agricultural land and regional ecosystem values are not compromised.
- (14) New rural residential development is consolidated in areas nominated on the Strategic Framework map – which are generally close to Kingaroy and the other towns – to maintain good access to services, employment and existing infrastructure. Additional areas may be considered only where there is a legitimate, demonstrated planning need for additional allotments and they retain the fundamentals of good access to urban services via good quality roads, no loss of good quality agricultural land or remnant regional ecosystem vegetation, minimal erosion and flood-free, fire-resistant and moderately sloped house sites.
- (15) Development is directed away from historic subdivisions where residential development would lead to isolated communities and uneconomical extension of urban infrastructure.
- (16) The impacts of natural hazards such as bushfires, landslide and flooding are identified and new development avoids or mitigates the risk to personal safety and property damage and provides for the effective functioning of infrastructure during and after an event.

3.3 Rural futures

Context

The Region has historically supported a diverse rural sector; grazing, dairying, piggeries and cropping have been the traditional activities supported by rich red volcanic soils. The resultant rural landscape is an intrinsic part of the Region's character and is important to achieving the community's expressed desire for a country lifestyle atmosphere.

Resource extraction – generally in support of the Tarong Power Station – viticulture and rural and eco-based tourism have compromised conventional rural expectations in some localities. The Planning Scheme addresses the preservation of natural resources to provide opportunities for a wide variety of rural pursuits, food production and innovative rural businesses and facilitate suitable non-rural activities where necessary, such as extractive activities associated with major resources.

Rural areas can provide suitable locations for non-rural activities – including major industries, clean energy projects or resource extraction enterprises – where they hold significant benefits to a local or wider community and where circumstances or characteristics are such that they are not suited to conventional urban areas. The proviso is that due deference is given to overriding considerations relating to the viability of rural activities and the character of rural landscapes.

Some rural areas are based around specific rural industries or features that can have consequential implications, such as tourist outlets and accommodation. They can also display specific character attributes that are worthy of retention and enhancement. Moffatdale, for instance, has a strong viticultural industry, but in an area also accommodating extensive rural residential development. Similarly, the disused railway corridors and the Bicentennial Trail provide excellent opportunities for relatively level, between-town recreation trails. Tourism demands are accommodated, but generally by way of small-scale, low impact accommodation and in the context of maintaining the character of rural landscapes and productivity of neighbouring rural enterprises.

With two substantial runways, one capable of accommodating commercial jets, Kingaroy Airport is an important regional resource. It creates potential opportunities for transporting local residents to places of interest, business or employment, particularly fly-in fly-out workers, and for establishing nearby aviation based activities.

Areas of the Region like the Bunya Mountains National Park, Tarong National Park, Boat Mountain Conservation Park and other State Forests display significant views of important scenic elements that could potentially be jeopardised by large scale, inappropriately sited development more suited for an urban environment.

3.3.1 Strategic outcomes

- (1) The capacity of important agricultural areas, as shown on Strategic Framework map and rural activities that contribute to the Region's economy is protected from incompatible land uses to optimise agricultural development opportunities.
- (2) The rural production base of the Region is broadened to accommodate the widest diversity of productive rural activities.
- (3) Non-rural activities are ancillary or subsidiary to principal rural land uses to widen the economic base for rural production provided that rural production in surrounding areas is not compromised and rural character is maintained.
- (4) Rural areas can potentially accommodate major industries, infrastructure projects, resource extraction enterprises and transport and aviation related opportunities involving land close to Kingaroy airport. However, they must be of a nature that is unable to be accommodated in towns, brings major local or regional economic benefits and respects overriding considerations of rural character and production values, scenic values and water quality and has direct access to substantial urban areas via high quality roads.
- (5) Extractive resources in rural areas are protected for effective and sustainable exploitation consistent with demonstrated planning need.
- (6) Small-scale, low impact accommodation is facilitated on land alongside railway corridors.
- (7) The function, connectivity and pasture productivity of the stock route network is maintained for sustainable use by travelling stock on hoof. The stock route network is protected from development which have the potential for conflict.

3.3.1.1 Specific outcomes

- (1) The potential for economic benefit from the rural utilisation of land resources is maintained and enhanced.
- (2) Agricultural lands are preserved for productive rural activities by only supporting rural development that directly supports agricultural production or a regionally significant rural-based industry.
- (3) Productive rural land for cropping and animal husbandry is protected from intrusion of incompatible development. Where potentially incompatible development is facilitated, adequate buffers are provided to minimise land use conflict and the risk of disease or contamination from agricultural practices.
- (4) The development of intensive animal industry like piggeries and feedlots are facilitated by providing appropriate separation and setbacks to ensure that rural residential lifestyles are not compromised.
- (5) Rural-based tourism development is established at an appropriate scale that contributes to the viability of the primary rural use of sites.
- (6) Small scale, negligible impact tourist activities are facilitated as accepted development on large rural holdings where impacts, especially on agriculture, can be avoided.

- (7) In Moffatdale, wineries and associated tourist accommodation and facilities are encouraged, provided their scale, intensity, location and buffering arrangements are such that rural production and rural residential lifestyles are not compromised. Proposals to expand rural residential land at Moffatdale to capitalise on this potential must demonstrate a genuine public need and that rural productivity in the locality is not compromised.
- (8) Non-rural land uses that are incompatible with the power generation, mining or extractive industries do not establish in rural areas or provide sufficient on-site buffering to eliminate any impacts.
- (9) The location of major industries, infrastructure projects or resource extraction enterprises in rural areas is facilitated where the impacts are managed in keeping with community expectations and where existing and future rural resource utilisation is not compromised.
- (10) Eco-based tourism development in the Bunya Mountains, Boondooma and Bjelke Petersen Dams and other suitable locations is established at an appropriate scale that avoids impacts on the environmental and scenic values of the area.
- (11) Exploitation of mining and extractive deposits, including haul routes, is managed such that adverse environmental and amenity impacts are maintained at an acceptable level. Key Resource Areas are expected to be extracted and are identified to ensure that can occur without undue interference from incompatible land uses.
- (12) Proponents of transport and aviation related opportunities involving land close to Kingaroy airport are to prepare a Structure Plan demonstrating how development can be managed, located and formed to minimise impacts relating to amenity, traffic, ecology, farm productivity and rural character.
- (13) Water supply catchments are protected from incompatible development and land use intensification.

3.4 Strong economy

Context

The Region's economic base is predominantly rural. It offers multiple business location options and is strategically positioned to provide excellent access to the south east market, the Darling Downs and Central Queensland. It has strong linkages within its agricultural sector with well-developed supply chains, vertical integration and value adding.

It is home to some of Australia's market leaders in the food processing sector, including Swickers Kingaroy Bacon Factory Pty Ltd, the Peanut Company of Australia (PCA), Bean Growers Australia Ltd and timber plantations and processing.

The Tarong Power Station, Meandu Mine, extractive and mineral resource areas provide a substantial economic boost to the Region in terms of employment and flow-on economic benefits including short term accommodation for maintenance workers.

The Kingaroy Airport presents an opportunity for the expansion of aviation related uses.

The Region's wealth of natural assets, including the Bunya Mountains National Park, Boat Mountain Conservation Park, Tarong National Parks and Coomba Falls, various State Forests, and Lake Boondooma and Yallakool Park at Bjelke Petersen Dam, combine with the winery and tourism district at Moffatdale, the Rail Trail, Boondooma and Taabinga Homesteads to enhance the potential for tourism diversity, subject to responsible custodianship of those assets. Moderate travelling distance from Brisbane and Toowoomba supports, the Region as a significant tourist destination, particularly for drive tourism. Protection of existing economic resources and enhancing opportunities for expansion, in both scale and diversity, is a key role for the Planning Scheme in securing the Region's economic base.

The Planning Scheme recognises the possibility and implications of major Industries, infrastructure projects or resource extraction enterprises that are unknown at the time of writing. The Region has the potential to respond to these enterprises with appropriate sites and for resultant population increases, through its wide range of town and country lifestyle choices.

3.4.1 Strategic outcomes

- (1) The Region's economy is founded on strength and diversity of industry and service provision that capitalises on its location advantages and natural assets, improving the Region's employment opportunities and maximising regional economic activity.
- (2) The Region's major industries are sustained and grown through diversification, clustering of complementary businesses, and expansion of secondary industries and protection from the establishment and intensification of incompatible land uses.
- (3) The contribution of tourism to the Region's economy is complemented by a diverse range of activities that respect the natural environment and productive rural resources.
- (4) The role of major employers, including the Tarong Power Station, Swickers Kingaroy Bacon Factory Pty Ltd, the Peanut Company of Australia (PCA), Bean Growers Australia Ltd in the regional economy is supported.
- (5) Economic development is enhanced by infrastructure that strengthens and develops linkages with the Southeast Queensland, the Darling Downs and the Wide Bay/Fraser Coast.

3.4.1.1 Specific outcomes

- (1) Natural resources and rural land uses that contribute significant economic benefits to the community are identified and protected for use when needed.
- (2) The role of Swickers Kingaroy Bacon Factory Pty Ltd in the Regional economy is protected from the intrusion and impacts associated with incompatible development. The Strategic Framework map includes a buffer area within which incompatible development and intensification of established development is discouraged. In the affected residential areas, houses and house extensions on existing allotments are allowed, but medium density housing and further subdivision are opposed.
- (3) The Tarong Power Station continues to provide employment and economic activity in the Regional and additional resources that are required for its ongoing operation are preserved for further exploitation.
- (4) Tourism within and adjoining the Bunya Mountains and in the existing accommodation nodes at Lake Boondooma and Yallakool Park at Bjelke Petersen Dams is conducted in a manner that protects the values of the area and provides for a suitable level of accommodation and other services to tourists. Development is envisaged as continuing the small-scale, low-impact nature of development to date, such that it is actively and visually subservient to the natural environment.
- (5) The opportunity to establish or expand niche industries focusing on viticulture, boutique foods and tourism in the Moffatdale district is supported if amenity impacts can be sustained.
- (6) The potential to replicate the tourist benefits of the Brisbane Valley Rail Trail in Blackbutt is investigated for other communities at Kingaroy, Wooroolin, Tingooora, Wondai and Murgon.
- (7) The role of the Region's highways in supporting business development is protected.
- (8) Major industries, infrastructure projects, resource extraction enterprises or mineral resource realisation are facilitated where the impacts are managed in keeping with rural character values and community expectations and where existing and future rural resource utilisation is not compromised.

3.5 Natural systems & sustainability

Context

The Region spans both the Southeast Queensland and Brigalow Belt South bioregions and contains rich areas of biological diversity and endemism. The Bunya Mountains, Cooyar, Stuart, Blackbutt and Brisbane Ranges and other isolated mountain and hill formations are prominent landscape features within the Region. The numerous State forests, reserves and protected areas contribute to the Region's biodiversity and ecosystem significance. The Region's watercourses, most notably the Boyne and Stuart Rivers and Barker/Barambah Creek, form the southern headwaters of the Burnett River catchment and play a significant role in the water quality of the river system. Protection and management of watercourses, wetlands and other

aquatic features for continued and future agricultural use and fisheries production form an intrinsic role of the planning scheme.

Significant areas of the Region have been identified as agricultural land. Responsible management and utilisation of these resources will enable continuing community benefit in conjunction with protecting the quality of the Region's natural areas. Similarly, the Region's coal reserves at Meandu, Kunioon and Hodgeleigh and quarry resources must be suitably managed. Protection of these natural resources from incompatible land uses is a key function of the Planning Scheme.

The Region possesses a range of natural hazards that can influence planning outcomes, including flooding, bushfire and landslide. The Planning Scheme identifies significant hazards and sets assessment benchmarks for their management.

3.5.1 Strategic outcome

- (1) The values of the Region's National Parks, State Forests and all matters of State environmental significance are protected from incompatible development to avoid or otherwise minimise adverse impacts on their biodiversity values.
- (2) The water, land, vegetation and air resources of the Region are managed on a sustainable basis, maintaining their availability for sustainable use and facilitating their contribution to the Region's ecosystem health, liveability and prosperity.
- (3) New development acknowledges the potential impacts of climate change and is designed to reduce the carbon footprint of the Region by reducing car and electricity use.
- (4) Overlays identify natural hazards and prescribe assessment benchmarks for avoiding and mitigating their effects on people and property.

3.5.1.1 Specific outcomes

- (1) Environmentally significant areas and values, particularly local components of the Southeast Queensland and Brigalow Belt Bioregions, are identified, protected, maintained and enhanced.
- (2) The impacts of development on habitat fragmentation and biodiversity are minimised and opportunities for the establishment, protection, management, rehabilitation and enhancement of environmentally significant areas and values, including movement corridors and interface treatments, are accommodated.
- (3) New development does not necessitate clearing of significant vegetation, significant landscape modification or management practices within National Parks or State Forests to manage bushfire hazard on development sites.
- (4) The riparian amenity and habitat of the Region's waterways and wetlands are protected from inappropriate development.
- (5) Urban development protects and enhances water quality objectives and does not adversely impact on the environmental values of waterways, wetlands, groundwater resources, natural drainage paths and landscape features as described in the Queensland Water Quality Guidelines 2009.
- (6) Water sensitive urban design incorporates effluent and stormwater management measures that protect and enhance water quality objectives and minimise the adverse impacts from erosion, altered stormwater flow, wastewater and nutrient discharge.
- (7) The dam catchments of Lake Boondooma and the Bjelke Petersen and Gordonbrook Dams are identified and all development undertaken maintains and improves water quality within these catchments. Development in the water supply buffer associated with Cooyar Creek achieves the standards of the Seqwater Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012.
- (8) Patterns of urban development are established that reduce the generation of vehicle trip frequency and distance and by encouraging walking and cycling as viable transport options.
- (9) Development avoids or mitigates risks to personal safety and property damage from natural hazards.
- (10) Development avoids impacts on the function of flood plains and does not worsen the severity or impact of natural hazards.

- (11) Development supports and does not unduly burden disaster management responses or recovery capacities and capabilities.

3.6 Strong communities

Context

The Region has many assets that contribute to the liveability and prosperity of the area. Conversely, isolated ad-hoc development has resulted in some communities suffering from a lack of access to appropriate services. The country environment of the Region's communities, the scenic qualities, the strong sense of community and reasonable access to metropolitan areas and the coast, underpins the attractiveness of living in the South Burnett. Building on the Region's cultural heritage, capitalising on the attributes of individual communities, recognising Kingaroy's regional centre role and promoting tourism, agricultural and business opportunities will assist in enhancing the liveability of the Region. The Planning Scheme confronts the challenge of community building, providing services to meet growing and diversifying demands, managing development and sustaining affordable housing and services.

3.6.1 Strategic outcomes

- (1) The towns and villages retain the country look and feel that has created their individual social character and contributed to their desirability as places to live. The role of Kingaroy as the major regional centre is not compromised.
- (2) Development occurs in a manner that provides access to a range of employment, commercial, cultural, recreational, education and community opportunities in serviceable locations that respond to community needs.
- (3) A range of dwelling types in keeping with desired neighbourhood character enables residents to remain in the same community when their housing needs change, maintaining their existing lifestyle and social contacts.
- (4) The Region's cultural heritage is acknowledged and protected to maintain the link between the current community and the historic values that contributed to its establishment.
- (5) Re-use and redevelopment of heritage places occurs in a way that is compatible with their heritage values and mitigates adverse impacts on the heritage significance.
- (6) The role of visual character in defining township identity and creating traditional streetscapes is reinforced.
- (7) Community health and safety, sensitive land use (as defined in the Regulation) and the natural environment are protected from the potential adverse impacts of hazardous air, noise and odour emissions from higher impact uses.
- (8) Sensitive land use (as defined in the Regulation) are protected from the impacts of previous activities that pose a risk to people or property.
- (9) Extractive industry sites are available for re-use for other activities or revert to their natural state upon cessation of extraction.

3.6.1.1 Specific outcomes

- (1) Opportunities to redevelop key sites at the entrances to Kingaroy are encouraged to improve the sense of arrival and contribute to community pride in the town. The town centre is encouraged to undergo a revitalisation that provides a recurring urban design and enhances pedestrian connectivity and usability.
- (2) Retail and other activities that generate higher levels of social interaction between residents and members of the public travelling through Nanango are focused on Drayton Street.
- (3) The contribution to town character of development directly fronting streets and street awnings is maintained and enhanced in new development where practicable.
- (4) The town centre of Wondai is strengthened through the encouragement of recreational, commercial and community-based activities in the former rail corridor to the east of Scott Street, subject to resolution of tenure.
- (5) The re-use of former public buildings for commercial activities in the centre of Wondai and Murgon is encouraged.

- (6) Commercial activities in Proston are concentrated at the intersection of Rodney and Blake Streets.
- (7) The proliferation of roadside advertising devices on the main approaches to the Region's towns is contained, though the incidence in different communities may vary depending on levels of acceptance in the local community.
- (8) New development does not result in isolated or poorly serviced communities.
- (9) Existing communities have enhanced access to community services that is commensurate with anticipated demand.
- (10) Larger lot developments with suitable access occur within seven kilometres of the urban-zoned town perimeter and their associated services.
- (11) The provision of recreational and open space facilities provides increased opportunities for social interaction.
- (12) New development should be suitably integrated with existing development in relation to road, public and active transport networks, open space linkages and access to community facilities and employment opportunities.
- (13) Residential neighbourhoods comprise a variety of lot sizes that support a diverse range of housing options in keeping with desired neighbourhood character.s
- (14) Housing choice that includes traditional detached houses, small-lot houses, townhouses, duplexes, residential care facilities and community residences is facilitated provided the character resulting from the dominance of traditional detached houses is not compromised.
- (15) The cultural heritage of all sectors of the community is protected by the recognition of features that contribute to community identity.
- (16) Places of local heritage significance may be identified, registered and provided with protection in the form of development control. The adaptive reuse of places of local cultural heritage is supported where the significance of the place and surrounding amenity is retained.
- (17) Development of areas adjoining places of local heritage significance maintain and enhance the heritage values of the nominated site.
- (18) Streetscape character that is created by groups of residential and commercial buildings, their setting and landscaping is retained.
- (19) Special Industry land uses are adequately separated from sensitive land use (as defined in the Regulation) to avoid the occurrence of environmental harm or environmental nuisance.
- (20) Sites that are contaminated or pose a health risk from previous hazardous uses are remediated prior to being developed for sensitive land use (as defined in the Regulation).
- (21) Extractive industry sites are rehabilitated once the resource has been exhausted.

3.7 Infrastructure & servicing

Context

The Planning Scheme coordinates a sequenced response to demand for additional and upgraded infrastructure as a result of population growth and expanded business opportunities across the Region. Infrastructure provision is a key determinant of economic prosperity, social cohesion and environmental responsibility. The Region's performance in these areas is dependent on maintaining a high level of service in transport (vehicular, public and active), total water cycle management and utility infrastructure.

New major infrastructure items that hold significant benefits to a local or wider community are facilitated where due deference is given to overriding considerations relating to the viability of rural activities and the character of rural landscapes.

3.7.1 Strategic outcomes

- (1) New development occurs in a manner that allows for the efficient and affordable provision and on-going maintenance of utility infrastructure.
- (2) To maintain its major regional centre status, Kingaroy is the recipient of most investment in urban infrastructure, so is best suited to accommodating major urban development.

- (3) The relationship between development and utility infrastructure recognises that Blackbutt, Nanango, Wondai and Murgon require a level of infrastructure provision appropriate to the circumstances.
- (4) Public and active transport options contribute to reduced greenhouse gas emission and increase the community's well-being.
- (5) The investment in the provision of major infrastructure, particularly the Tarong Power Station and its associated entities, is protected from the implications of incompatible development.
- (6) Urban development is planned, designed, constructed and operated to manage stormwater and waste water in ways that help protect the environmental values of waters, including the biodiversity and functioning of freshwater ecosystem.
- (7) New development occurs in a manner that allows for the efficient and affordable provision and on-going maintenance of utility infrastructure.

3.7.1.1 Specific outcomes

- (1) Development is located to allow immediate connection to existing infrastructure or provides for the orderly extension of that infrastructure to service the development.
- (2) Development responds to and helps establish a clear hierarchy of function for the road network that reflects the intended use of each road or street.
- (3) Increase in non-local traffic on local roads is minimised.
- (4) Efficient connections are established between neighbourhoods, limiting the need to use major roads for local trips.
- (5) Development facilitates the use of walking and cycling to assist in reducing vehicle trip frequency.
- (6) The development of centres establishes a concentration of uses that encourages single trips for multiple purposes.
- (7) Conflict between sensitive land use (as defined in the Regulation) and the effects of infrastructure operation including renewable energy facility are avoided.
- (8) Residential and other sensitive land use (as defined in the Regulation) are not established adjacent to major infrastructure where that has the potential for negative impacts, unless impacts can be demonstrably managed, such as through adequate buffering, preferably on-site.
- (9) Urban stormwater and waste water management design objectives are identified and implemented to protect the environmental values of receiving water and avoids the transport of contaminants.
- (10) Discharge of waste water demonstrates best practice environmental management.
- (11) Critical and community infrastructure is able to function effectively during and after natural hazard events.

Part 4 Local government infrastructure plan

4.1 Preliminary

- (1) This local government infrastructure plan has been prepared in accordance with the requirements of the *Planning Act 2016*.
- (2) The purpose of the local government infrastructure plan is to:
 - a. integrate infrastructure planning with the land-use planning identified in the planning scheme
 - b. provide transparency regarding a local government's intentions for the provision of trunk infrastructure
 - c. enable a local government to estimate the cost of infrastructure provision to assist its long-term financial planning and sustainability
 - d. ensure that trunk infrastructure is planned and provided in an efficient and orderly manner
 - e. provide a basis for the imposition of conditions about infrastructure on development approvals.
- (3) The local government infrastructure plan:
 - a. states in section 4.2 (planning assumptions) the assumptions about future growth and urban development including the assumptions of demand for each trunk infrastructure network
 - b. identifies in section 4.3 (priority infrastructure area) the prioritised area to accommodate urban growth up to 2031
 - c. states in section 4.4 (desired standards of service), for each trunk infrastructure network, the desired standard of performance
 - d. identifies in section 4.5 (plans for trunk infrastructure) the existing and future trunk infrastructure for the following networks:
 - i water supply
 - ii wastewater
 - iii stormwater
 - iv transport
 - v Parks and land for community facilities
 - e. provides a list of supporting documents that assists in the interpretation of the local government infrastructure plan in the Editor's note – Extrinsic material.

4.2 Planning assumptions

- (1) The planning assumptions state the assumptions about:
 - a. population and employment growth
 - b. the type, scale, location and timing of development, including the demand for each trunk infrastructure network.
- (2) The planning assumptions, together with the desired standards of service, form the basis for the planning of the trunk infrastructure networks and the determination of the priority infrastructure area.
- (3) The planning assumptions have been prepared for:
 - a. the base date (2016) and the following projection years:
 - i mid (2021);
 - ii mid (2026);
 - iii mid (2031);
 - iv mid (2036)
 - v ultimate development.
 - b. the LGIP development types in column 2 that include the uses in column 3 of Table 4.2.1
 - c. the projection areas identified on Local Government Infrastructure Plan Map LGIP-PIA in schedule 3—Local government infrastructure plan mapping and tables.

Table 4.2.1: Relationship between LGIP development categories, LGIP development types and uses

Column 1 LGIP development category	Column 2 LGIP development type	Column 3 Uses
Residential development	Detached dwelling	Caretaker's accommodation Dwelling house
	Attached dwelling	Dual occupancy Dwelling unit Multiple dwelling Retirement facility Short-term accommodation
	Other dwelling	Community residence Home-based business Relocatable home park Residential care facility Rooming accommodation Rural workers' accommodation Tourist Park Workforce accommodation
Non-residential development	Retail	Agricultural supplies store Bulk landscape supplies Car wash Food and drink outlet Garden centre Hardware and trade supplies Market Outdoor sales Sales office Service station Shop Shopping Centre Showroom Wholesale nursery
	Commercial	Club Function facility Hotel Indoor sport and recreation Nature-based tourism Nightclub entertainment facility Office Theatre Veterinary services
	Industry	Extractive Industry High impact industry Low impact industry Medium impact industry Service industry Special industry Transport depot Warehouse

Column 1 LGIP development category	Column 2 LGIP development type	Column 3 Uses
	Community Purposes	Cemetery Childcare centre Community care centre Crematorium Community use Educational establishment Emergency services Funeral parlour Health care services Hospital Motor sport facility Outdoor sport and recreation Park Place of Worship
	Rural and Other Uses	Air services Animal Husbandry Animal keeping Aquaculture Cropping Environment facility Intensive animal industry Intensive horticulture Major electricity infrastructure Permanent plantation Roadside stall Rural industry Substation Telecommunications facility Utility installation Winery

- (4) Details of the methodology used to prepare the planning assumptions are stated in the extrinsic material.

4.2.2 Population and employment growth

- (1) A summary of the assumptions about population and employment growth for the planning scheme area is stated in table 4.2.2 – Population and employment assumptions summary.

Table 4.2.2 – Population and employment assumptions summary

Column 1 Description	Column 2 Assumptions					
	Base date 2016	2021	2026	2031	2036	Ultimate development
Population	34,267	35,800	37,616	39,448	41,254	62,817
Employment	11,776	12,348	13,025	13,709	14,385	22,692

Detailed assumptions about growth for each projection area and LGIP development type category are identified in the following tables in schedule 3 – Local government infrastructure plan mapping and tables:

- a. for population, Table SC3.1.1—Existing and projected population;
- b. for employment, Table SC3.1.2—Existing and projected employees

4.2.3 Development

The developable area is represented by zones relating to urban uses not affected by the following constraints:

- Bushfire hazard (partial constraint)
- Flood hazard (partial constraint)
- Biodiversity areas
- Extractive resources
- Agricultural areas (partial constraint)
- Easements

- (1) The planned density for future development is stated in Table SC3.1.3 in Schedule 3— Local government infrastructure plan mapping and tables.
- (2) A summary of the assumptions about future residential and non-residential development for the planning scheme area is stated in Table 4.2.3 – Residential dwellings and non-residential floor space assumptions summary.

Table 4.2.3 – Residential dwellings and non-residential floor space assumptions summary

Column 1 Description	Column 2 Assumptions					
	Base date 2016	2021	2026	2031	2036	Ultimate development
Residential Dwellings	14,519	15,346	16,285	17,223	18,142	27,523
Non-residential floor space (m ² GFA)	626,838	658,461	695,910	733,757	771,123	1,230,517

- (3) Detailed assumptions about future development for each projection area and LGIP development type are identified in the following tables in Schedule 3 Local government infrastructure plan mapping and tables:
 - a. For residential development, Table SC3.1.4
 - b. For non-residential development, Table SC3.1.5

4.2.4 Infrastructure demand

- (1) The demand generation rate for a trunk infrastructure network is stated in Column 4 of Table SC3.1.3 in Schedule 3 Local government infrastructure plan mapping and tables.
- (2) A summary of the projected infrastructure demand for each service catchment is stated in:
 - a. for the water supply network, Table SC3.1.6
 - b. for the wastewater network, Table SC3.1.7
 - c. for the stormwater network, Table SC3.1.8
 - d. for the transport network, Table SC3.1.9
 - e. for the parks and land for community facilities network, Table SC3.1.10.

4.3 Priority infrastructure area

- (1) The priority infrastructure area identifies the area prioritised for the provision of trunk infrastructure to service the existing and assumed future urban development up to 2031.
- (2) The priority infrastructure area is identified on Local Government Infrastructure Plan Map LGIP-PIA.

4.4 Desired standards of service (DSS)

- (1) This section states the key standards of performance for a trunk infrastructure network.
- (2) Design standards for trunk infrastructure networks are identified in the following planning scheme policies and other controlled documents.

4.4.1 Water supply network

Table 4.4.1.1 – Desired Standards of Service – Water Supply

Desired Goal	Planning Standard	Design & Construction Standard	Community Outcome
Reliable Water Supply Network	<ul style="list-style-type: none"> • Plan the network so that water supply infrastructure provides service to each premises in the defined service catchment; • Network planning should ensure pressures are maintained through a series of network links providing redundancy in the network; • Network modelling and planning reflects the land use needs; • Ensure the pipe network is sized appropriately to provide pressures at the desired levels as set out in the Customer Service Standards; • Provide adequate storage in the system to accommodate reasonable outages of electricity supply needed for treatment and pumping; • Undertake risk management planning and development of appropriate strategies and action plans to deal with adverse events • Manage assets to optimise reliability of supply. 	<p>Design and construction standards for the water supply network are managed under the following guidelines, policies, codes and standards</p> <ul style="list-style-type: none"> • Plans for Trunk Infrastructure – Water Supply • Water Supply (Safety and Responsibility) Act 2008 • SEQ Water Supply & Sewerage Design and Construction Code (or WBBROC Code when adopted) • Planning Scheme Policy 1 – Design and Construction Standards 	<ul style="list-style-type: none"> • Provides reticulated water supply at sufficient pressure • Provides uniform quality of water monitored in relation to recognised standards and guidelines. • Provide a safe and reliable water supply. • Provides for system operation and monitoring in accordance with recognised standards, guidelines, and SBRC Customer Services Standards. • Reduce consumption of water from source
Optimise Whole of Lifecycle Cost	<ul style="list-style-type: none"> • Delivery of water supply network planning must be carried out as efficiently as can be reasonably achieved balancing the costs of both construction, operation and maintenance; • In seeking to minimise capital costs consider: <ul style="list-style-type: none"> ○ Optimising network solutions in respect of location, alignment, sizing, and staging; ○ Infrastructure is fit for purpose (not over or undersized and allows for growth capacity); ○ Use standard codes and guidelines wherever possible to ensure consistency and value for money 		<ul style="list-style-type: none"> • Extend asset life • Defer system augmentation • Defer requirement for new water source • Minimise increases in council rates

Desired Goal	Planning Standard	Design & Construction Standard	Community Outcome
	<ul style="list-style-type: none"> • In seeking to minimise operational costs consider assets with the least impact on: <ul style="list-style-type: none"> ○ Operating costs – e.g. electricity, consumables, staffing ○ Maintenance – labour, parts, consumables ○ Asset life/durability – frequency of replacement/renewal of components or entire asset • Ensure alternative network outcomes are investigated for trunk assets incorporating existing demands of both the existing and location, timing and intensity of the future urban environment • Investigate staged delivery of infrastructure in line with growth demands to minimise where possible the overall cash flow position • Implement a comprehensive asset management system to ensure the system is reliable and robust, minimising the uncontrolled loss of water (e.g. water meter inaccuracies, unauthorised consumption, main breaks, valve failure etc.) from the system 		
Minimise Risk from Fire	<ul style="list-style-type: none"> • The network is planned to provide adequate firefighting capacity both in terms of pressure and flow rate; • Planning and design provides hydrants located conveniently to all premises. 		<ul style="list-style-type: none"> • The water supply system provides, where possible, a network of firefighting capacity to reduce the risk of fire to person and property; • Reduces the overall cost of fire incidents to the community; • Provides the necessary support to the fire services.
Maintain Public Health and Sustainable Environmental Quality	<ul style="list-style-type: none"> • Plan the network so a supply of potable drinking water is provided to each premises within the urban area and to any area within the defined service catchments • The planning ensures a network can deliver drinking water compliant with the NHMRC Australian drinking water guidelines 		<ul style="list-style-type: none"> • Provide a safe and reliable water supply • Safeguards community health • Ensures environmental controls maintained. • Ensures potable water is provided in a manner consistent with environmental standards.

4.4.2 Wastewater network

Table 4.4.2.1 – Desired Standards of Service – Wastewater

Desired Goal	Planning Standard	Design & Construction Standard	Community Outcome
Provide a Reliable Wastewater Network	<ul style="list-style-type: none"> • Plan the network so that wastewater infrastructure provides service to each premises in the defined service catchment. • Network planning should ensure that the likelihood of adverse events (blockages, overflow, odour infiltration etc) are minimised or eliminated; • Network modelling and planning reflects the land use needs; • Ensure the pipe network is sized to provide the desired levels as set out in the Customer Service Standards; • Provide adequate emergency storage • Undertake risk management planning and development of appropriate strategies and action plans to deal with adverse events. 	<p>Design and construction standards for the wastewater network are managed under the following guidelines, policies, codes and standards</p> <ul style="list-style-type: none"> • Plans for Trunk Infrastructure – Wastewater • SEQ Water Supply & Sewerage Design and Construction Code (or WBBROC Code when adopted) • Planning Scheme Policy 1 – Design and Construction Standards 	<ul style="list-style-type: none"> • Reduced impact from blockages, overflows and spills • Provides for system operation and monitoring in accordance with recognised standards • Ensures wastewater is managed and treated in a manner consistent with recognised standards
Optimise Whole of Lifecycle Costs	<ul style="list-style-type: none"> • Delivery of the wastewater network planning must be carried out as efficiently as can be reasonably achieved balancing the costs of both construction and operation; • Use gravity systems wherever possible and reduce or eliminate the need for active assets (e.g pump stations); • In seeking to minimise capital costs consider: <ul style="list-style-type: none"> ○ Optimising network solutions in respect of location, alignment, sizing, and staging; ○ Infrastructure constructed provides durability and performance; ○ Infrastructure is fit for purpose (not over or undersized and allows for growth capacity); ○ Use standard codes and guidelines wherever possible to ensure consistency and value for money. 		<ul style="list-style-type: none"> • Cost effective service for the community • Reduced energy inputs • Reduced maintenance costs • Reduced operational costs • Improved water quality release to the environment • Reduced release of Nitrogen and Phosphorous to aquatic ecosystems • Reduced greenhouse gas emissions • Minimise increases in Council's rates

Desired Goal	Planning Standard	Design & Construction Standard	Community Outcome
	<ul style="list-style-type: none"> • In seeking to minimise operational costs consider assets with least impact on: <ul style="list-style-type: none"> ○ operating costs – e.g electricity, consumables, staffing ○ maintenance – labour, parts, consumables cleaning/replacement ○ asset life/durability – frequency of replacement/renewal of components or entire asset. • Ensure alternative network outcomes are investigated for trunk assets incorporating the existing demands and the location, timing and intensity of the future urban environment; • Investigate staged delivery of infrastructure in line with growth in demands to minimise where possible the overall cash flow position; • Reuse effluent where possible to including appropriate treatment; • Implement a comprehensive asset management system to ensure the system is reliable and robust minimising the breakdown of active assets (e.g pump station failures) and adverse environmental incidents (overflow, odour etc) 		
<p>Maintain Public Health and Sustainable Environmental Quality</p>	<ul style="list-style-type: none"> • Plan the network so that wastewater is provided to each premises within the urban area to ensure sewage is collected and treated offsite; • Ensure infiltration and inflow in the wastewater collection and transportation system remains within industry acceptable limits (compliance with Environmental licences, IEMS and associated EMPs). • Plan to meet Eligibility criteria and standard conditions for sewage treatment works (ERA63) 		<ul style="list-style-type: none"> • Improved community health • Reduced environmental impacts • Ensures environmental controls maintained

4.4.3 Stormwater network

Table 4.4.3.1 – Desired Standards of Service – Stormwater

Desired Goal	Planning Standard	Design & Construction Standard	Community Outcome
<p>Stormwater is managed to ensure impacts from stormwater are minimised</p>	<ul style="list-style-type: none"> • Design the stormwater network to comply with council’s adopted standards identified in the planning scheme, which generally accord with the Queensland Urban Drainage Manual 	<p>Design and construction standards for the stormwater network are managed under the following guidelines, policies, codes and standards</p> <ul style="list-style-type: none"> • Plans for Trunk Infrastructure – Stormwater • Queensland Urban Drainage Manual 2017 and Council specific Appendix to QUDM. • Planning Scheme Policy 1 – Design and Construction Standards 	<ul style="list-style-type: none"> • Protects life and minimises nuisance or inundation of habitable rooms • Reduces the chance of damage to property and assets and the risk associated with flooding • Free and safe drainage of urban areas
<p>Stormwater is managed to ensure impacts on neighbouring properties are minimised</p>	<ul style="list-style-type: none"> • Use of onsite infrastructure to minimise the impact on trunk infrastructure where appropriate • Implement on-site detention and/or retention facilities, where required, to reduce the impact of storm events for the full range of Annual Exceedance Probability (AEP) events (100% AEP to 1% AEP) from developments, taking into account: <ul style="list-style-type: none"> ○ safety and risk ○ Design detention basins to prevent peak flow levels from the development site for all flood events (100% AEP to 1% AEP) creating a nuisance to downstream properties. • Design Detention Basins in the same catchment to ensure that the coincident peak discharge at downstream control points is not increased • Any filling work must not create a nuisance to neighbouring land through increased flood depth or velocities • Provide underground and surface drains of adequate capacity to ensure that stormwater is safely conveyed to a discharge point that is acceptable to Council. 		<ul style="list-style-type: none"> • Reduces the cumulative impact from existing and future developments due to the changes in the stormwater regime • Reduces the need to increase the size of waterway corridors and underground drainage • Increases active and passive recreation opportunities • Minimises the impact on the environmental values of downstream waterway corridors by maintaining predevelopment flows and velocities • Reduces downstream sedimentation by slowing flow velocities • Negative impacts on surrounding and downstream properties is minimised • Council resources are not expended in remedial works required as a result of inadequate management of stormwater

Desired Goal	Planning Standard	Design & Construction Standard	Community Outcome
<p>Stormwater discharge from urban environments does not adversely affect waterways and aquatic ecosystems</p>	<ul style="list-style-type: none"> • Safely collect and convey stormwater flows for existing and future urban land use, while maintaining or improving the quality of runoff • The water quality of catchments and waterways is managed to protect and enhance environmental values and pose no health risk to the community • Outlets from urban stormwater infrastructure are designed to adequately protect the receiving waterways from erosion, sediment discharge and other pollutants. 		<ul style="list-style-type: none"> • Reduce the impact of development on the ecological health and water quality within waterway corridor • Maintain or improve water quality and ecological health

4.4.4 Transport network

Table 4.4.4.1 – Desired Standards of Service – Transport

Desired Goal	Planning Standard	Design & Construction Standard	Community Outcome
<p>Provide a safe and efficient transport system</p>	<p>Road Network</p> <ul style="list-style-type: none"> • The existing and future role and function of the road network is defined by a functional road hierarchy for the Region which supports the urban and rural activities that underpin economic development and minimise amenity impacts. • Site master planning and lot and road configuration to be undertaken in accordance with the South Burnett Regional Council Planning Scheme – Reconfiguring of a Lot code • Road network planning to be undertaken in accordance with: <ul style="list-style-type: none"> ○ Planning Scheme Policy 1 – Design and Construction Standards <p>Pedestrian and Cycle Network</p> <ul style="list-style-type: none"> • A safe, efficient and attractive pedestrian and cycle movement network is established for the Region • Lot reconfiguration layouts in urban areas provide for a highly connected and permeable path network between home and key activity nodes. 	<p>Design and construction standards for the transport network are managed under the following guidelines, policies, codes and standards</p> <ul style="list-style-type: none"> • Plans for Trunk Infrastructure – Transport • Planning Scheme Policy 1 – Design and Construction Standards • Austroads guidelines • Department of Transport and Main Roads – Road Planning and Design Manual • Australian Standards • Queensland Streets • Standard Drawings – Institute of Public Works Engineering Australia • Standard Drawings – South Burnett Regional Council Planning Scheme 	<p>Road Network</p> <ul style="list-style-type: none"> • The road hierarchy supports the preferred settlement patterns as well as the expected growth and development of the Region • Supports commercial and economic activities, and freight movement • A functional, safe and efficient transport network is established • Transport infrastructure is provided in an integrated and timely manner • Maintains reliability of connectivity • Infrastructure meets recognised standards <p>Pedestrian and Cycle Network</p> <ul style="list-style-type: none"> • Promotes active transport opportunities • Improves connectivity in the Region • Active transport infrastructure is provided in an integrated and timely manner • Infrastructure meets recognised standards

Desired Goal	Planning Standard	Design & Construction Standard	Community Outcome
Consider Whole of Lifecycle Cost	<ul style="list-style-type: none"> • Planning ensures road widths, cross sections and pavements are adequate for the design traffic, vehicular types and traffic volumes. Manage capital and operational costs to improve the overall standard of the road network ; • Road alignments should be determined to - manage the need for structures to accommodate watercourses and other natural features where possible; • Traffic control devices are selected to ensure their operation meets the required management outcome but also the operation of the device is within the technical capability of Council to manage. • Embellishment on the road reserve including control devices and amenity improvements have high durability and are appropriate located. • Application of standards and guidelines to achieve road design outcomes are consistent but at the same time fit for purpose in any given location. 		<ul style="list-style-type: none"> • Reduces maintenance and whole of life costs • Reduce replacement costs • Maximise life of system • Provide roads that are durable and fit for purpose

4.4.5 Public parks and land for community facilities network

Table 4.4.5.1 – Desired Standards of Service – Public Parks and Land for Community Facilities

Planning Standard	Community Outcome
Provide a connected and accessible network of parks, open space, and community facilities that meets the needs of Councils residents and visitors.	<ul style="list-style-type: none"> • Provides opportunities for access and increased usage of open space, recreational and community facilities. • Provides for an appropriate balance of land uses and ensures high levels of amenity in the urban form. • Provides a basis for a healthy and active community.
Ensure strong linkages and where possible co-location of existing and future parks, open space and community facilities.	<ul style="list-style-type: none"> • Ensures utilisation of existing and future assets while maintaining maximum access. • Makes economically efficient use of land owned by the Community.
Provide a preferred level of development or embellishments to public parks, commensurate with the range of activities envisaged.	<ul style="list-style-type: none"> • Provides safe open space embellishments that meet the needs of the community by providing a range of facilities for social activities and/or fitness/recreational pursuits. • Ensures activities are met and contained within designated areas - reducing potential off-site impacts to other more sensitive areas in the region. • Maximises the use of the land and provides the basis for a healthy community.
Ensure that existing and future parks, open space and community facilities with significant natural environmental, waterway or cultural heritage value are managed appropriately.	<ul style="list-style-type: none"> • Protects and enhances items of cultural interest in the Local government for the benefit of current and future communities in the area. • Provides a basis for tourism opportunities. • Protection of the natural landscape ensures maintenance of quality of air, water and land resources reducing negative impacts requiring amelioration.
Design Standard	Community Outcome
Public parks and land for community facilities areas are provided in accordance with standard of provision (minimum park size) defined in Council's Public Parks and Land for Community Facilities design criteria, and where identified in accordance with the Plans for Trunk Infrastructure – Public Parks and Land for Community Facilities.	<ul style="list-style-type: none"> • Provides a standard of service consistent with community expectations. • Land and facilities are developed to optimise layout and use. • Facilities are provided in close proximity to the residents of the Local government and provide for a range of active and passive pursuits.
Access to public parks and land for community facilities are to be in accordance with Council's Public Parks and Land for Community Facilities design criteria.	<ul style="list-style-type: none"> • Provides community access to a range of park, open space and community facilities.
Land characteristics including shape, road frontage and gradient are in accordance with the desired land characteristics defined in Council's Public parks and land for community facilities design criteria.	<ul style="list-style-type: none"> • Topography does not reduce or interfere with amenity and recreation use.
Flood immunity for public parks and land for community facilities are achieved in accordance with Council's Public Parks and Land for Community Facilities design criteria.	<ul style="list-style-type: none"> • Ensure adequate provision of safe, accessible and usable facilities.
Public park embellishments are provided in accordance with: <ul style="list-style-type: none"> • the type and purpose of public park as identified below; • Plans for Trunk Infrastructure – Public Parks and Land for Community Facilities. 	<ul style="list-style-type: none"> • Provides a range of park types that are suitability embellished to meeting their purpose within the park hierarchy.

Public parks and land for community facilities design criteria are categorised under four broad measures:

- provision rate of land per head of population (table 4.4.5.2)
- ideal accessibility to open space (table 4.4.5.3)
- land characteristics (table 4.4.5.4)
- typical embellishments for recreation and sport parks (table 4.4.5.5).

Table 4.4.5.2 – Rate of land provision

Open space type	Provision rate (ha/1000 people)		
	Local	Town	Regional
Recreation park	0.5	1.2	0.6
Sports park	0.5	0.7	n/a

Table 4.4.5.3 – Accessibility provisions

Infrastructure type	Local	Town	Regional
Recreation parks	1 km	3 km in urban areas	Local government area
Sports parks	Located in, or on the edge, of urban areas. Higher scale and specialised sport facilities service the whole region and users travel significant distances.		
Land for community facilities	Local government area		

Usable open space is land that is easily accessible with no obstructions from the road or footpath and meets all other DSS requirements. Any bushland, heavy vegetation, stormwater swales and/or waterways (creeks) located within the park are complementary natural assets, not usable open space.

Table 4.4.5.4 – Minimum characteristics of each park

Characteristic	Recreation parks			Sports parks	
	Local	Town	Regional	Local	Town
Minimum size of open space	0.5 ha of usable space	2 ha of usable space	6 ha of usable space	Minimum 3 ha	Minimum of 6 ha
Shape of land	Preferred shape for a park is square or rectangular with the sides no greater than 2:1 ratio			To maximise the area available for playing fields, a square or rectangular shape is considered most efficient. Fields and courts to be as close to north-south configuration as possible.	
Minimum desired flood immunity for parks	At least 25% of total area above Q50 with main activity areas above Q100	At least 25% of total area above Q50 with main activity areas above Q100	At least 50% of total area above Q50 with main activity areas above Q100 and free of hazards	Free of hazards. 90% of land above Q20. Fields/courts above Q50. Facilities above Q100.	Free of hazards. 90% of land above Q20. Fields/courts above Q50. Built facilities above Q100.
Maximum desired grade	Average grade of 1:10 for 80% of the usable open space. To facilitate wheelchair access to parks, areas with a grade of 1:33 will also be provided where possible. Variable topography is satisfactory for the remaining area.		Average grade of 1:20 for main use areas, 1:50 for kick about area, and variable topography for remainder	Minimum grade of 1:50 for all playing surfaces, self-draining	Laser levelling to a maximum gradient of playing surface 1:100
Road frontage and visibility	Approximately 50% of the park perimeter to have direct road frontage (preferable)			Approximately 50% of the park perimeter to have direct road frontage (preferable)	
Linkage	Links to existing open space (preferable)			Sports parks are clustered (preferable)	
Vegetation	Fertile soil of at least 75-100mm, fully grassed				

Table 4.4.5.4 – Typical embellishments for recreation and sport parks

Park element	Local recreation park	Town recreation park	Regional recreation park	Local sports park	Town sports park
Recreation activity areas	•	•	•	•	•
Playground	•	•	•		•
Services	•	•	•	•	•
Lighting	•	•	•	•	•
Internal pathways	•	•	•	•	•
Bicycle racks	•	•	•	•	•
Shade structures	•	•	•	•	•
Tap/bubbler	•	•	•	•	•
Bench seating	•	•	•	•	•
Electric BBQ		•	•		
Picnic shelters	•	•	•		
Bins	•	•	•		
Toilets		•	•		•
Internal road			•	•	•
Car parking		•	•	•	•
Clubhouse				•	•
Spectator seating				•	•
Fencing / bollards, lock rail	•	•	•	•	•
Landscaping	•	•	•	•	•
Irrigation	•	•	•	•	•
Field/court lighting				•	•
Courts / fields				•	•
Goal posts / line marking				•	•

4.5 Plans for trunk infrastructure

The plans for trunk infrastructure identify the trunk infrastructure networks intended to service the existing and assumed future urban development at the desired standard of service.

4.5.1 Plans for trunk infrastructure maps

- (1) The existing and future trunk infrastructure networks are identified on the following maps in schedule 3 – Local government infrastructure plan mapping and tables:
 - a. Local Government Infrastructure Plan Map LGIP-WS—Plan for trunk water supply infrastructure
 - b. Local Government Infrastructure Plan Map LGIP-SEW—Plan for trunk wastewater infrastructure
 - c. Local Government Infrastructure Plan Map LGIP-SW—Plan for trunk stormwater infrastructure
 - d. Local Government Infrastructure Plan Map LGIP-TR—Plan for trunk transport infrastructure
 - e. Local Government Infrastructure Plan Map LGIP-PLCF— Plan for trunk parks and land for community facilities infrastructure
- (2) The state infrastructure forming part of transport trunk infrastructure network has been identified using information provided by the relevant state infrastructure supplier.

4.5.2 Schedules of works

- (1) Details relating to the existing and future trunk infrastructure networks are identified in the electronic Excel schedule of works model, which can be viewed here: <http://www.southburnett.qld.gov.au/>
- (2) The future trunk infrastructure, derived from the SOW model, is summarised in the following tables in schedule 3 – Local government infrastructure plan mapping and tables:
 - a. for the water supply network, Table SC3.2.1
 - b. for the wastewater network, Table SC3.2.2
 - c. for the stormwater network, Table SC3.2.3
 - d. for the transport network, Table SC3.2.4
 - e. for the parks and land for community facilities network, Table SC3.2.5

Editor's note – Extrinsic material

The table below identifies the documents that assist in the interpretation of the local government infrastructure plan and are extrinsic material under the *Statutory Instruments Act 1992*.

List of extrinsic material

Column 1 Title of document	Column 2 Date	Column 3 Author
Extrinsic Material to the LGIP	November 2018	Integran Pty Ltd

Part 5 Tables of assessment

5.1 Preliminary

The tables in this part identify the category of development, and the category of assessment and assessment benchmarks for assessable development in the planning scheme area.

5.2 Reading the tables

The tables identify the following:

- 1) The category of development:
 - (a) prohibited;
 - (b) accepted, including accepted with requirements; and
 - (c) assessable development – code or impact assessment.
- 2) the category of assessment – code or impact – for assessable development in:
 - (a) a zone and, where used, a precinct of a zone;
 - (b) an overlay.
- 3) the assessment benchmarks for assessable development, including:
 - (a) whether a zone code or specific provisions in the zone code apply (shown in the ‘assessment benchmarks’ column);
 - (b) if there is an overlay:
 - (i) whether an overlay code applies (shown in the table in section 5.9); or
 - (ii) whether the assessment benchmarks as shown on the overlay map (noted in the “assessment benchmarks” column) applies;
 - (c) any other applicable code(s) (shown in the “assessment benchmarks” column).
- 4) any variation to the category of assessment (shown as an “if” in the “category of assessment” column) that applies to the development.

Note—development will only be taken to be prohibited development under the planning scheme if it is identified as prohibited development in schedule 10 of the Regulation.

Editor’s note—Examples of matters that can vary the category of assessment are gross floor area, height, numbers of people or precinct provisions.

5.3 Categories of development and assessment

5.3.1 Process for determining the category of development and the category of assessment for assessable development

The process for determining a category of development and category of assessment is:

- (1) for a material change of use, establish the use by reference to the use definitions in Schedule 1;
- (2) for all development, identify the following:
 - (a) the zone or zone precinct that applies to the premises, by reference to the zone map in Schedule 2;
 - (b) if an overlay applies to the premises, by reference to the overlay map in Schedule 2.
- (3) determine if the development is accepted development under schedule 6 of the Regulation.

Editor’s note—Schedule 6 of the Regulation prescribes development that a planning scheme cannot state is assessable development where the matters identified in the schedule are met.

- (4) determine if the development is assessable development under schedule 10 of the Regulation and Section 5.4 Regulated categories of development and categories of assessment prescribed by the Regulation.
- (5) if the development is not development prescribed under Schedule 6 of the Act or listed in the tables in Section 5.4 Regulated categories of development and categories of assessment prescribed by the Regulation, determine the initial category of assessment by reference to the tables in:
 - (a) section 5.5 Categories of assessment—Material change of use
 - (b) section 5.6 Categories of assessment—Reconfiguring a lot
 - (c) section 5.7 Categories of assessment—Building work
 - (d) section 5.8 Categories of assessment—Operational work
- (6) a precinct of a zone may change the categories of development or assessment and this will be shown in the “category of assessment” column of the tables in sections 5.5, 5.6, 5.7 and 5.8; if an overlay applies refer to section 5.9 Category of development and assessment—Overlays, to determine if the overlay further changes the category of development or assessment.

5.3.2 Determining the category of development and category of assessment

- (1) A material change of use is assessable development requiring impact assessment:
 - (a) unless the table of assessment states otherwise
 - (b) if a use is not listed or defined
 - (c) unless otherwise prescribed in the Act or the Regulation.
- (2) Reconfiguring a lot is assessable development requiring code assessment unless the tables of assessment state otherwise or unless otherwise prescribed within the Act or the Regulation.
- (3) Building work and operational work are accepted development, unless the tables of assessment state otherwise or unless otherwise prescribed within the Act or the Regulation.
- (4) Where an aspect of development is proposed on premises included in more than one zone or overlay, the category of development or assessment is the highest category under each of the applicable zones or overlays.
- (5) Where development is proposed on premises partly affected by an overlay, the category of development or assessment for the overlay only relates to the part of the premises affected by the overlay.
- (6) For the purposes of Schedule 6, Part 2 Material change of use, Section 2 (2)(d)(i) or (ii) of the Regulation, an overlay does not apply to the premises if the development meets the acceptable outcomes that form the requirements for accepted development in the relevant overlay code.
- (7) If development is identified as having a different category of development or assessment under a zone than under a local plan or an overlay, the highest category of development or assessment applies as follows:
 - (a) accepted development subject to requirements prevails over accepted development;
 - (b) code assessment prevails over accepted development where subject to requirements and accepted development;
 - (c) impact assessment prevails over code assessment, accepted development where subject to requirements and accepted development.
- (8) Despite sub-section 5.3.2(4) and (7) above, a category of assessment in a local plan overrides a category of assessment in a zone and a category of assessment in an overlay overrides a category of assessment in zone or local plan.
- (9) The category of development prescribed under schedule 6 of the Regulation overrides all other categories of development or assessment for that development under the planning scheme to the extent of any inconsistency.

Editor's note—Schedule 7 of the Regulation also identifies development that the state categorises as accepted development. Some development in the schedule may still be made assessable under the planning scheme.

- (10) Despite all of the above, if development is listed as prohibited development under Schedule 10 of the Regulation, a development application cannot be made.

Note—Development is to be taken to be prohibited development under the planning scheme only if it is identified in Schedule 10 of the Regulation.

5.3.3 Determining the requirements for accepted development and assessment benchmarks and other matters for assessable development

- (1) Accepted development does not require a development approval and is not subject to assessment benchmarks. However, certain requirements may apply to some types of development for it to be accepted development. Where nominated in the tables of assessment, accepted development must comply with the requirements identified as acceptable outcomes in the relevant parts of the applicable code(s) as identified in the relevant column.

- (2) Accepted development that does not comply with one or more of the nominated acceptable outcomes in the relevant parts of the applicable code(s) becomes code assessable development, unless otherwise specified.
- (3) The following rules apply in determining assessment benchmarks for each category of development and assessment.
- (4) Code assessable development:
 - (a) is to be assessed against all the assessment benchmarks identified in the assessment benchmarks column;
 - (b) that occurs as a result of development becoming code assessable pursuant to sub-section 5.3.3(2), must:
 - (i) be assessed against the assessment benchmarks for the development application, limited to the subject matter of the required acceptable outcomes that were not complied with or were not capable of being complied with under sub-section 5.3.3(2) (that is, the performance outcome(s) (corresponding to the relevant acceptable outcomes)).
 - (ii) comply with all required acceptable outcomes identified in sub-section 5.3.3(1), other than those mentioned in sub-section 5.3.3(2).
 - (c) that complies with:
 - (i) the purpose and overall outcomes of the code complies with the code;
 - (ii) the performance or acceptable outcomes complies with the purpose and overall outcomes of the code;
 - (d) is to be assessed against any assessment benchmarks for the development identified in section 26 of the Regulation.

Editor's note—Section 27 of the Regulation also identifies the matters that code assessment must have regard to.

- (5) Impact assessable development
 - (a) is to be assessed against the identified assessment benchmarks in the assessment benchmarks column (where relevant);
 - (b) assessment is to have regard to the whole of the planning scheme, to the extent relevant;
 - (c) is to be assessed against any assessment benchmarks for the development identified in section 30 of the Regulation.

Note—the first row of each table of assessment is to be checked to confirm if there are assessment benchmarks that commonly apply to general scenarios in the zone or overlay.

Editor's note—Section 31 of the Regulation identifies the matters that impact assessment must have regard to.

5.4 Regulated categories of development and categories of assessment prescribed by the Regulation

Editor's note—The following schedules of the Regulation are relevant to the South Burnett Regional Council Planning Scheme:

- Schedule 6, Part 2, 6 of the Regulation – Material change of use for community residence
- Schedule 12 of the Regulation – Particular reconfiguring a lot requirement code assessment;
- Schedule 13 of the Regulation – Requirements for cropping involving forestry for wood production.

5.5 Categories of development and assessment—Material change of use

The following tables identify the categories of development and assessment for development in a zone for making a material change of use.

Table 5.5.1—Low density residential zone

Use	Categories of development assessment	Requirements for accepted development and assessment benchmarks		
All Uses	<p>Accepted development If a temporary use in Table 1.7.1 – Temporary uses</p> <p>Note – This accepted development category of development prevails over all other categories of development and assessment.</p>			
Dwelling house	<p>Accepted development If not including a secondary dwelling; and If not on a lot less than 400m²; and If not in the Bunya Mountains Precinct</p> <p>Note—Where an overlay applies, a dwelling house may become assessable development. Refer to section 5.9</p> <p>Accepted development subject to requirements</p> <table border="1" data-bbox="624 734 1311 1070"> <tr> <td data-bbox="624 734 967 1070"> If: <ul style="list-style-type: none"> • Not accepted development; and • Complying with the assessment benchmarks <p>Note—For the purposes of Schedule 6, item 2 of the of the Regulation, what is referred to as the Bunya Mountains Precinct is a mapped overlay.</p> </td> <td data-bbox="967 734 1311 1070"> Low density residential zone code Section 4 & 6 acceptable outcomes, and If in the Bunya Mountains Precinct, Section 5, acceptable outcomes </td> </tr> </table> <p>Code assessment If not accepted development or accepted development subject to requirements</p>		If: <ul style="list-style-type: none"> • Not accepted development; and • Complying with the assessment benchmarks <p>Note—For the purposes of Schedule 6, item 2 of the of the Regulation, what is referred to as the Bunya Mountains Precinct is a mapped overlay.</p>	Low density residential zone code Section 4 & 6 acceptable outcomes, and If in the Bunya Mountains Precinct, Section 5, acceptable outcomes
If: <ul style="list-style-type: none"> • Not accepted development; and • Complying with the assessment benchmarks <p>Note—For the purposes of Schedule 6, item 2 of the of the Regulation, what is referred to as the Bunya Mountains Precinct is a mapped overlay.</p>	Low density residential zone code Section 4 & 6 acceptable outcomes, and If in the Bunya Mountains Precinct, Section 5, acceptable outcomes			
Dual occupancy	<p>Code assessment</p> <table border="1" data-bbox="624 1211 1311 1720"> <tr> <td data-bbox="624 1211 967 1720"> If: <ul style="list-style-type: none"> (a) not in the Bunya Mountains Precinct; and (b) on: <ul style="list-style-type: none"> (i) a corner lot greater than 1,000m²; or (ii) a lot 800m² or greater and: <ul style="list-style-type: none"> (A) the dual occupancy is on a single title; (B) one dwelling is no more than 70m² (C) a single shared road access is provided </td> <td data-bbox="967 1211 1311 1720"> Low density residential zone code Services and works code </td> </tr> </table>		If: <ul style="list-style-type: none"> (a) not in the Bunya Mountains Precinct; and (b) on: <ul style="list-style-type: none"> (i) a corner lot greater than 1,000m²; or (ii) a lot 800m² or greater and: <ul style="list-style-type: none"> (A) the dual occupancy is on a single title; (B) one dwelling is no more than 70m² (C) a single shared road access is provided 	Low density residential zone code Services and works code
If: <ul style="list-style-type: none"> (a) not in the Bunya Mountains Precinct; and (b) on: <ul style="list-style-type: none"> (i) a corner lot greater than 1,000m²; or (ii) a lot 800m² or greater and: <ul style="list-style-type: none"> (A) the dual occupancy is on a single title; (B) one dwelling is no more than 70m² (C) a single shared road access is provided 	Low density residential zone code Services and works code			
Home-based business	<p>Accepted development subject to requirements If complying with the stated requirements.</p>			

		outcomes
	Code assessment	
	If not accepted development subject to requirements	Low density residential zone code
Park	Accepted development	
	.	
Sales office	Accepted development	
Short term accommodation	Code assessment	
	If the reuse of an existing dwelling. Editor's note—"Dwelling" is a defined term in Schedule 1.2.	Low density residential zone code Services and works code
Utility installation	Accepted development	
	If not a waste management facility or sewage treatment plant.	
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the requirements stated in the "Categories of development and assessment" column. Any other undefined use.		The planning scheme

Table 5.5.2—Medium density residential zone

Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
All Uses	Accepted development	
	If a temporary use in Table 1.7.1 – Temporary uses	
	Note – This accepted development category of development prevails over all other categories of development and assessment.	
Caretaker's accommodation	Accepted development subject to requirements	
	If complying with the stated requirements	Medium density residential zone code Section 3 acceptable outcomes
	Code assessment	
	If not accepted development subject to requirements	Medium density residential zone code
Dwelling house	Accepted development	
	If not including a secondary dwelling, and If not on a lot less than 400m ² .	
	Note—Where an overlay applies, a dwelling house may become assessable development. Refer to section 5.9	
	Accepted development subject to requirements	

Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
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	<p>If:</p> <ul style="list-style-type: none"> • Not accepted development; and • Complying with the assessment benchmarks 	Medium density residential zone code: Sections 5 & 6 acceptable outcomes
	Code assessment	
	If not accepted development or accepted development subject to requirements	Medium density residential zone code
Dual occupancy	Code assessment	
	All	Medium density residential zone code Services and works code
Health Care Services	Code assessment	
	<p>If land fronts the following road sections –</p> <ul style="list-style-type: none"> ▪ Haly Street between the stormwater drain between Belle and William Streets to the railway crossing ▪ Avoca Street between William Street and Kingaroy Street ▪ Bunya Highway within 240m of Avoca Street 	Medium density residential zone code
Home-based business	Accepted development subject to requirements	
	If complying with the stated requirements.	Medium density residential zone code: Section 2 , acceptable outcomes
	Code assessment	
	If not accepted development subject to requirements	Medium density residential zone code
Multiple dwelling	Code assessment	
	All	Medium density residential zone code Services and Works Code
Office	Code assessment	
	<p>If land fronts the following road sections:</p> <ul style="list-style-type: none"> ▪ Haly Street between the stormwater drain between Belle and William Streets to the railway crossing ▪ Avoca Street between William Street and Kingaroy Street ▪ Bunya Highway within 240m of Avoca Street 	Medium density residential zone code
Park	Accepted development	
	All	
Residential Care Facility	Code assessment	
	All	Medium density residential zone code
Retirement Facility	Code assessment	

Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
	All	Medium density residential zone code
Rooming Accommodation	Code assessment	
	All	Medium density residential zone code
Sales office	Accepted development	
	All	
Short term accommodation	Code assessment	
	If the reuse of an existing dwelling. Editor's note—"Dwelling" is a defined term in Schedule 1.2.	Medium density residential zone code Services and Works Code
Utility Installation	Accepted development	
	If not a waste management facility or sewage treatment plant	
Impact assessment		
Any other use not listed in this table. Any other undefined use.		The planning scheme

Table 5.5.3—Principal centre zone

Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
All Uses	Accepted development	
	If a temporary use in Table 1.7.1 – Temporary uses Note – This accepted development category of development prevails over all other categories of development and assessment.	
Child Care	Code assessable	
	If located in the PC2 Private Hospital Precinct	Principle centre zone code Services and works code
Community use	Accepted development	
	All	
Dwelling unit	Code assessable	
	All	Principle centre zone code Services and works code
Food and drink outlet	Accepted development	
	If (a) in an existing building; (b) involving minor building work only; and (c) not involving a reduction in the number of car parking spaces	
	Accepted development subject to requirements	
	If: ▪ not accepted development; and ▪ in the Retail core precinct; and ▪ complying with the stated requirements	Principal centre zone code: Section 1, acceptable outcomes Services and works code
	Code assessment	

	If not accepted development or accepted subject to requirements.	Principal centre zone code Services and works code
Garden Centre	Accepted development	
	If: (a) in an existing building; (b) involving minor building work only; (c) not involving a reduction in the number of car parking spaces.	
	Accepted development subject to requirements	
	If: (a) not accepted development; (b) occupying less than 1,000m ² if in the Retail core precinct; and (c) complying with the stated requirements. (d)	Principal centre zone code: Section 1, acceptable outcomes Services and works code
	Code assessment	
	If not accepted development ▪ or accepted development subject to requirements.	Principal centre zone code Services and works code

Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
	▪	
Hardware & trade supplies	Accepted development	
	If in an existing building less than 300m ² gross floorarea	
	Accepted development subject to requirements	
	If: (a) not accepted development; (b) less than 300m ² gross floor area if in the Retail core precinct; and (c) complying with the stated requirements.	Principal centre zone code: Section 1, acceptable outcomes Services and works code
	Code assessment	

	If not accepted development or accepted development subject to requirements	Principal centre zone code Services and works code
Health care services	Accepted development	
	If (a) in an existing building; (b) Involving minor building work only; and (c) not involving a reduction in the number of car parking spaces.	
	Accepted development subject to requirements	
	If: (a) not accepted development; and (b) in the Retail core precinct; and (c) complying with the stated requirements.	Principal centre zone code: Section 1, acceptable outcomes Services and works code
	Code assessment	
	If not accepted development or accepted development subject to requirements	Principal centre zone code Services and works code
Hospital	Code assessment	
	If located in the PC2 Private Hospital Precinct	Principal centre zone code Services and works code
Hotel	Accepted development subject to requirements	
	If: ▪ in the Retail core precinct; and ▪ complying with the stated requirements	Principal centre zone code: Section 1, acceptable outcomes Services and works code
	Code assessment	
Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
	If: ▪ not accepted subject to requirements; and ▪ in the Retail core precinct.	Principal centre zone code Services and works code
Indoor sport and recreation	Accepted development	
	(a) If in an existing building (b) involving minor building work only; (c) not involving a reduction in the number of car parking	

	spaces.	
	Code assessment	
	If	Principal centre zone code
	▪ not accepted development	Services and works code
Market	Accepted development	
	All	
Multiple dwelling	Accepted development subject to requirements	
	If:	Principal centre zone code:
	▪ above ground floor; and	Section 1, acceptable
	▪ complying with the stated requirements	outcomes
		Services and works code
	Code assessment	
	If:	Principal centre zone code
	▪ above ground floor; and	Services and works code
	▪ not accepted development subject to requirements.	
Office	Accepted development	
	If:	
	(a) in an existing building;	
	(b) involving minor building work only;	
	(c) not involving a reduction in the number of car parking spaces.	
	Accepted development subject to requirements	
	If:	Principal centre zone code:
	(a) not accepted development; and	Section 1, acceptable
	(b) in the Retail core precinct; and	outcomes
	(c) complying with the assessment benchmarks	Services and works code
	Code assessment	
	If	Principal centre zone code
	not accepted development or	Services and works code
	accepted development subject to requirements	
Park	Accepted development	
	All	
Residential Care Facility Retirement Facility	Code assessment	
	If located in the PC2 Private Hospital Precinct	Principal centre zone code
		Services and works code
Sales office	Accepted development	
	If in an existing building	
	Accepted development subject to requirements	
	If:	Principal centre zone code:
	▪ not accepted development; and	Section 1, acceptable
	▪ in the Retail core precinct; and	outcomes
	▪ complying with the stated requirements	Services and works code
	Code assessment	

	If: <ul style="list-style-type: none"> ▪ not accepted development or accepted development subject to requirements; and ▪ in the Retail core precinct 	Principal centre zone code Services and works code
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Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks	
Service industry	Accepted development		
	If: <ul style="list-style-type: none"> (a) in an existing building (b) involving minor building work only; (c) not involving a reduction in the number of car parking spaces. 		
	Accepted development subject to requirements		
	If: <ul style="list-style-type: none"> ▪ not accepted development; and ▪ not in the Retail core precinct; and ▪ complying with the stated requirements. 	Principal centre zone code: Section 1, acceptable outcomes Services and works code	
Shop	Code assessment		
	If not accepted development or accepted development subject to requirements		Principal centre zone code Services and works code
	Accepted development		
	If <ul style="list-style-type: none"> (a) in an existing building (b) involving minor building work only; (c) not involving a reduction in the number of car parking spaces. 		
	Accepted development subject to requirements		
	If: <ul style="list-style-type: none"> ▪ not accepted development; and ▪ in the Retail Core; and ▪ complying with the assessment benchmarks 	Principal centre zone code – Section 1 acceptable outcomes Services and works code	
	Code assessment		
	If not accepted development or accepted development subject to requirements		Principal centre zone code Services and works code

Shopping centre	Accepted development	
	If in an existing building up to 300m ² gross floorarea	
	Accepted development subject to requirements	
	If: <ul style="list-style-type: none"> ▪ not accepted development; and ▪ in the Retail Core; and ▪ complying with the stated requirements. 	Principal centre zone code: Section 1, acceptable outcomes Services and works code
Code assessment		
If not accepted development or accepted development subject to requirements.	Principal centre zone code Services and works code	

Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
Short term accommodation	Code assessment If the reuse of an existing dwelling. Editor's note—"Dwelling" is a defined term in Schedule 1.2.	Principal centre zone code Services and works code
Showroom	Accepted development	
	If in an existing building up to 300m ² gross floorarea	
	Accepted development subject to requirements	
	If: <ul style="list-style-type: none"> (a) not accepted development; (b) less than 750m² gross floor area; and (c) complying with the stated requirements 	Principal centre zone code: Section 1, acceptable outcomes Services and works code
Code assessment		
If: <ul style="list-style-type: none"> ▪ not in the Retail core precinct and more than 750m² gross floor area; OR <ul style="list-style-type: none"> ▪ not accepted development or accepted development subject to requirements; ▪ 	Principal centre zone code Services and works code	
Substation	Code assessment All	Principal centre zone code Services and works code

Theatre	Accepted development subject to requirements	
	All	Principal centre zone code: Section 1, acceptable outcomes Services and works code
Utility installation	Accepted development	
	If not a waste management facility or sewage treatment plant	
Veterinary service	Accepted development	
	If (a) in an existing building; (b) involving minor building work only; (c) not involving a reduction in the number of car parking spaces.	
	Accepted development subject to requirements	
	If: (a) If not accepted development; and (b) complying with the stated requirements	Principal centre zone code: Section 1, acceptable outcomes Services and works code
Code assessment		
If not accepted development or accepted development subject to requirements.	Principal centre zone code Services and works code	
Impact Assessment		
Any other use not listed in this table. Any other undefined use.		The planning scheme

Table 5.5.4—Local centre zone

Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
All Uses	Accepted development	
	If a temporary use in Table 1.7.1 – Temporary uses Note – This accepted development category of development prevails over all other categories of development and assessment.	
Community use	Accepted development	
	All	
Dwelling unit	Code assessable	
		Local centre zone code Services and works code
Food and drink outlet	Accepted development	
	If: (a) in an existing building; (b) involving minor building work only; (c) not involving a reduction in the number of car parking spaces.	
	Accepted development subject to requirements	
	If: (a) not accepted development; and (b) complying with the stated requirements	Local centre zone code Services and works code
Code assessment		

Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
	If: <ul style="list-style-type: none"> ▪ not accepted development; ▪ not accepted development subject to requirements 	Local centre zone code Services and works code
Garden centre	Accepted development subject to requirements	
	If: <ul style="list-style-type: none"> (a) occupying less than 1,000m²; and (b) complying with the stated requirements 	Local centre zone code Services and works code
	Code assessment	
Hardware & trade supplies	Accepted development	
	If in an existing building up to 300m ² gross floorarea	
	Accepted development subject to requirements	
	If: <ul style="list-style-type: none"> (a) not accepted development; and (b) complying with the stated requirements 	Local centre zone code Services and works code
Health care service	Accepted development	
	If in an existing building; involving minor building work only; not involving a reduction the number of car parking.	
	Accepted development subject to requirements	
	If: <ul style="list-style-type: none"> ▪ not accepted development; and ▪ not complying with the assessment benchmarks 	Local centre zone code Services and works code
Hotel	Accepted development subject to requirements	

	If: <ul style="list-style-type: none"> ▪ in the Blackbutt, Bunya Mountains, Murgon, Nanango or Wondai town centres; and ▪ complying with the stated requirements 	Local centre zone code Services and works code
	Code assessment	
	If: <ul style="list-style-type: none"> ▪ in the Blackbutt, Bunya Mountains, Murgon, Nanango or Wondai town centres; and ▪ not complying with the stated requirements 	Local centre zone code Services and works code
Theatre	Accepted development subject to requirements	
		Local centre zone code Services and works code
Market	Accepted development	

Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
	All	
Multiple dwelling	Accepted development subject to requirements	
	If: <ul style="list-style-type: none"> ▪ above ground floor; and ▪ complying with the stated requirements 	Local centre zone code Services and works code
	Code assessment	
Office	If: <ul style="list-style-type: none"> ▪ above ground floor; and ▪ not complying with the stated requirements 	Local centre zone code Services and works code
	Accepted development	
	If in an existing building or involving only minor building work not involving the loss of an existing car parking space	
	Accepted development subject to requirements	
	If: <ul style="list-style-type: none"> not accepted development; and complying with the stated requirements 	Local centre zone code Services and works code
Park	Accepted development	
	All	
Sales office	Accepted development	
	If in an existing building	
	Accepted development subject to requirements	

	If: not accepted development; and complying with the stated requirements	Local centre zone code Services and works code
	Code assessment	
	If not accepted development or accepted development subject to requirements	Local centre zone code Services and works code
Service industry	Accepted development	
	If in an existing building up to 300m ² gross floorarea	
	Accepted development subject to requirements	
	If: not accepted development; and complying with the stated requirements	Local centre zone code Services and works code
	Code assessment	
	If not accepted development or accepted development subject to requirements.	Local centre zone code Services and works code
Shop	Accepted development	
	If in an existing building or involving only minor building work not involving the loss of an existing car parking space	
	Accepted development subject to requirements	

Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
	If: not accepted development; and complying with the stated requirements.	Local centre zone code Services and works code
	Code assessment	
	If not accepted development or accepted development subject to requirements.	Local centre zone code Services and works code
Shopping centre	Accepted development subject to requirements	
	If: <ul style="list-style-type: none"> ▪ in the Blackbutt, Bunya Mountains, Murgon, Nanango or Wondai town centres; and ▪ complying with the stated requirements 	Local centre zone code Services and works code
	Code assessment	

	If not accepted development subject to requirements. ▪	Local centre zone code Services and works code
Short term accommodation	Code assessment	
	If the reuse of an existing dwelling. Editor's note—"Dwelling" is a defined term in Schedule 1.2. (a)	Local centre zone code Services and works code
Showroom	Accepted development	
	If in an existing building	
	Accepted development subject to requirements	
	If: (a) not accepted development; (b) less than 3,000m ² gross floor area; and (c) complying with the stated requirements	Local centre zone code Services and works code
	Code assessment	
	If not accepted development or accepted development subject to requirements.	Local centre zone code Services and works code
Substation	Code assessment	
	All	Local centre zone code Services and works code
Utility installation	Accepted development	
	If not a waste management facility or sewage treatment plant	
Veterinary service	Accepted development	
	If: (a) in an existing building; (b) involving minor building work only; (c) not involving a reduction in the number of car parking spaces.	
	▪	
	Code assessment	
	If: ▪ not accepted development;	Local centre zone code Services and works code
Impact Assessment		
Any other use not listed in this table. Any other undefined use.		The planning scheme

Table 5.5.5—Recreation and open space zone

Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
All Uses	Accepted development	
	If a temporary use in Table 1.7.1 – Temporary uses Note – This accepted development category of development prevails over all other categories of development and assessment.	
Caretaker’s accommodation	Accepted development subject to requirements	
	If: <ul style="list-style-type: none"> ▪ not identified on the Overlay Map 09; and ▪ complying with the assessment benchmarks 	Recreation and open space zone code: Sections 2acceptable outcomes
	Code assessment	
	If not accepted development subject to requirements	Recreation and open space zone code Services and works code
Club	Accepted development	
	If in an existing building	
	Code assessment	
	If not accepted development	Recreation and open space zone code Services and works code
Community use	Accepted development	
	All	
Indoor sport and recreation	Accepted development	
	If in an existing building	
	Code assessment	
	If not accepted development	Recreation and open space zone code Services and works code
Market	Accepted development	
	All	
Outdoor sport and recreation	Accepted development	
	If in an existing building	
	Code assessment	
	If not accepted development	Recreation and open space zone code Services and works code
Park	Accepted development	
	All	
Utility installation	Accepted development	
	If not a waste management facility or sewage treatment plant	
Impact assessment		
Any other use not listed in this table. Any other undefined use.		The planning scheme

Table 5.5.6—Environmental management and conservation zone

Use	Categories of development and assessment	Assessment benchmarks
All Uses	Accepted development	
	If a temporary use in Table 1.7.1 – Temporary uses Note – This accepted development category of development prevails over all other categories of development and assessment.	

Where in the Bunya Mountains precinct	
Caretaker's accommodation	Code assessment
	All Environmental management and conservation zone code Services and works code
Cropping	Accepted development
	If for forestry for timber production authorised under the <i>Forestry Act 1959</i>
Emergency services	Accepted development
	All

Use	Categories of development and assessment	Assessment benchmarks
Environment facility	Code assessment	
	All Environmental management and conservation zone code Services and works code	
Nature-based tourism	Code assessment	
	All Environmental management and conservation zone code Services and works code	
Park	Accepted development	
	All	
Permanent plantation	Accepted development	
	All	
Impact assessment		
Any other use not listed in this table. Any other undefined use.		The planning scheme

Table 5.5.7—Low impact industry zone

Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
All Uses	Accepted development	
	If a temporary use in Table 1.7.1 – Temporary uses Note – This accepted development category of development prevails over all other categories of development and assessment.	
Aquaculture	Accepted development subject to requirements	
	If using above ground tanks in a roofed facility with a floor area not exceeding 100m ²	Accepted development subject to requirements for material change of use that is aquaculture. Editor's note—This Code is provided by the Department of Agriculture and Fisheries.
Bulk landscape supplies	Accepted development	
	If: (a) in an existing building; (b) involving minor building work only; (c) not involving a reduction in the number of car parking spaces.	
	Code assessment	
	If not accepted development	Low impact industry zone code Services and works code
Caretaker's	Accepted development subject to requirements	

accommodation	If complying with the stated requirements	Low impact industry zone Code: Sections 4, acceptable outcomes
	Code assessment	
	If not accepted development subject to requirements	Low impact industry zone code Services and works code
Car wash	Accepted development	
	If: (a) in an existing building (b) involving minor building work only; (c) not involving a reduction in the number of car parking spaces.	
	Code assessment	
	If not accepted development	Low impact industry zone code Services and works code
Emergency services	Accepted development	
	All	
Food and drink outlet	Code assessment	
	If less than 100m ² gross floor area	Low impact industry zone code Services and works code

Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
Hardware and trade supplies	Accepted development	
	If: (a) in an existing building (b) involving minor building work only; (c) not involving a reduction in the number of car parking spaces.	
	Code assessment	
	If: ▪ not accepted development	Low impact industry zone code Services and works code
Low impact industry	Accepted development	
	If in an existing building	
	Accepted development subject to requirements	
	If: (a) not accepted development; and (b) complying with the stated requirements	Low impact industry zone code: Sections 1 & 2, acceptable outcomes
	Code assessment	
	If not accepted development or accepted development subject to requirements	Low impact industry zone code Services and works code
Major electricity infrastructure	Code assessment	
Office	Accepted development subject to requirements	
	If ancillary to an industrial use on the site	Low impact industry zone code: Section 3, acceptable outcomes
Park	Accepted development	
Research and technology industry	Accepted development	
	If in an existing building	
	Accepted development subject to requirements	
	If: (a) not accepted development; and (b) complying with the stated requirements	Low impact industry zone code: Sections 1 & 2, acceptable outcomes
	Code assessment	
	If not accepted development or accepted development subject to requirements	Low impact industry zone code Services and works code
Rural industry	Code assessment	

	All	Low impact industry zone code Services and works code
Service industry	Accepted development	
	If in an existing building	
	Accepted development subject to requirements	
	If: (a) not accepted development; and (b) complying with the stated requirements	Low impact industry zone code: Sections 1 & 2, acceptable outcomes
Service station	Code assessment	
	If not accepted development or accepted development subject to requirements	Low impact industry zone code Services and works code
Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
	All	Low impact industry zone code Services and works code
Substation	Accepted development	
	All	
Telecommunications facility	Code assessment	
	All	Low impact industry zone code Services and works code
Transport depot	Accepted development	
	If in an existing building	
	Accepted development subject to requirements	
	If: (a) not accepted development; and (b) complying with the stated requirements	Low impact industry zone code: Sections 1 & 2, acceptable outcomes
Utility installation	Code assessment	
	If not accepted development or accepted development subject to requirements;	Low impact industry zone code Services and works code
Veterinary service	Accepted development	
	If (a) in an existing building; (b) involving minor building work only; (c) not involving a reduction in the number of car parking spaces	
	Code assessment	

	If: ▪ not accepted development;	Low impact zone code Services and works code
Warehouse	Accepted development	
	If in an existing building	
	Accepted development subject to requirements	
	If: (a) not accepted development; and (b) complying with the stated requirements	Low impact industry zone code: Sections 1 & 2, acceptable outcomes
	Code assessment	
	If not accepted development or accepted development subject to requirements	Low impact industry zone code Services and works code
Impact assessment		
Any other use not listed in this table. Any other undefined use.		The planning scheme

Table 5.5.8—Medium impact industry zone

Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
All Uses	Accepted development	
	If a temporary use in Table 1.7.1 – Temporary uses Note – This accepted development category of development prevails over all other categories of development and assessment.	
Bulk landscape supplies	Accepted development	
	If (a) in an existing building (b) involving minor building work only; (c) not involving a reduction in the number of car parking spaces.	
	Code assessment	
	If not accepted development	Medium impact industry zone code Services and works code
Car wash	Accepted development	
	If: (a) in an existing building (b) involving minor building work only; (c) not involving a reduction in the number of car parking spaces.	
	Code assessment	
	If not Accepted development	Medium impact industry zone code Services and works code
Caretaker's accommodation	Accepted development subject to requirements	
	If complying with the stated requirements	Medium impact industry zone code: Section 3, acceptable outcomes
	Code assessment	

Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
	If not accepted development or accepted development subject to requirements	Medium impact industry zone code Services and works code
Crematorium	Code assessment	
	All	Medium impact industry zone code Services and works code
Emergency services	Accepted development	
	All	
Food and drink outlet	Code assessment	
	If less than 100m ² gross floor area	Medium impact industry zone code Services and works code
Hardware and trade supplies	Accepted development	
	If: (a) in an existing building (b) involving minor building work only; (c) not involving a reduction in the number of car parking spaces.	
	Code assessment	
Low impact industry	If: ▪ not accepted development	Medium impact industry zone code Services and works code
	Accepted development	
	If in an existing building	
	Accepted development subject to requirements	
	If: (a) not accepted development; and (b) complying with the stated requirements	Medium impact industry zone code: Section 1, acceptable outcomes
	Code assessment	
	If not accepted development or accepted development subject to requirements	Medium impact industry zone code Services and works code
Major electricity infrastructure	Code assessment	
	All	Medium impact industry zone code Services and works code
Medium impact industry	Accepted development	
	If in an existing building	
	Accepted development subject to requirements	
	If: (a) not accepted development; and (b) complying with the stated requirements	Medium impact industry zone code: Section 1, acceptable outcomes
Code assessment		

	If not accepted development or accepted development subject to requirements	Medium impact industry zone code Services and works code
Office	Accepted development subject to requirements	
	If ancillary to an industrial use on the site	Medium impact industry zone code: Section 2, acceptable outcomes
Park	Accepted development	

Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
	All	
Research and technology industry	Accepted development	
	If in an existing building	
	Accepted development subject to requirements	
	If: (a) not accepted development; and (b) complying with the stated requirements	Medium impact industry zone code: Section 1 , acceptable outcomes
Service industry	Code assessment	
	If not accepted development or accepted development subject to requirements	Medium impact industry zone code Services and works code
	Accepted development	
	If in an existing building	
Substation	Accepted development subject to requirements	
	If: (a) not accepted development;and (b) complying with the stated requirements	Medium impact industry zone code: Section 1, acceptable outcomes
	Code assessment	
	If not accepted development or accepted development subject to requirements	Medium impact industry zone code Services and works code
Telecommunications facility	Accepted development	
Transport depot	Code assessment	
	All	Medium impact industry zone code Services and works code
	Accepted development	
Transport depot	If in an existing building	
	Accepted development subject to requirements	
	If: (a) not accepted developmentand (b) complying with the	Medium impact industry zone code: Section 1, acceptable outcomes

	stated requirements	
	Code assessment	
	If not accepted development or accepted development subject to requirements	Medium impact industry zone code Services and works code
Utility installation	Accepted development	
	All	
Veterinary service	Accepted development	
	If (a) in an existing building; (b) involving minor building work only; (c) not involving a reduction in the number of car parking spaces.	
	Code assessment	
	If: ▪ not accepted development	Medium impact industry zone code Services and works code
Warehouse	Accepted development	
	If in an existing building	
	Accepted development subject to requirements	
	If: (a) not accepted development; and (b) complying with the stated requirements	Medium impact industry zone code: Section 1, acceptable outcomes
	Code assessment	
Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
	If not accepted development or accepted development subject to requirements	Medium impact industry zone code Services and works code
Impact assessment		
Any other use not listed in this table. Any other undefined use.		The planning scheme

Table 5.5.9—Special industry zone

Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
All Uses	Accepted development If a temporary use in Table 1.7.1 – Temporary uses Note – This accepted development category of development prevails over all other categories of development and assessment.	
Caretaker’s accommodation	Accepted development subject to requirements	
	If complying with the stated requirements	Special industry zone code: Section 4, acceptable outcomes

	Code assessment	
	If not accepted development subject to requirements	Special industry zone code Services and works code
High impact industry	Accepted development subject to requirements	
	If an extension or modification to an existing use and complying with the stated requirements.	Special industry zone code: Section 1, acceptable outcomes
Major electricity facility	Accepted development	
	If an extension or modification to an existing facility	
	Code assessment	
	If not accepted development	Special industry zone code Services and works code
Substation	Accepted development	
	All	
Special industry	Accepted development subject to requirements	
	If: (a) an extension or modification to an existing use; and (b) complying with the stated requirements.	Special industry zone code: Section 1, acceptable outcomes
Impact assessment		
Any other use not listed in this table. Any other undefined use.	The planning scheme	

Table 5.5.10—Community facilities zone

Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
All Uses	Accepted development	
	If a temporary use in Table 1.7.1 – Temporary uses Note – This accepted development category of development prevails over all other categories of development and assessment.	
Air service	Accepted development	
	If in Precinct CF4	

Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
Caretaker’s accommodation	Accepted development subject to requirements	
	If complying with the stated requirements	Community facilities zone code: Section 2, acceptable outcomes
	Code assessment	
	If not accepted development subject to requirements	Community facilities zone code Services and works code
Cemetery	Accepted development	
	If in Precinct CF3	
Club	Accepted development	

	If in Precinct CF3	
Community care centre	Accepted development	
	If in Precinct CF3	
Community use	Accepted development	
	If in Precinct CF3	
Educational establishment	Accepted development subject to requirements	
	If: (a) for an extension to an existing facility of less than 10% gross floor area; and (b) in Precinct CF1	Community facilities zone code: Section 1, acceptable outcomes
	Code assessment	
	If not accepted development subject to requirements	Community facilities zone code Services and works code
Emergency services	Accepted development	
	If in Precinct CF6	
Hospital	Accepted development	
	If in Precinct CF2	
Major electricity infrastructure	Accepted development	
	If in Precinct CF5	
Office	Accepted development	
	If for a public sector entity and in Precinct CF6	
Park	Accepted development	
	All	
Parking station	Accepted development	
	If in Precinct CF4	
Place of worship	Code assessment	
	If in Precinct CF3	Community facilities zone code Services and works code
Residential care facility	Code assessment	
	If in Precinct CF3	Community facilities zone code Services and works code
Substation	Accepted development	
	If in Precinct CF5	
Telecommunications facility	Accepted development	
	If in Precinct CF5	
Utility installation	Accepted development	
	If for: <ul style="list-style-type: none"> ▪ Network infrastructure in Precinct CF5. ▪ Reticulated gas supply in Precinct CF5; ▪ Stormwater or drainage infrastructure in Precinct CF5; ▪ Water treatment or supply in Precinct CF5 	
	Accepted development subject to requirements	

Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
	If: (a) for a sewage treatment facility in Precinct CF5; or (b) transport services in PrecinctCF4	Community facilities zone code: Section 1, acceptable outcomes
Impact assessment		

Any other use not listed in this table. Any other undefined use.	The planning scheme
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Table 5.5.11—Emerging community zone

Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
All Uses	Accepted development	
	If a temporary use in Table 1.7.1 – Temporary uses	
	Note – This accepted development category of development prevails over all other categories of development and assessment.	
Dual occupancy	Code assessable If: (a) a corner lot greater than 1,000m ² ; or (b) a lot 800m ² or greater and: (i) the dual occupancy is on a single title; (ii) one dwelling is no more than 70m ² (iii) a single shared road access is provided; and	– Emerging Community zone code, Services and works code
Dwelling house	Accepted development	
	If not including a secondary dwelling	
	Accepted development subject to requirements	
	If: ▪ complying with the stated requirements	Emerging community zone code: Section 2, acceptable outcomes
	Code assessment	
	If not accepted development subject to requirements	Emerging community zone code
Park	Accepted development	
	All	
Utility installation	Accepted development	
	If not a waste management facility or sewage treatment plant	
Impact assessment		
Any other use not listed in this table. Any other undefined use.	The planning scheme	

Table 5.5.12—Extractive industry zone

Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
All Uses	Accepted development	
	If a temporary use in Table 1.7.1 – Temporary uses	
	Note – This accepted development category of development prevails over all other categories of development and assessment.	
Caretaker’s	Accepted development subject to requirements	

accommodation	If complying with the stated requirements	Extractive industry zone code: Section 2, acceptable outcomes
	Code assessment	
	If not accepted development subject to requirements	Extractive industry zone code Services and works code
Extractive industry	Code-assessment	
	All	Extractive industry zone code Services and works code
Major electricity infrastructure	Code assessment	
	All	Extractive industry zone code Services and works code
Substation	Code assessment	
	All	Extractive industry zone code Services and works code

Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
Utility installation	Accepted development	
	If not a waste management facility or sewage treatment plant	
Impact assessment		
Any other use not listed in this table. Any other undefined use.		The planning scheme

Table 5.5.13—Rural zone

Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
All Uses	Accepted development	
	If a temporary use in Table 1.7.1 – Temporary uses	
	Note – This accepted development category of development prevails over all other categories of development and assessment.	
Agricultural supplies store	Accepted development	
	If: (a) in an existing building (b) involving minor building work only; (c) not involving a reduction in the number of car parking spaces.	
	Code assessment	
	If not accepted development	Rural zone code Services and works code
Animal husbandry	Accepted development	
	If on a site more than 2km from urban or rural residential zoned land.	
	Accepted development subject to requirements	
	If on a site less than 2km from urban or rural residential zoned land and complying with the stated requirements	Rural zone code: Sections 1 acceptable outcomes
Code assessment		
	If not accepted development or accepted development subject to requirements	Rural zone code Services and works code

Animal keeping	Accepted development	
	If: (a) on a site more than 2km from urban or rural residential zoned land; and (b) on a site larger than 10ha in area	
	Impact assessment	
	If not accepted development	The planning scheme
Aquaculture	Accepted development subject to requirements	
	If using above ground tanks in a roofed facility with a floor area not exceeding 100m ²	Accepted development requirements for material change of use that is aquaculture Editor's note—This Code is provided by the Department of Agriculture, Fisheries and Forestry.
	Code assessment	
	If for a tank-based facility that is not accepted development subject to requirements	Model land use code for aquaculture – Part A Editor's note—This Code is included in the State Planning Policy—State Interest Guideline for Agriculture.
	Impact assessment	
	If not accepted development subject to requirements or Code assessment	
Bulk landscape supplies	Code assessment	
	All	Rural zone code Services and works code
	Accepted development subject to requirements	

Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
Caretaker's accommodation	If complying with the stated requirements	Rural zone code: Section 3, acceptable outcomes
	Code assessment	
	If not accepted development subject to requirements	Rural zone code Services and works code
Cropping	Accepted development	
	All	
Dual occupancy	Accepted development subject to requirements	
	If on a lot larger than 100 hectares	Rural zone code: Section 1, acceptable outcomes
	Code assessment	
	If: (a) not accepted development subject to requirements; (b) on a lot 1000m ² or greater; (c) the dual occupancy is on a single title; (d) one dwelling is no more than 100m ² ; and (e) a single shared road access is provided	Rural zone code Services and works code
Dwelling house	Accepted development	

	<p>(a) If not involving a secondary dwelling; and (b) not impact assessable</p> <p>Note—Where an overlay applies, a dwelling house may become assessable development. Refer to section 5.9</p>	
	Accepted development subject to requirements	
	<p>If: (a) including a secondary dwelling and complying with the assessment benchmarks; and (b) not impact assessable</p>	Rural zone code – Section 1 acceptable outcomes
	Code assessment	
	<p>If not: (a) accepted development; or accepted development subject (b) to requirements; or (c) impact assessable</p>	Rural zone code
	Impact assessment	
	<p>If: (a) in the (RU1) Winery Precinct; (b) on a lot created since the commencement of this provision; (c) on a lot less than 100ha; and (d) not ancillary to a viticulture, boutique food or tourism operation</p> <p>Editor's note—This provision took effect on commencement of Major Amendment 1/2022. Refer to Table AP 2.1-Table of amendments in Appendix 2.</p>	The planning scheme
Emergency services	Accepted development	
	All	
Home-based business	Accepted development	
	If a bed-and-breakfast in an existing dwelling house	
	Accepted development subject to requirements	
	If complying with the stated requirements	Rural zone code – Section 7 acceptable outcomes
	Code assessment	
	If not accepted development or accepted development subject to requirements	Rural zone code Services and works code

Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
Intensive animal industry	Accepted development subject to requirements	
	If: (a) on a site more than 2km from urban or rural residential zoned land (b) on a site larger than 20ha in area; and (c) for 150 or less standard cattle units.	Rural zone code: AO8.1 and AO9.1
	Code assessment	
	If: (a) not accepted development (b) on a site more than 2km from urban or rural residential zoned land; and (c) on a site larger than 10ha in area and for: (i) 1000 or less birds of poultry; (ii) 400 or less standard pig units; (iii) 150 or less standard cattle units; or (iv) 1000 or less standard sheep units	Rural zone code Services and works code
	Impact assessment	
	If not accepted development or assessable development – code assessment	The planning scheme
Intensive horticulture	Accepted development	
	If in an enclosed building	
	Code assessment	
	If not accepted development	Rural zone code Services and works code
Low impact industry	Accepted development subject to requirements	
	If associated with rural activities on the same site	Rural zone code – Sections 1, 2 & 11 acceptable outcomes
	Impact assessment	
	If not accepted development subject to requirements	The planning scheme
Major electricity infrastructure	Code assessment	
	All	Rural zone code Services and works code
Nature-based tourism	Code assessment	
	All	Rural zone code Services and works code
Roadside stall	Accepted development	
	All	
Rural industry	Accepted development	

	<p>If:</p> <ul style="list-style-type: none"> (a) in an existing building; (b) involving minor building work only; (c) not involving a reduction in the number of car parking spaces. 	
	Accepted development subject to requirements	
	<p>If:</p> <ul style="list-style-type: none"> (a) not accepted development; and (b) complying with the stated requirements 	Rural zone code – Sections 1 & 11 acceptable outcomes
	Code assessment	
	If not accepted development or accepted development subject to requirements	Rural zone code Services and works code
Rural workers accommodation	Accepted development subject to requirements	
	If complying with the assessment benchmarks	Rural zone code: Sections 1, 2 & 11, acceptable outcomes
Short-term accommodation	Accepted development subject to requirements	
	If on a lot of 10ha or greater.	Rural zone code – Sections 1, 2 and 11 acceptable outcomes
	Code assessment	
	<p>If:</p> <ul style="list-style-type: none"> (a) not accepted development subject to requirements; and (b) either: <ul style="list-style-type: none"> (i) on a lot of 10ha or greater; or (ii) involving the reuse of an existing dwelling. <p>Editor's note—"Dwelling" is a defined term in Schedule 1.2.</p>	Rural zone code Services and works code
	Impact assessment	
	If not accepted development subject to requirements or Code assessment	The planning scheme
Substation	Accepted development	
	All	

Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
Tourist park	Accepted development subject to requirements	
	<p>If:</p> <ul style="list-style-type: none"> (a) involving RV camping only; (b) on a lot 10ha or greater; 	Rural zone code: Section 1 (excluding AO5.1-5.3), Section 2 & Section 3

	(c) complying with the stated requirements.	
	Code assessment	
	If: (a) involving RV camping; and (b) not accepted development subject to requirements.	Rural zone code Services and works code
	Impact assessable If: not Accepted subject to requirements not Code assessment	The planning scheme
Utility installation	Accepted development	
	If not a waste management facility or sewage treatment plant	
Wholesale nursery	Accepted development	
	All	
Winery	Accepted development	
	If: (a) in an existing building (b) involving minor building work only; (c) not involving a reduction in the number of car parking spaces.	
	Accepted development subject to requirements	
	If: (a) not accepted development (b) complying with the stated requirements	Rural zone code – Sections 1 & 11 acceptable outcomes
	Code assessment	
	If not accepted development; not accepted development subject to requirements	Rural zone code Services and works code
	Impact assessment	
Any other use not listed in this table. Any other undefined use.	The planning scheme	

Table 5.5.14—Rural residential zone

Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
All Uses	Accepted development	
	If a temporary use in Table 1.7.1 – Temporary uses	
	Note – This accepted development category of development prevails over all other categories of development and assessment.	
Community use	Accepted development	

	All	
Cropping	Accepted development	
	If not undertaking chemical spraying	
Dual occupancy	Code assessment	
	If: (a) a lot 1000m ² or greater; (b) the dual occupancy is on a single title; (c) one dwelling is no more than 100m ² ; and (d) a single shared road access is provided	Rural residential zone code
Dwelling house	Accepted development	
	If not accepted development subject to requirements or assessable development - Code assessment Note—Where an overlay applies, a dwelling house may become assessable development. Refer to section 5.9	
	Accepted development subject to requirements	
	If including a secondary dwelling Note—Where an overlay applies, a dwelling house may become assessable development. Refer to section 5.9	Rural residential zone code: Section 4, acceptable outcomes
	Code assessment	
	If not accepted development subject to requirements	Rural residential zone code
Emergency services	Accepted development	
	All	
Garden centre	Code assessment	
	All	Rural residential zone code Services and works code
Home-based business	Accepted development subject to requirements	
	If complying with the stated requirements	Rural residential zone code: Section 3, acceptable outcomes
	Code assessment	
	If not accepted development subject to requirements	Rural residential zone code Services and works code
Park	Accepted development	
	All	
Short term accommodation	Code assessment	
	If the reuse of an existing dwelling. Editor's note—"Dwelling" is a defined term in Schedule 3.	Rural residential zone code Services and works code

Utility installation	Accepted development	
	If not a waste management facility or sewage treatment plant	
Impact assessment		
Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
Any other use not listed in this table. Any other undefined use.	The planning scheme	

Table 5.5.15—Specialised centre zone

Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
All Uses	Accepted development	
	If a temporary use in Table 1.7.1 – Temporary uses Note – This accepted development category of development prevails over all other categories of development and assessment.	
Car wash	Code assessment	
	All	Specialised centre zone code Services and works code
Food and drink outlet	Code assessment	
	If less than 100m ² gross floor area	Specialised centre zone code Services and works code
Garden Centre	Accepted development	
	If in an existing commercial or industrial building	
	Accepted development subject to requirements	
	If: (a) not accepted development; and (b) complying with the stated requirements	Specialised centre zone code: Section 1, acceptable outcomes Services and works code
	Code assessment	
Hardware & trade supplies	If not accepted development or accepted development subject to requirements	
	Accepted development	
	If in an existing commercial or industrial building	
	Accepted development subject to requirements	
	If: ▪ not accepted development; and ▪ complying with the stated requirements	Specialised centre zone code: Section 1, acceptable outcomes
Code assessment		
Indoor Sport and Recreation	If not accepted development or accepted development subject to requirements	
	Specialised centre zone code Services and works code	
Indoor Sport and Recreation	Accepted development	
	If in an existing commercial or industrial building	

	Code assessment	
	If not accepted development	Specialised centre zone code Services and works code
Park	Accepted development	
	All	
Service industry	Accepted development	
	If in an existing commercial or industrial building	
	Accepted development subject to requirements	

Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
	If: (a) not accepted development; and (b) complying with the stated requirements	Specialised centre zone code: Section 1, acceptable outcomes Services and works code
	Code assessment	
	If not accepted development or accepted development subject to requirements	Specialised centre zone code Services and works code
Showroom	Accepted development subject to requirements	
	If: (a) less than 3,000m ² gross floor area; and (b) complying with the stated requirements	Specialised centre zone code: Section 1, acceptable outcomes Services and works code
	Code assessment	
	If not accepted development subject to requirements	Specialised centre zone code Services and works code
Substation	Code assessment	
	All	Specialised centre zone code Services and works code
Utility installation	Accepted development	
	Except for a waste management facility or sewage treatment plant	
Impact Assessment		
Any other use not listed in this table. Any undefined use.		The planning scheme

Table 5.5.16—Township zone

Use	Categories of development and assessment	Assessment benchmarks
All Uses	Accepted development	

	If a temporary use in Table 1.7.1 – Temporary uses	
	Note – This accepted development category of development prevails over all other categories of development and assessment.	
Agricultural supplies store	Accepted development	
	If in an existing commercial building	
	Accepted development subject to requirements	
	If: (a) not accepted development and (b) complying with the stated requirements	Township zone code: Sections 1, 8 & 10, acceptable outcomes
	Code assessment	
	If not accepted development or accepted development subject to requirements	Township zone code Services and works code
Caretaker’s accommodation	Accepted development subject to requirements	
	If complying with the stated requirements	Township zone code: Sections 1, 4 & 10, acceptable outcomes
	Code assessment	
	If not accepted development subject to requirements	Township zone code Services and works code

Use	Categories of development and assessment	Assessment benchmarks
Childcare centre	Accepted development	
	If in an existing commercial building	
	Code assessment	
	If not accepted development	Township zone code Services and works code
Club	Accepted development	
	If in an existing commercial building	
	Code assessment	
	If not accepted development	Township zone code Services and works code
Community use	Accepted development	
	If in an existing building	
	Code assessment	
	If not accepted development	Township zone code Services and works code
Dual occupancy	Code assessment	
	All	Township zone code
Dwelling house	Accepted development	
	If not accepted development subject to requirements	
	Accepted development subject to requirements	
	▪ including a secondary dwelling and complying with the assessment benchmarks	Township zone code: Sections 1, 2, 3 & 7 acceptable outcomes
	Code assessment	

	If <ul style="list-style-type: none"> ▪ not accepted development subject to requirements 	Township zone code
Dwelling unit	Code assessment	
		Township zone code Services and works code
Food and drink outlet	Accepted development	
	If in an existing commercial building	
	Accepted development subject to requirements	
	If: <ul style="list-style-type: none"> (a) not accepted development; (b) and (c) complying with the stated requirements 	Township zone code: Sections 1 &, 8, acceptable outcomes
	Code assessment	
	If not accepted development or accepted development subject to requirements	Township zone code Services and works code
Garden centre	Accepted development	
	If <ul style="list-style-type: none"> (a) in an existing building; (b) involving minor building work only; (c) not involving a reduction in the number of car parking spaces. 	
	Accepted development subject to requirements	
	If: <ul style="list-style-type: none"> (a) not accepted development and (b) complying with the stated requirements 	Township zone code: Sections 1 & 8 , acceptable outcomes
	Code assessment	

Use	Categories of development and assessment	Assessment benchmarks
	If not accepted development or accepted development subject to requirements	Township zone code Services and works code
Hardware and trade supplies	Accepted development	
	If: <ul style="list-style-type: none"> (a) in an existing building; (b) involving minor building work only; (c) not involving a reduction in the number of car parking spaces. 	
	Code assessment	
	If <ul style="list-style-type: none"> (a) not accepted development or (b) accepted development subject to requirements. 	Township zone code Services and works code
Health care services	Accepted development	

	<p>If in an existing commercial building</p> <p>Accepted development subject to requirements</p> <p>If: (a) not accepted development; and (b) complying with the stated requirements</p> <p>Code assessment</p> <p>If not accepted development or accepted development subject to requirements</p>	<p>Township zone code: Sections 1 & 8, acceptable outcomes</p> <p>Township zone code Services and works code</p>
Home-based business	<p>Accepted development</p> <ul style="list-style-type: none"> complying with the acoustic quality objectives under the Environmental Protection (Noise) Policy 2019. <p>Accepted development subject to requirements</p> <p>If complying with the stated requirements</p> <p>Code assessment</p> <p>If not accepted development subject to requirements</p>	<p>Township zone code: Sections 1 & 6, acceptable outcomes</p> <p>Township zone code Services and works code</p>
Low impact industry	<p>Accepted development</p> <p>If in an existing commercial building</p> <p>Accepted development subject to requirements</p> <p>If: not accepted development; and complying with the stated requirements</p> <p>Code assessment</p> <p>If not accepted development or accepted development subject to requirements</p>	<p>Township zone code: Sections 1 & 9, acceptable outcomes</p> <p>Township zone code Services and works code</p>
Market	<p>Accepted development</p> <p>All</p>	
Office	<p>Accepted development</p> <p>If in an existing commercial building</p> <p>Accepted development subject to requirements</p> <p>If: not accepted development; and complying with the stated requirements</p> <p>Code assessment</p> <p>If not accepted development or accepted development subject to requirements</p>	<p>Township zone code: Sections 1 & 8, acceptable outcomes</p> <p>Township zone code Services and works code</p>
Park	<p>Accepted development</p> <p>All</p>	
Roadside stall	<p>Accepted development</p> <p>If: (a) in an existing building; (b) involving minor building work only; (c) not involving a reduction in the number of car parking spaces.</p> <p>Code assessment</p> <p>If not accepted development</p>	<p>Township zone code Services and works code</p>

Service industry	Accepted development	
	If in an existing commercial building	
	Accepted development subject to requirements	
	If: not accepted development; and complying with the stated requirements	Township zone code: Sections 1 & 9, acceptable outcomes
	Code assessment	
	If not accepted development or accepted development subject to requirements	Township zone code Services and works code
Shop	Accepted development	

Use	Categories of development and assessment	Assessment benchmarks
	If in an existing commercial building	
	Accepted development subject to requirements	
	If: not accepted development; and complying with the stated requirements	Township zone code: Sections 1 & 8, acceptable outcomes
	Code assessment	
	If not accepted development or accepted development subject to requirements	Township zone code Services and works code
	Code assessment	
Short term accommodation	If the reuse of an existing dwelling.	Township zone code Services and works code
	Editor's note—"Dwelling" is a defined term in Schedule 1.2.	
Substation	Code assessment	
	All	Township zone code Services and works code
Transport depot	Code assessment	
	All	Township zone code Services and works code
Utility installation	Accepted development	
	If not a waste management facility or sewage treatment plant	
Veterinary service	Accepted development	
	If: (a) in an existing building; (b) involving minor building work only; (c) not involving a reduction in the number of car parking spaces.	
	Code assessment	
	If not accepted development	Township zone code Services and works code
	Code assessment	
Wholesale nursery	Accepted development	
	If: (a) in an existing building; (b) involving minor building work only; (c) not involving a reduction in the number of car parking spaces.	
	Code assessment	
	If not accepted development	Township zone code Services and works code

Winery	Accepted development	
	If: (a) in an existing building; (b) involving minor building work only; (c) not involving a reduction in the number of car parking spaces.	
	Code assessment	
	If not accepted development	Township zone code Services and works code
Impact assessment		
Any other use not listed in this table. Any other undefined use.		The planning scheme

Editor's note—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

5.6 Categories of development and assessment—Reconfiguring a lot

The following table identifies the categories of development and assessment for reconfiguring a lot.

Table 5.6.1—Reconfiguring a lot

Zone	Categories of development and assessment	Assessment benchmarks
All zones	Code assessment	
	All reconfiguring a lot if: <ul style="list-style-type: none"> ▪ compliant with the minimum requirements of Table 8.4.2 or ▪ a boundary realignment 	The relevant zone code Reconfiguring a lot code Services and works code
	Impact assessment	
	If not code assessment	The planning scheme

Editor’s note—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

5.7 Categories of development and assessment—Building work

The following table identifies the categories of development and assessment for building work regulated under the planning scheme.

Table 5.7.1—Building Work

Zone	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
All zones	Accepted development subject to requirements	
	Minor building work on a local heritage place Editor’s Note. Refer to Council’s Local Heritage Register accessible on Council’s website.	Local heritage places code:Section 1, acceptable outcomes
All zones	Code assessment	
	Building work on a local heritage place Editor’s Note. Refer to Council’s Local Heritage Register accessible on Council’s website.	Local heritage places code

5.8 Categories of development and assessment—Operational work

The following table identifies the categories of development and assessment for operational work.

Table 5.8.1—Operational work

Zone	Categories of development and assessment	Assessment benchmarks
All zones except the Rural zone and Rural residential zone	Code assessment	

Zone	Categories of development and assessment	Assessment benchmarks
	Filling or excavation if: <ul style="list-style-type: none"> ▪ The depth of: <ul style="list-style-type: none"> (a) fill is more than 1m above ground level; or (b) excavation is more than 1m below ground level. or ▪ Involving more than 50m³ of material 	Services and works code
Rural Zone Rural Residential Zone	Code assessment Filling or excavation if: <ul style="list-style-type: none"> ▪ The depth of: <ul style="list-style-type: none"> (a) fill is more than 1m above ground level; or (b) excavation is more than 1m below ground level. and Involving more than 500m³ of material 	Services and works code
All zones	Code assessment Operational work on a local heritage place Editor's Note. Refer to Council's Local Heritage Register accessible on Council's website.	Local heritage place code
All zones	Code assessment Third party sign.	Third party sign code
Accepted Development Any other operational work not listed in this table.		

Editor's note—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

5.9 Categories of development and assessment—Overlays

The following table identifies where an overlay changes the category of development and assessment from that stated in a zone or local plan and the relevant assessment benchmarks.

Table 5.9.1—Assessment benchmarks for overlays

Development	Categories of development and assessment	Assessment benchmarks
All overlays		
Material change of use, other than for a dwelling house on land identified on Overlay Map 07 or Overlay Map 09	No change	Low density residential zone code – Section 8 Medium density residential zone code – Section 8 Principal centre zone code – Section 2 Local centre zone code – Section 3 Recreation and open space zone code – Section 3 Environmental management and conservation zone code – Section 3 Low impact industry zone code – Section 5 Medium impact industry zone code – Section 4 Special industry zone code – Section 5 Community facilities zone code – Section 3 Emerging community zone code – Section 3 Extractive industry zone code – Section 3 Rural zone code – Section 11 Rural residential zone code – Section 5 Specialised centre zone code – Section 2 Township zone code – Section 10
Material change of use for a dwelling house on land identified on Overlay Map 07 or Overlay Map 09	Accepted subject to requirements	Low density residential zone code – Section 8 Medium density residential zone code – Section 8 Principal centre zone code – Section 2 Local centre zone code – Section 3 Recreation and open space zone code – Section 3 Environmental management and conservation zone code – Section 3 Low impact industry zone code – Section 5 Medium impact industry zone code – Section 4 Special industry zone code – Section 5 Community facilities zone code – Section 3 Emerging community zone code – Section 3 Extractive industry zone code – Section 3 Rural zone code – Section 11 Rural residential zone code – Section 5 Specialised centre zone code – Section 2 Township zone code – Section 10
Reconfiguring a lot	No change	Reconfiguring a lot code – Section 4
Operational work	No change	Services and works code – Section 6

Note—Some overlays may only be included for information purposes. This should not change the category of development or assessment or assessment benchmarks in the planning scheme.

Part 6 Zones

6.1 Preliminary

- (1) Zones organise the planning scheme area in a way that facilitates the location of preferred or acceptable land uses.
- (2) Zones are mapped and included in Schedule 2.
- (3) The categories of development and assessment for development in a zone are in Part 5.
- (4) Assessment benchmarks for zones are contained in a zone code.
- (5) A precinct may be identified for part of a zone.
- (6) Precinct provisions are contained in the zone code.
- (7) Each zone code identifies the following:
 - (a) the purpose of the code;
 - (b) the overall outcomes that achieve the purpose of the code;
 - (c) the performance outcomes that achieve the overall outcomes and the purpose of the code;
 - (d) the acceptable outcomes that achieve the performance and overall outcomes and the purpose of the code;
- (8) The following are the zone codes for the planning scheme:
 - (a) Low density residential zone code;
 - (b) Medium density residential zone code;
 - (c) Principal centre zone code;
 - (d) Local centre zone code;
 - (e) Recreation and open space zone code;
 - (f) Environmental management and conservation zone code;
 - (g) Low impact industry zone code;
 - (h) Medium impact industry zone code;
 - (i) Special industry zone code;
 - (j) Community facilities zone code;
 - (k) Emerging community zone code;
 - (l) Extractive industry zone code;
 - (m) Rural zone code;
 - (n) Rural residential zone code;
 - (o) Specialised centre zone code;
 - (p) Township zone code;

6.2 Zone codes

6.2.1 Low density residential zone code

6.2.1.1 Application

This code applies to assessing a material change of use or a reconfiguring a lot for development in the Low density residential zone. When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

6.2.1.2 Purpose

- (1) The purpose of the low density residential zone code is to provide for–
 - (a) Residential uses; and
 - (b) Community uses, and small-scale services, facilities and infrastructure, to support local residents.
- (2) The local government purpose of the code is to accommodate housing at the low density and scale consistent with the country lifestyle expectations of the Region's residents and to ensure development is accommodated by the efficient expansion of infrastructure.
- (3) The overall outcomes sought for the zone code are as follows:
 - (a) Predominantly detached dwelling houses are provided on a range of lot sizes.
 - (b) Development provides for an efficient land-use pattern and is well connected to other parts of the local government area.

- (c) Development is designed to provide safe and walkable neighbourhoods. On greenfield sites or where the site is one of a number of adjoining development sites, development occurs in accordance with a Structure Plan that comprises an efficient and connected layout covering all local developable land.
- (d) Development maintains a high level of residential amenity having regard to traffic, noise, dust, odour, lighting and other locally specific impacts.
- (e) Development reflects and enhances the existing low density scale and character of the area. Small lot development may be supported where there is a demonstrated need. Dual occupancies have the appearance of a house.
- (f) Development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and public/active transport use.
- (g) Development is supported by transport infrastructure that is designed to provide and promote safe and efficient public transport use, walking and cycling.
- (h) Development responds to land constraints, including but not limited to topography, bushfire and flooding.
- (i) Sites that are contaminated or pose a health risk from prior activities are remediated prior to being developed for sensitive land use (as defined in the Regulation).
- (j) Residential or other sensitive land use (as defined in the Regulation) (as defined in the Regulation) are not intensified in the identified separation area around the Swickers Kingaroy Bacon Factory on Overlay Map 11.
- (k) Development is supported by necessary community facilities, open space and recreational areas and appropriate infrastructure to support the needs of the local community.
- (l) Multiple dwellings and dual occupancy occur close to the Local centre zone where development is of a scale and density consistent with the surrounding Low density residential zone.
- (m) Non-residential uses may be supported where such uses directly support the day to day needs of the immediate residential community, do not detract from the residential amenity of the area and do not undermine the viability of nearby centres.
- (n) Natural features such as creeks, gullies, waterways, wetlands and vegetation and bushland are retained, enhanced and buffered from the impacts of development, where possible. Any unavoidable impacts are minimised through location, design, operation and management requirements.

6.2.1.3 Criteria for assessment

Table 6.2.1—Accepted development subject to requirements and assessable development

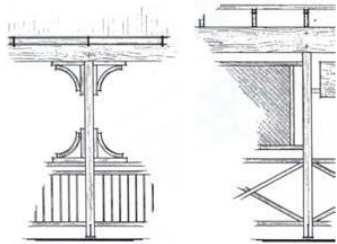
Performance outcomes	Requirements for accepted development and assessment benchmarks
Section 1 Development of greenfield areas	
Applies to sites larger than 5,000m² whether or not as one or more adjoining allotments.	
PO1 Development: <ul style="list-style-type: none"> (a) appropriately addresses geographical constraints; (b) protects environmental and cultural heritage values; (c) integrates with existing or approved development in the surrounding area; (d) provides appropriate road, cycleway, pedestrian or open space linkages with satisfactory internal and external connectivity and integration with surrounding development; 	AO1.1 Development occurs in accordance with an approved structure plan. or AO1.2 The development application includes a structure plan that provides detailed information addressing site constraints, proposed development, integration with and protection of amenity and safety for surrounding development and provision of urban infrastructure. The structure plan does not confer land use rights.

Performance outcomes	Requirements for accepted development and assessment benchmarks
<p>(e) provides for major stormwater flow paths through the site;</p> <p>(f) protects floodplains and water quality;</p> <p>(g) provides necessary physical infrastructure; and</p> <p>(h) achieves an appropriate level of amenity and safety for adjoining land uses.</p> <p>Editor's note: As a guide, when drafting a structure plan, open space should comprise 10% of the development parcel and be a fair average of its geographic qualities.</p>	<p>Editor's note— A structure plan is an integrated land use plan setting out the broad environmental, land use, infrastructure and development intent for a specific area. It does not confer land use rights.</p> <p>Editor's note— As a guide, when drafting a structure plan, open space should comprise 10% of the development parcel and be a fair average of its geographic qualities.</p>
Section 2 General	
<p>PO2 The density, built form and appearance of development reflects the intended low density, detached housing character of the zone, is climatically responsive and facilitates casual surveillance of the street.</p>	<p>AO2.1 Site cover does not exceed 50% except for the Bunya Mountains Precinct where the maximum site cover is 10%.</p> <p>and</p> <p>AO2.2 Buildings are a maximum of 2 storeys above ground level.</p> <p>and</p> <p>AO2.3 Pedestrian entrances to buildings are clearly visible from the street.</p> <p>and</p> <p>AO2.4 The maximum length of any façade without articulation or change of materials is 10m.</p> <p>and</p> <p>AO2.5 Buildings are set back at least:</p> <ul style="list-style-type: none"> (a) 6m from the primary street frontage; (b) 4.5m from any secondary street frontage; (c) 1.5m from side boundaries; and (d) 6m from rear boundaries. <p>and</p> <p>AO2.6 A 1.8m high screen fence is provided to the side and rear boundaries.</p> <p>and</p> <p>AO2.7 Plant and service equipment (air conditioning, exhaust fans, lift motor rooms, refuse bins, telecommunication devices, etc) are integrated into the building.</p> <p>and</p> <p>AO2.8 Garages are at or behind the ground level front building setback.</p> <p>and</p> <p>AO2.9 Front façades incorporate the front door (and an associated front door identification structure) and living room windows or balconies oriented toward the street.</p> <p>and</p> <p>AO2.10 Each unit incorporates a private open space at least 20m² in area and 4 metres wide that directly adjoins the</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
	<p>unit's principal living area and is oriented northward.</p> <p>and</p> <p>AO2.11 Front fences are less than 1.2 metres high.</p> <p>and</p> <p>AO2.12 Where a dual occupancy in the Low Density Residential zone, each unit has:</p> <ul style="list-style-type: none"> (a) independent driveway access to its respective street frontage; and (b) Its front door (and an associated front door identification structure) and living room windows or balconies oriented toward its respective street frontage.
<p>PO3 Development responds to natural landforms and stormwater flows.</p>	<p>AO3.1 Cut and fill is minimised.</p> <p>and</p> <p>AO3.2 For building sites steeper than 10%, elevated split-level building construction is used to achieve level changes.</p>
<p>PO4 Development is adequately serviced.</p>	<p>AO4.1 Development is connected to reticulated water supply and sewerage.</p> <p>and</p> <p>AO4.2 Stormwater is discharged to a lawful point of discharge or to downstream properties but only with the consent of the affected landowners.</p> <p>and</p> <p>AO4.3 Development is supplied with reticulated electricity and telecommunications services.</p>
<p>PO5 The efficiency and safety of the road network is not compromised by inappropriate access arrangements.</p>	<p>No outcome specified.</p>
<p>PO6 Refuse storage areas:</p> <ul style="list-style-type: none"> (a) are conveniently located for use and collection; and (b) are of useable size; and (c) avoid adverse impacts on neighbours and occupants; and (d) are screened from view within the site, adjoining properties and the street. 	<p>No outcome specified.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
<p>PO7 Development is located and designed to ensure that land uses are not exposed to:</p> <ul style="list-style-type: none"> (a) Areas that pose a health risk from previous activities; and (b) Unacceptable levels of contaminants. 	<p>AO7.1 Development does not occur:</p> <ul style="list-style-type: none"> (a) In areas that pose a health risk from previous activities; and (b) on sites listed on the Contaminated Land Register or Environmental Management Register. <p>or</p> <p>AO7.2 Areas that pose a health risk from previous activities and contaminated soils which are subject to development are remediated prior to plan sealing, operational works permit, or issuing of building works permit.</p>
Section 3 Home-based business	
<p>PO8 The activity, occupation or business is subordinate to the dwelling on the site.</p>	<p>AO8.1 The home-based business is conducted in, under or within 20m of the principal dwelling and is conducted by a person living in the dwelling.</p> <p>And</p> <p>AO8.2 The maximum internal floor area used is the greater of 50m² of the gross floor area or 20m² of outdoor area.</p> <p>And</p> <p>AO8.3 No more than one non-resident of the site is employed in the home-based business.</p> <p>And</p> <p>AO8.4 A home-based business is setback from the road frontage of the site a distance greater than the existing building line.</p>
<p>PO9 Car parking and access is provided in a safe, attractive and functional manner.</p>	<p>AO9.1 Home-based businesses provide a maximum of one parking space in addition to the requirements of the principal dwelling.</p> <p>And</p> <p>AO9.2 Access is taken from the same crossover and driveway servicing the existing dwelling.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
<p>PO10 The amenity of the local residential area is not adversely affected.</p>	<p>AO10.1 Operating hours are limited to 7am to 8pm Monday to Friday and 8am to 4pm Saturday, Sunday and public holidays.</p> <p>And</p> <p>AO10.2 The home-based business does not rely on transport provided by vehicles larger than a 3-tonne rigid vehicle.</p> <p>And</p> <p>AO10.3 The home-based-business does not involve the storage of hazardous or noxious materials in quantities beyond that reasonably associated with the dwelling.</p> <p>And</p> <p>AO10.4 The home-based business does not involve the inspection, servicing, repair or hiring of vehicles, machinery or equipment.</p> <p>And</p> <p>AO10.5 The home-based business does not necessitate an environmental licence.</p>
Section 4 Secondary dwelling	
<p>PO11 A secondary dwelling must be subsidiary to its primary dwelling.</p>	<p>AO11.1 A secondary dwelling is no larger than 70m² in gross floor area or 40% of the gross floor area of the primary dwelling, whichever is less.</p> <p>And</p> <p>AO11.2 Parking is provided for one vehicle and access to it is via the same driveway as the primary dwelling.</p>
Section 5 Development in Bunya Mountains Precinct	
<p>PO12 Development, including Dwelling Houses, must adopt the local alpine village architectural form.</p>	<p>AO12.1 Roofs are pitched to at least 40° and incorporate at least 400mm eaves (see examples below)</p> <div data-bbox="826 1323 1281 1648" style="text-align: center;"> </div> <p>and</p> <p>AO12.2 Buildings are of predominantly timber construction.</p> <p>And</p> <p>AO12.3 Front façades incorporate verandahs and windows with a height to width ratio greater than 1.0.</p> <p>and.</p> <p>AO12.4 Buildings utilise 'pole' construction techniques with minimal ground</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
	<p>disturbance in preference to 'slab on ground' construction techniques.</p> <p>And AO12.5 Timber-cladding and metal rather than tiled roofs are the predominant finishes used in building/construction.</p> <p>And AO12.6 Awnings, decorative or ornamental down-posts and fenestrations and other ornamentation (as illustrated below) are used in building design to reinforce a 'chalet' character of built form.</p>  <p>AO12.7 Dual occupancies have the appearance of a dwelling house.</p>
Section 6 Small lot dwelling houses	
<p>PO13 Dwelling houses on small lots are to provide high quality living environments for occupants while respecting standards of amenity and house form expected in a conventional residential environment occasionally punctuated by multiple dwellings.</p>	<p>For houses on lots less than 400m² –</p> <p>AO13.1 The minimum front setback is 6m or, if any adjoining dwelling house is set back less than 6m, that setback.</p> <p>And AO13.2 The minimum setback from side boundaries is 1m.</p> <p>and AO13.3 The minimum setback from the rear boundary is 6m</p> <p>and AO13.4 The maximum site cover is 50% of the site area.</p> <p>And AO13.5 The maximum length of a dwelling house is 25m, including enclosed garages.</p> <p>And AO13.6 There is at least one covered parking space.</p> <p>And AO13.7 The driveway crossover is no wider than 3.5m.</p> <p>and AO13.8 The privacy of adjoining dwellings is protected by having –</p> <ul style="list-style-type: none"> (a) side fences 1.8m high with no openings; (b) windows and balconies on levels above ground floor more than 9m

Performance outcomes	Requirements for accepted development and assessment benchmarks
	<p>from windows and balconies on adjoining dwellings;</p> <p>(c) where the separation in (b) is not achieved, privacy is achieved through translucent windows, windows sills higher than 1.5m or fixed solid translucent external screens.</p> <p>AO13.9 Roofs are to be pitched at least 20° and</p> <p>AO13.10 600mm eaves are to be over all external walls.</p>
<p>PO14 Reconfiguration into allotments less than 400m² is to provide for suitable living environments.</p>	<p>For allotments lots less than 400m² –</p> <p>AO14.1 All lots are orientated to within 20° of north.</p> <p>AO14.2 All lots are to be sized and shaped to accommodate a 10m x 20m rectangle.</p>
<p>Section 7 Short Term Accommodation</p>	
<p>PO15 Short term accommodation maintains the appearance of an ordinary dwelling in the zone</p>	<p>AO15.1 Short term Accommodation uses are:</p> <p>(a) carried out in the existing dwelling</p> <p>(b) have no external signage</p> <p>AO15.2 One (1) dedicated off street car parking space is provided for the sole use by the short term accommodation use</p>
<p>PO16 Short term accommodation only accommodates people for a very short duration</p>	<p>AO16 Guests can stay a maximum of 14 consecutive nights</p>
<p>PO17 Short term accommodation does not cause any nuisance or adverse impacts on the existing amenity</p>	<p>AO17.1 Noise levels do not exceed acoustic quality objectives under the Environmental Protection (Noise) Policy 2019 Schedule 1.</p> <p>AO17.2 Domestic waste bins are provided in a screened area and maintained in a tidy state at all times.</p>
<p>Section 8 For development affected by one or more overlays</p>	
<p>Airport environs overlay</p>	
<p>PO15 Development does not significantly increase the risk of wildlife hazard particularly flying vertebrates, such as birds and bats, intruding within an airport operational airspace.</p>	<p>No outcome specified.</p>
<p>Biodiversity overlay</p>	

<p>PO16 Environmentally significant areas and values, including biodiversity values, are identified, protected and enhanced.</p>	<p>AO16.1 Uses and associated works are confined to areas not identified on Overlay Map 05.</p> <p>or</p> <p>AO16.2 Development is compatible with the environmental values of the area.</p> <p>or</p> <p>AO16.3 Where development within an area identified on Overlay Map 05 is unavoidable, measures recommended by a suitably qualified ecologist are incorporated to protect and retain the environmental values and underlying ecosystem processes within or adjacent to the development site to the greatest extent practical.</p>
<p>PO17 Biodiversity values of identified areas of environmental significance are protected from the impacts of development</p>	<p>AO17.1 Development adjacent to Protected Areas identified on Overlay Map 05 is set back a minimum of 100m from the park boundaries in the absence of any current 'Management Plans' for these areas.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
<p>PO18 There are no significant adverse effects on water quality, ecological and biodiversity values.</p>	<p>AO18.1 Uses and associated works are confined to areas outside overland flow paths and natural drainage features.</p> <p>and</p> <p>AO18.2 Buildings, on-site effluent disposal, external activities or storage areas may be located within 100m from the top of the bank of a river, creek, stream or wetland identified on Overlay Map 05 provided that the Waterway Corridors identified on Overlay Map 05 are rehabilitated using measures recommended by a suitably qualified ecologist.</p>
Bushfire hazard overlay	
<p>PO19 Development is not placed at unacceptable risk from bushfire, does not increase the extent or severity of bushfire and maintains the safety of people and property from bushfire.</p>	<p>AO19.1 Development does not occur in areas mapped as Very High or High Potential Bushfire Intensity Areas on the SPP Interactive Mapping (Plan Making).</p> <p>or</p> <p>AO19.2 A written assessment by a suitably experienced or qualified person confirms that the site is of Low Bushfire Hazard.</p> <p>or</p> <p>AO19.3 For areas mapped as Medium Potential Bushfire Intensity Areas on the SPP Interactive Mapping (Plan Making), bushfire risk is mitigated through a Bushfire Management Plan incorporating:</p> <ul style="list-style-type: none"> (a) Lot design and the siting of buildings and uses so: <ul style="list-style-type: none"> (i) high intensity uses are located on the least bushfire prone area on the site and activities least susceptible to fire are sited closest to the bushfire hazard; and (ii) efficient emergency access is optimised; and (iii) bushfire risk is effectively minimised having regard to aspect, elevation, slope and vegetation. (b) Firebreaks that provide adequate: <ul style="list-style-type: none"> (i) setbacks between buildings/ structures and hazardous vegetation; and (ii) access for fire fighting or other emergency vehicles; and (c) Road access for fire-fighting appliances and firebreaks are

Performance outcomes	Requirements for accepted development and assessment benchmarks
	<p>provided through a perimeter road that separates the use from areas of bushfire hazard and that road has a minimum cleared width of 20 metres.</p> <p>(d) Where a reticulated water supply is not available and development involves buildings with a gross floor area greater than 50m², one tank within 100m of each residential building that has:</p> <ul style="list-style-type: none"> (i) fire brigade tank fittings; and (ii) 25,000 litres dedicated for fire fighting purposes.
<p>PO20 Community infrastructure in any area mapped as Very High to Medium (Potential Intensity) Areas are able to function effectively during and immediately after bushfire events.</p>	<p>No outcome specified.</p>
<p>PO21 Major risks to the safety or property and to the wellbeing of occupants in areas mapped as Very High to Medium (Potential Intensity) Areas is minimised through appropriate siting, servicing and managing of residential premises.</p>	<p>AO21.1 New dwellings on land mapped as Very High to Medium (Potential Intensity) Areas are located:</p> <ul style="list-style-type: none"> (a) Centrally within existing cleared areas on a lot which allows a regular shaped area (with a minimum dimension of 50m) of 5,000m² to be identified that: <ul style="list-style-type: none"> (i) is free of highly combustible vegetated areas; and (ii) is on southerly to easterly facing slopes not exceeding 15% gradient; or (iii) on flat lands at the base of north to western facing slopes not exceeding 15% gradient. (b) A fire protection buffer is established around the complete perimeter of the dwelling unit within a lot for a minimum width of 50m.
Flood hazard overlay	
<p>PO22 Development is not exposed to risk from flood events by responding to flood potential and maintains personal safety at all times</p>	<p>AO22.1 All new allotments include an area of sufficient size to accommodate the intended land use outside the area identified on Overlay Map 03.</p> <p>and</p> <p>AO22.2 New buildings are not located within the area identified on Overlay Map 03;</p> <p>or</p> <p>AO22.3 Development is sited above the 1%AEP flood event where known, or the highest known flood event, as follows:</p> <ul style="list-style-type: none"> (a) Habitable floor levels - 500mm;

Performance outcomes	Requirements for accepted development and assessment benchmarks
	<p>(b) Non-habitable floor levels - 300mm;</p> <p>(c) All other development - 0mm.</p> <p>and</p> <p>AO22.4 Building work below the nominated flood level allows for the flow through of flood water at ground level:</p> <p>(a) The structure below flood level is unenclosed; or</p> <p>(b) Any enclosure below flood level aligns with the direction of water flow; or</p> <p>(c) Any enclosure not aligning with the direction of water flow must have openings that are at least 50% of the enclosed area with a minimum opening of 75mm.</p> <p>and</p> <p>AO22.5 Resilient building materials are used below the nominated flood level in accordance with the relevant building assessment provisions.</p> <p>and</p> <p>AO22.6 Signage is provided on site indicating the position and path of all safe evacuation routes off the site.</p>
<p>PO23 Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level, and does not increase the potential for flood damage either on site or other properties.</p>	<p>AO23.1 Works associated with the proposed development do not:</p> <p>(a) involve a net increase in filling greater than 50m³; or</p> <p>(b) result in any reductions of on-site flood storage capacity and contain within the site any changes to depth / duration/velocity of flood waters; or</p> <p>(c) change flood characteristics outside the site in ways that result in:</p> <p>(i) loss of flood storage;</p> <p>(ii) loss of/changes to flow paths;</p> <p>(iii) acceleration or retardation of flows; or</p> <p>(iv) any reduction in flood warning times.</p>
<p>PO24 Community infrastructure in any area mapped as Flood Hazard is able to function effectively during and immediately after flood events.</p>	<p>No outcome specified.</p>
<p>Historic subdivisions overlay</p>	
<p>PO25 Historic subdivisions are only developed in locations where there is adequate access to physical and social services</p> <p>Editor's Note: This does not apply to outbuildings and extensions to an existing house.</p>	<p>AO25.1 The site is within 5km distance by road of a school if not on a current school bus route.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
<p>PO26 A site identified on the Historic Subdivision Overlay is not developed where:</p> <ul style="list-style-type: none"> (a) the site characteristics, including impacts from natural hazards, make it unsuitable for development; and (b) infrastructure, including water, sewerage, stormwater and roads are not adequate or result in environmental harm. 	<p>AO26.1 The site has frontage to a gazetted and constructed road.</p> <p>Editor's Note: The construction standard for unmade roads is defined in the 'Construction of Unmade Roads' policy resolved by South Burnett Regional Council and adopted on 19 August 2009</p> <p>and</p> <p>AO26.2 The site has sufficient area to provide for on-site effluent disposal in accordance with the requirements of the <i>Queensland Plumbing and Wastewater Code</i>.</p> <p>and</p> <p>AO26.3 The site is:</p> <ul style="list-style-type: none"> (a) within a reticulated town water area, and reticulated watersupply is provided, or; (b) outside a reticulated town water area, and a rainwater tank or other supplementary water supply system is installed with a minimum capacity of 45,000 litres. <p>AO26.4 Habitable rooms within new buildings are 300mm above the highest known flood level, located on the highest part of the site and elevated to enhance flood immunity.</p> <p>Editor's Note: Where historical flood data exists, it may be possible to use this information to determine the highest know flood level. Historical data may include:</p> <ul style="list-style-type: none"> ▪ formally recorded gauge heights records for a number of floods; ▪ formally surveyed peak flood levels; ▪ photographs of a historic flood; ▪ 'high-water' marks recorded on public or private property; and ▪ interviews with long-term residents. <p>and</p> <p>AO26.5 New buildings are provided with a service line connection to the electricity supply and telecommunications networks.</p> <p>and</p> <p>AO26.6 Stormwater drainage is discharged from the boundary of a development site:</p> <ul style="list-style-type: none"> (a) without nuisance and annoyance to adjoining or downstream properties, (b) into natural systems, and (c) with conveyance to a lawful point of discharge including by way of easement where drainage systems traverse private property into natural systems. <p>and</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
	AO26.7 New buildings are confined to areas outside of overland flow paths and natural drainage features.
Landslide hazard overlay	
PO27 Development does not increase the risk of harm to people and property as a result of landslide, by:- (a) avoiding development in a landslide hazard area; or (b) undertaking development in a landslide hazard area only where strictly in accordance with best practice geotechnical principles.	AO27.1 Development, including associated access, is not located in a landslide hazard area as identified on Overlay Map 10. or AO27.2 Development, including associated access, is located in a low or very low land landslide hazard area as determined by a site-specific geotechnical assessment prepared by a competent person.
PO28 Community infrastructure in any area mapped as Landslide Hazard is able to function effectively during and immediately after landslide events.	No outcome specified.

6.2.2 Medium density residential zone code

6.2.2.1 Application

This code applies to assessing a material change of use or a reconfiguring a lot for development in the Medium density residential zone. When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

6.2.2.2 Purpose

- (1) The purpose of the medium density residential zone code is to provide for—
 - (a) medium density multiple dwellings; and
 - (b) community uses, and small-scale services, facilities and infrastructure, to support local residents.
- (2) The local government purpose of the code is to facilitate multiple dwellings and dual occupancy close to the Principal centre zone and where suitable close to the Local centre zone and to ensure development is supported by adequate infrastructure, employment opportunities and recreation opportunities.
- (3) The overall outcomes sought for the zone code are as follows:
 - (a) Development provides for retirement facilities, multiple dwellings and dual occupancy close to the Principal centre zone and, where suitable, close to the Local centre zone.
 - (b) Small scale offices and health care facilities are accommodated in specific locations close to the town centre.
 - (c) Development is supported by appropriate infrastructure.
 - (d) Development maintains a high level of residential amenity having regard to traffic, noise, dust, odour, lighting and other locally specific impacts.
 - (e) Development in this zone is supported by a diverse range of community facilities, transport options, employment nodes and commercial and retail hubs.
 - (f) Non-residential uses may be supported where such uses directly support the day to day needs of the residential community, do not detract from the residential amenity of the area and do not undermine the viability of the nearby centres.
 - (g) Development is designed to incorporate sustainable practices including maximising energy efficiency and water conservation.
 - (h) Development is designed to promote safe walking and cycling.

The scale and density of development facilitates an efficient land-use pattern that is well connected to employment nodes, centres, recreation areas, community services and educational opportunities

- (i) s.
- (j) Development is established where the impacts of natural hazards are avoided or safely managed.
- (k) Development is reflective of and responsive to the environmental constraints of the land.
- (l) Sites that are contaminated or pose a health risk from prior activities are remediated prior to being developed for sensitive land use (as defined in the Regulation).

6.2.2.3 Criteria for assessment

Table 6.2.2—Accepted development subject to requirements and assessable development

Performance outcomes	Requirements for accepted development and assessment benchmarks
Section 1 General	
<p>PO1 The density, built form and appearance of development reflects the intended character of the zone, is climatically responsive and facilitates casual surveillance of the street.</p>	<p>AO1.1 Site cover does not exceed 60% and</p> <p>AO1.2 Buildings are a maximum of 2 storeys and 8.5m above ground level.</p> <p>and</p> <p>AO1.3 Maximum gross floor area does not exceed:</p> <ul style="list-style-type: none"> (a) for conventional allotments, 50% of the site area. (b) for rear allotments, 40% of the site area <p>and</p> <p>AO1.4 Where adjoining a dwelling house, a 1.8m high screen fence is provided to the common boundary.</p> <p>and</p> <p>AO1.5 Plant and service equipment (air conditioning, exhaust fans, lift motor rooms, refuse bins, telecommunication devices, etc) are integrated into the building.</p> <p>and</p> <p>AO1.6 Rooves incorporate at least 400mm eaves over each wall.</p> <p>and</p> <p>AO1.7 Front fences are less than 1.2 metres high.</p>
<p>PO2 Development is adequately serviced.</p>	<p>AO2.1 Development is connected to reticulated water supply and sewerage.</p> <p>and</p> <p>AO2.2 Development is supplied with reticulated electricity and telecommunications services.</p> <p>and</p> <p>AO2.3 Stormwater is discharged to a lawful point of discharge or to downstream properties but only with the consent of the affected landowners.</p>
<p>PO3 The efficiency and safety of the road network is not compromised by inappropriate access arrangements</p>	<p>No outcome specified.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
<p>PO4 Refuse storage areas are located for convenient collection, screened from public view and provided with facilities for self-contained cleaning.</p>	<p>AO4.1 Where the total number of multiple dwelling units is less than 10, the refuse storage area allows for individual general waste and recycling bins for each unit.</p> <p>and</p> <p>AO4.2 Where the total number of multiple dwelling units is 10 or more or for rooming accommodation, communal industrial-sized bins are provided in a location that allows the collection vehicle to enter and exit the site in a forward gear and collect the waste with a maximum of 3 manoeuvres.</p> <p>and</p> <p>AO4.3 The refuse storage area is no closer than 4m to any frontage and 1.5m to any other site boundary except where servicing 10 dwelling units or more, where the storage area is 5m from any site boundary.</p> <p>and</p> <p>AO4.4 Refuse storage areas are provided with an impervious base that is drained to an approved waste disposal system and provided with a dedicated hose cock.</p> <p>and</p> <p>AO4.5 The refuse storage area is enclosed on 3 sides to a minimum height of 0.2m above the height of the refuse receptacles.</p>
<p>PO5 Development is located and designed to ensure that land uses are not exposed to:</p> <ul style="list-style-type: none"> (a) Areas that pose a health risk from previous activities; and (b) Unacceptable levels of contaminants. 	<p>AO5.1 Development does not occur:</p> <ul style="list-style-type: none"> (a) In areas that pose a health risk from previous activities; and (b) On sites listed on the Contaminated Land Register or Environmental Management Register. <p>or</p> <p>AO5.2 Areas that pose a health risk from previous activities and contaminated soils which are subject to development are remediated prior to plan sealing, operational works permit, or issuing of building works permit.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
<p>PO6 Landscaping enhances the appearance of the site, provides buffering and screening and shades activity areas.</p>	<p>AO6.1 A minimum 2m wide landscaped area with species selected to suit the streetscape is provided adjacent to all road frontages (excluding crossover and pedestrian access).</p> <p>and</p> <p>AO6.2 Landscaping of pedestrian areas uses plant species which at maturity have limited foliage below 1.8m.</p> <p>and</p> <p>AO6.3 The minimum area for site landscaping is:</p> <ul style="list-style-type: none"> (a) For multiple dwellings – 20% (b) For retirement facilities – 35% (c) For other uses – not specified.
Section 2 Home-based business	
<p>PO7 The activity, occupation or business is subordinate to the dwelling on the site.</p>	<p>AO7.1 The home-based business is conducted in, under or within 20m of the principal dwelling and is conducted by a person living in the dwelling.</p> <p>and</p> <p>AO7.2 The maximum internal floor area used is the greater of 50m² of the gross floor area or 20m² of outdoor area.</p> <p>and</p> <p>AO7.3 No more than one non-resident of the site is employed in the home-based business.</p> <p>and</p> <p>AO7.4 A home-based business is setback from the road frontage of the site a distance greater than the existing building line.</p> <p>and</p> <p>AO7.5 A single un-illuminated business sign bearing the name and nature of the business is limited to 0.3m² in area.</p>
<p>PO8 Car parking and access is provided in a safe, attractive and functional manner.</p>	<p>AO8.1 Home-based businesses provide a maximum of one parking space in addition to the requirements of the principal dwelling.</p> <p>and</p> <p>AO8.2 Access is taken from the same crossover and driveway servicing the existing dwelling.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
<p>PO9 The amenity of the local residential area is not adversely affected.</p>	<p>AO9.1 Operating hours are limited to 7am to 8pm Monday to Friday and 8am to 4pm Saturday, Sunday and public holidays.</p> <p>and</p> <p>AO9.2 The home-based business does not rely on transport provided by vehicles larger than a 3-tonne rigid vehicle.</p> <p>and</p> <p>AO9.3 The home-based business does not involve the storage of hazardous or noxious materials in quantities beyond that reasonably associated with the dwelling.</p> <p>and</p> <p>AO9.4 The home-based business does not involve the inspection, servicing, repair or hiring of vehicles, machinery or equipment.</p> <p>and</p> <p>AO9.5 The home-based business does not necessitate an environmental licence.</p>
Section 3 Caretaker's accommodation	
<p>PO10 Caretaker's accommodations are subsidiary to and compatible with the principal use on the same site.</p>	<p>AO10.1 Only one caretaker's accommodation is established on the site.</p> <p>and</p> <p>AO10.2 A caretaker's accommodation is not located at the front of the primary major use on the site.</p> <p>and</p> <p>AO10.3 A caretaker's accommodation is separated from the principal activity areas of the primary use of the site by at least 10m.</p>
<p>PO11 Caretaker's accommodations are compatible with the scale, character and appearance of the setting and provide for the accommodation needs of a caretaker and their family.</p>	<p>AO11.1 A caretaker's accommodation does not exceed 8.5m in height.</p> <p>and</p> <p>AO11.2 A caretaker's accommodation has a floor area no greater than 125m², has a balcony, verandah or deck with a minimum area of 6m² with minimum dimensions of 3m.</p> <p>and</p> <p>AO11.3 A caretaker's accommodation is provided with private open space which is directly accessible from a habitable room.</p> <p>and</p> <p>AO11.4 The caretaker's accommodation is provided with 1 car parking space segregated from the car parking supply for the primary use of the site.</p>
Section 4 Dual occupancies, multiple dwellings and retirement facilities	

<p>PO12 Development is located on land that provides easy, safe and convenient movement by pedestrians.</p>	<p>AO12.1 Development is located on land with slopes less than:</p> <ul style="list-style-type: none"> (a) For multiple dwellings – 12.5%; (b) For retirement facilities – 8%; (c) For dual occupancies – not specified.
<p>Performance outcomes</p>	<p>Requirements for accepted development and assessment benchmarks</p>
<p>PO13 The development site is of an appropriate size to accommodate activities, buildings, infrastructure, services and works associated with the residential use.</p>	<p>AO13.1 The site has a minimum area of:</p> <ul style="list-style-type: none"> (a) For dual occupancies – 600m²; (b) For multiple dwellings – 800m²; (c) For retirement facilities – 2,000m². <p>and</p> <p>AO13.2 The site has a minimum road frontage of:</p> <ul style="list-style-type: none"> (a) For dual occupancies – 18m; (b) For multiple dwellings – 20m; (c) For retirement facilities – not specified.
<p>PO14 Development provides a setting that adds positively to the streetscape and provides reasonable access to natural light and ventilation.</p>	<p>AO14.1 Buildings have a minimum set back of 6m to the primary street frontage.</p> <p>and</p> <p>AO14.2 Setbacks to any secondary road frontage are a minimum of 4.5m.</p> <p>and</p> <p>AO14.3 Side and rear boundary setbacks for residential uses are a minimum of:</p> <ul style="list-style-type: none"> (a) 1.5m – at ground level; (b) 2.0m – above ground level.

<p>PO15 Development provides sufficient open space to meet the recreational and privacy needs of residents.</p>	<p>AO15.1 Each dwelling in a dual occupancy is provided with private open space of a minimum consolidated area of 50m² with a minimum dimension of 5m and oriented northward.</p> <p>and</p> <p>AO15.2 Where a dual occupancy, each unit has:</p> <ul style="list-style-type: none"> (a) independent driveway access to its respective street frontage; and (b) Its front door (and an associated front door identification structure) and living room windows or balconies oriented toward its respective street frontage. <p>and</p> <p>AO15.3 Each dwelling in a multiple dwelling is provided with northward oriented private open space comprising:</p> <ul style="list-style-type: none"> (a) a minimum consolidated area of 20m² with a minimum dimension of 4m for ground level dwellings; and (b) a minimum consolidated area of 15m² with a minimum dimension of 3m for above ground level dwellings. <p>and</p> <p>AO15.4 Each dwelling in a retirement facility is provided with private open space comprising:</p> <ul style="list-style-type: none"> (a) a minimum consolidated area of 12m² with a minimum dimension of 3m for ground level dwellings; and
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Performance outcomes	Requirements for accepted development and assessment benchmarks
	<ul style="list-style-type: none"> (b) a minimum consolidated area of 20m² with a minimum dimension of 3m for above ground level dwellings. <p>and</p> <p>AO15.5 Private open space of ground level dwellings is directly accessible from the living areas.</p> <p>and</p> <p>AO15.6 Screen fencing of ground level private open space achieves a minimum height of 1.5m.</p>

<p>PO16 Development accommodates the relaxation, recreational, storage and clothes drying needs of residents.</p>	<p>AO16.1 Communal open space is provided at a minimum rate of 5% or 40m² of site area, whichever is the greater. and excludes access and vehicle parking areas and clothes drying areas.</p> <p>and</p> <p>AO16.2 For multiple dwellings and retirement facilities, a storage space with a minimum capacity of 8m³, which may form part of a carport or garage, is provided for each dwelling.</p> <p>and</p> <p>AO16.3 Each dwelling is provided with an open air clothes drying facility screened from public streets, communal open space and neighbouring properties.</p>
<p>PO17 For retirement facilities provision is also made for common indoor community and recreation areas that have facilities suitable for use for recreational and social events, and is of a size adequate to meet the needs of residents on the site.</p>	<p>AO17.1 An indoor communal area, having a minimum size of 1m² for each bedspace (but not less than 25m² overall), is provided on the site and is equipped with, at least, toilet, kitchen or kitchenette and storage facilities.</p>
<p>PO18 Retirement facilities are provided with appropriate lighting to allow clear visibility along all pedestrian paths.</p>	<p>AO18.1 Bollard or overhead lighting is provided along all footpaths and car parking areas.</p> <p>and</p> <p>AO18.2 All external lighting complies with the requirements of the <i>AS4282—Control of the Obtrusive Effects of Outdoor Lighting</i>.</p>
<p>PO19 Retirement facilities provide easy pedestrian and wheelchair access throughout the site.</p>	<p>AO19.1 No dwelling is more than 250m walking distance from a site entry/exit point.</p> <p>and</p> <p>AO19.2 All paths and outdoor recreational areas have a gradient 5% or less.</p>
<p>Section 5 Small lot dwelling houses</p>	
<p>PO20 Dwelling houses on small lots are to provide high quality living environments for occupants while respecting standards of amenity and house form expected in a conventional residential environment occasionally punctuated by multiple dwellings.</p>	<p>For houses on lots less than 400m² –</p> <p>AO20.1 The minimum front setback is 6m or, if any adjoining dwelling house is set back less than 6m, that setback.</p> <p>and</p> <p>AO20.2 The minimum setback from side boundaries is 1m.</p> <p>and</p>
<p>Performance outcomes</p>	<p>Requirements for accepted development and assessment benchmarks</p>

	<p>AO20.3 The minimum setback from the rear boundary is 6m and AO20.4 The maximum site cover is 50% of the site area. and AO20.5 The maximum length of a dwelling house is 25m, including enclosed garages. and AO20.6 There is at least one covered parking space. and AO20.7 The driveway crossover is no wider than 3.5m. and AO20.8 The privacy of adjoining dwellings is protected by having – (a) side fences 1.8m high with no openings; (b) windows and balconies on levels above ground floor more than 9m from windows and balconies on adjoining dwellings; (c) where the separation in (b) is not achieved, privacy is achieved through translucent windows, windows sills higher than 1.5m or fixed solid translucent external screens. and AO20.9 Roof pitch of at least 20°. and AO20.10 600mm eaves are to be over all external walls.</p>
Section 6 Secondary dwelling	
<p>PO21 A secondary dwelling must be subsidiary to its primary dwelling.</p>	<p>AO21.1 A secondary dwelling is no larger than 70m² in gross floor area or 40% of the gross floor area of the primary dwelling, whichever is less. and AO21.2 Parking is provided for one vehicle and access to it is via the same driveway as the primary dwelling.</p>
Section 7 Short Term Accommodation	
<p>PO23 Short term accommodation maintains the appearance of an ordinary dwelling in the zone</p>	<p>AO23.1 Short term Accommodation uses are: (a) carried out in the existing dwelling (b) have no external signage AO23.2 One (1) dedicated off street car parking space is provided for the sole use by the short term accommodation use</p>
<p>PO24 Short term accommodation only accommodates people for a short duration</p>	<p>AO24 Guests can stay a maximum of 14 nights</p>
<p>PO25 Short term accommodation does not cause any nuisance or adverse impacts on the existing amenity</p>	<p>AO25.1 Noise levels do not exceed acoustic quality objectives under the Environmental Protection (Noise) Policy 2019, Schedule 1. AO25.2 Domestic waste bins are provided in a</p>

	screened area and maintained in a tidy state at all times.
Section 8 For development affected by one or more overlays	
Airport environs overlay	
PO22 Development does not significantly increase the risk of wildlife hazard particularly flying vertebrates, such as birds and bats, intruding within an airport operational airspace.	No outcome specified.

Performance outcomes	Requirements for accepted development and assessment benchmarks
Biodiversity overlay	
PO23 Areas of environmental significance, including biodiversity values, are identified, protected and enhanced.	<p>AO23.1 Uses and associated works are confined to areas not identified on Overlay Map 05.</p> <p>or</p> <p>AO23.2 Development is compatible with the environmental values of the area.</p> <p>or</p> <p>AO23.3 Where development within an area identified on Overlay Map 05 is unavoidable, measures recommended by a suitably qualified ecologist are incorporated to protect and retain the environmental values and underlying ecosystem processes within or adjacent to the development site to the greatest extent practical.</p>
PO24 Biodiversity values of identified areas of environmental significance are protected from the impacts of development	AO24.1 Development adjacent to Protected Areas identified on Overlay Map 05 is set back a minimum of 100m from the park boundaries in the absence of any current 'Management Plans' for these areas.
PO25 There are no significant adverse effects on water quality, ecological and biodiversity values.	<p>AO25.1 Uses and associated works are confined to areas outside overland flow paths and natural drainage features.</p> <p>and</p> <p>AO25.2 Buildings, on-site effluent disposal, external activities or storage areas may be located within 100m from the top of the bank of a river, creek, stream or wetland identified on Overlay Map 05 provided that the Waterway Corridors identified on Overlay Map 05 are rehabilitated using measures recommended by a suitably qualified ecologist.</p>

6.2.3 Principal centre zone code

6.2.3.1 Application

This code applies to assessing a material change of use or a reconfiguring a lot for development in the Principal centre zone. When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

6.2.3.2 Purpose

- (1) The purpose of the principal centre zone code is to provide for a large variety of uses and activities (including, for example, administrative, business, community, cultural, entertainment, professional, residential or retail activities) to—
 - (a) form the core of an urban area; and
 - (b) Service the local government area.
- (2) The overall outcomes sought for the zone code are as follows:
 - (a) The amount of zoned land is more than enough to accommodate Kingaroy's commercial needs over the life of this Planning Scheme and, as such, no expansion of the zone is envisaged.

- (b) Shops, offices and cinemas and other people oriented activities are concentrated into the Retail core precinct so that this area becomes a vibrant, active place and a focus for civic projects.
- (c) The Frame precinct accommodates commercial activities which, due to their scale or nature – or because the goods they sell are too large to be transported to a car on foot – could disrupt the smooth passage of pedestrians along town centre streets. Examples include retail showrooms, offices, building supplies and sales or hire yards.
- (d) Development scale and intensity is to be the highest in the Region, but nevertheless generally no higher than 2-3 storeys, so as to maintain scale consistent with expectations of a major regional town. Taller buildings may be contemplated in the Retail core precinct where for mixed commercial and residential activities that exhibit outstanding design characteristics that bolster Kingaroy’s regional centre role and so transcend the preferred rural town character form.
- (e) Residential development, short-term accommodation and tourist accommodation is provided at an appropriate scale and integrates with and enhances the fabric of the centre. Residential development in the Retail core precinct is enabled above ground storeys.
- (f) Development encourages active and safe pedestrian links within the Retail core precinct.
- (g) Where appropriate service industry uses may be located in the zone.
- (h) Development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and public/active transport use.
- (i) Sites that are contaminated or pose a health risk from prior activities are remediated prior to being developed for sensitive land use (as defined in the Regulation).

6.2.3.3 Criteria for assessment

Table 6.2.3—Accepted development subject to requirements and assessable development

Performance outcomes	Requirements for accepted development and assessment benchmarks
Section 1 General	
<p>PO1 The scale, bulk and design of buildings provides a safe and welcoming built environment that reflects the intended streetscape character and is consistent with the scale and form of buildings in the Kingaroy town centre and routinely found in larger regional towns.</p>	<p>AO1.1 Buildings are a maximum of:</p> <ul style="list-style-type: none"> • 3 storeys above ground level, where not in the Hospital precinct; • 4 storeys above ground level where in the Hospital precinct. <p>and</p> <p>AO1.2 Buildings are built to the street alignment.</p> <p>and</p> <p>AO1.3 Building entrances are clearly visible from the street.</p> <p>and</p> <p>AO1.4 Development incorporates an all-weather awning built to a line 0.5m short of all carriageways with at least 3m vertical clearance.</p> <p>and</p> <p>AO1.5 The maximum building length in one plane is less than 30m, with variations at least 0.5m deep and 3m wide between continuing façades.</p> <p>and</p> <p>AO1.6 Upper levels incorporate horizontal and vertical variations such as balconies, windows, shading devices and parapets.</p>

	<p>and AO1.7 Buildings incorporate:</p>
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Performance outcomes	Requirements for accepted development and assessment benchmarks
	<p>(a) Elements distinguishing different levels; and (b) Variations in roof shape, recesses or projections, shade devices and detailing.</p> <p>and AO1.8 In the Retail core precinct, parking areas and parking structures are behind or under buildings.</p> <p>and AO1.9 Plant and service equipment (air conditioning, exhaust fans, lift motor rooms, refuse bins, telecommunication devices, etc) are integrated into buildings.</p>
<p>PO2 Development respects the amenity and intended urban form of adjoining non-commercial sites.</p>	<p>AO2.1 Where adjoining residential zoned land, development provides:</p> <p>(a) 1.8m high screen fencing to all side and rear boundaries; and (b) minimum 5m side and rear boundary setbacks; and (c) minimum 3 metre boundary setback to street frontages.</p>

<p>PO3 Buildings maximise shop-front exposure to streets in the Retail core precinct.</p>	<p>AO3.1 For development in the Retail core precinct, buildings are built to side boundaries, except for pedestrian and vehicular access.</p> <p>and</p> <p>AO3.2 The ground level comprises display windows and active space (e.g. shops, cafés, offices, personal services, hotels, medical facilities and small showrooms).</p> <p>and</p> <p>AO3.3 Buildings incorporate windows and doors opening to the street.</p>
<p>PO4 Development provides a safe and secure environment.</p>	<p>AO4.1 Development provides:</p> <ul style="list-style-type: none"> (a) opportunities for casual surveillance and sightlines to and from open spaces, streets and adjacent development; (b) activity areas adjacent to pedestrian pathways; (c) pathways, underpasses and other spaces that minimise sudden changes of grade and blind corners; (d) lighting of external areas; (e) increased visibility of high risk areas such as car parks, stairwells and the like; (f) entrances to buildings that are oriented to face open or 'active' spaces; and (g) clear sight lines from within the building at the entry point. <p>and</p>
<p>Performance outcomes</p>	<p>Requirements for accepted development and assessment benchmarks</p>
	<p>AO4.2 Parking areas with more than 20 parking spaces provide dedicated, obvious and direct pedestrian paths linking parking spaces with public streets and/or entry points to on-site commercial premises.</p> <p>and</p> <p>AO4.3 Pedestrian movement areas involve minimal vehicle conflict points and facilitate equitable access.</p> <p>and</p> <p>AO4.4 The ground level of buildings facing the primary frontage comprises windows and active space.</p>

<p>PO5 Development is adequately serviced.</p>	<p>AO5.1 Development is connected to reticulated water supply and sewerage. and AO5.2 Stormwater is discharged to a lawful point of discharge. and AO5.3 Where involving an increase in gross floor area of more than 5,000m², development provides bus and taxi loading areas within 100m of the main entrance.</p>
<p>PO6 Pedestrian safety is enhanced by appropriate access arrangements.</p>	<p>AO6.1 Where an alternative exists, no direct vehicular access is provided from Glendon Street. and AO6.2 Driveways providing access to less than 20 parking spaces are no more than 3.0m wide where they cross the footpath. and AO6.3 No new driveways are established within 30m of an existing one (shared driveways may need to be used).</p>
<p>PO7 Refuse storage areas are located for convenient collection, screened from public view and provided with facilities for self-contained cleaning.</p>	<p>AO7.1 Refuse storage areas allow the appropriately-sized collection vehicle to enter and exit in a forward gear. The use of staff car parking areas to accommodate internal manoeuvring is permissible. and AO7.2 The refuse storage area is provided in a building or other enclosed structure screened to a minimum height of 0.2m above the height of the refuse receptacles. and AO7.3 Refuse storage areas are provided with an impervious base that is drained to an approved waste disposal system and provided within a dedicated hose cock.</p>

<p>Performance outcomes</p>	<p>Requirements for accepted development and assessment benchmarks</p>
<p>PO8 Development is located and designed to ensure that land uses are not exposed to: (a) Areas that pose a health risk from previous activities; and (b) Unacceptable levels of contaminants.</p>	<p>AO8.1 Development does not occur: (a) In areas that pose a health risk from previous activities; and (b) on sites listed on the Contaminated Land Register or Environmental Management Register. or AO8.2 Areas that pose a health risk from previous activities and contaminated soils which are subject to development are remediated prior to plan sealing, operational works permit, or issuing of building works permit.</p>

Section 2 For development affected by one or more overlays	
Airport environs overlay	
PO9 Development does not significantly increase the risk of wildlife hazard particularly flying vertebrates, such as birds and bats, intruding within an airport operational airspace.	No outcome specified.

6.2.4 Local centre zone code

6.2.4.1 Application

This code applies to assessing a material change of use or a reconfiguring a lot for development in the Local centre zone. When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

6.2.4.2 Purpose

- (1) The purpose of the local centre zone code is to provide for–
 - (a) a limited variety of commercial, community and retail activities to service local residents; and
 - (b) other uses and activities that integrate with, and enhance, the local centre, including, for example, entertainment, shopping or residential uses.
- (2) The overall outcomes sought for the zone code are as follows:
 - (a) The amount of zoned land is more than enough to accommodate the commercial needs of each town over the life of this Planning Scheme, and no expansion of the zone is envisaged.
 - (b) The zone provides for a mix of retail, commercial, administrative, community, cultural and entertainment activities that support the respective host town.
 - (c) Buildings are generally no higher than 2-3 storeys, so as to maintain form consistent with expectations of a regional town.
 - (d) Development standards reflect the level of infrastructure otherwise apparent in the town.
 - (e) Residential development, short-term accommodation and tourist accommodation is provided at an appropriate scale and integrates with and enhances the fabric of the centre. Residential development is enabled above ground floors.
 - (f) Where appropriate, service industry uses may be located in the zoned area.
 - (g) Development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and public/active transport use.
 - (o) Development is reflective of and responsive to the environmental constraints and hazards of the land.

- (h) Sites that are contaminated or pose a health risk from prior activities are remediated prior to being developed for sensitive land use (as defined in the Regulation).

6.2.4.3 Criteria for assessment

Table 6.2.4—Accepted development subject to requirements and assessable development

Performance outcomes	Requirements for accepted development and assessment benchmarks
Section 1 General	
<p>PO1 The scale, bulk and design of buildings provides a safe and welcoming built environment that reflects the intended streetscape character and is consistent with the scale and form of buildings in the respective town centre and routinely found in smaller regional towns. Where Council has prepared streetscape guidelines, the design of awnings and façades and the placement and design of street furniture and street planting is encouraged to follow them.</p>	<p>AO1.1 Buildings are a maximum of 2 storeys above ground level, or 3 storeys if the third storey is set back 20m from the street alignment.</p> <p>and</p> <p>AO1.2 Buildings are built to the street alignment.</p> <p>and</p> <p>AO1.3 Building entrances are clearly visible from the street.</p> <p>and</p> <p>AO1.4 Development incorporates an all-weather awning built to a line 0.5m short of all carriageways with at least 3m vertical clearance.</p> <p>and</p> <p>AO1.5 The maximum building length in one plane is less than 30m, with variations at least 0.5m deep and 3m wide between continuing façades.</p> <p>and</p> <p>AO1.6 Upper levels incorporate horizontal and vertical variations in elements such as balconies, windows, shading devices and parapets.</p> <p>and</p> <p>AO1.7 Buildings on corner sites incorporate:</p> <ul style="list-style-type: none"> (a) Elements distinguishing different levels; and (b) Variations in roof shape, recesses or projections, shade devices and detailing. <p>and</p> <p>AO1.8 Plant and service equipment (air conditioning, exhaust fans, lift motor rooms, refuse bins, telecommunication devices, etc) are integrated into buildings.</p>
<p>PO2 Development respects the amenity and intended urban form of adjoining non-commercial sites.</p>	<p>AO2.1 Where adjoining residential zoned land, development provides:</p> <ul style="list-style-type: none"> (a) 1.8m high screen fencing to all side and rear boundaries; and (b) minimum 5m side and rear boundary setbacks; and (c) minimum 3 metre boundary setback to street frontages.

Performance outcomes	Requirements for accepted development and assessment benchmarks
<p>PO3 Buildings maximise shop-front exposure to streets.</p>	<p>AO3.1 Buildings are built to side boundaries, except for pedestrian and vehicular access.</p> <p>and</p> <p>AO3.2 The ground level comprises display windows and active space (e.g. shops, cafés, offices, personal services, hotels, medical facilities and small showrooms).</p> <p>and</p> <p>AO3.3 Buildings incorporate windows and doors opening to the street.</p>
<p>PO4 Development provides a safe and secure environment.</p>	<p>AO4.1 Development provides:</p> <ul style="list-style-type: none"> (a) opportunities for casual surveillance and sightlines to and from open spaces, streets and adjacent development; (b) activity areas adjacent to pedestrian pathways; (c) pathways, underpasses and other spaces that minimise sudden changes of grade and blind corners; (d) lighting of external areas; (e) increased visibility of high risk areas such as car parks, stairwells and the like; (f) entrances to buildings that are oriented to face open or 'active' spaces; and (g) clear sight lines from within the building at the entry point. <p>and</p> <p>AO4.2 Parking areas with more than 20 parking spaces provide dedicated, obvious and direct pedestrian paths linking parking spaces with public streets and/or entry points to on-site commercial premises.</p> <p>and</p> <p>AO4.3 Pedestrian movement areas involve minimal vehicle conflict points and facilitate equitable access.</p> <p>and</p> <p>AO4.4 The ground level of buildings facing the primary frontage comprises windows and active space.</p>
<p>PO5 Development is adequately serviced.</p>	<p>AO5.1 Development is connected to reticulated water supply and sewerage.</p> <p>and</p> <p>AO5.2 Stormwater is discharged to a lawful point of discharge.</p> <p>and</p> <p>AO5.3 Where involving an increase in gross floor area of more than 5,000m², development provides bus and taxi loading areas within 100m of the main entrance.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
<p>PO6 Pedestrian safety is enhanced by appropriate access arrangements.</p>	<p>AO6.1 Where an alternative exists, no direct vehicular access is provided from the respective town's main commercial street.</p>
<p>PO7 Refuse storage areas are located for convenient collection, screened from public view and provided with facilities for self-contained cleaning.</p>	<p>AO7.1 Refuse storage areas allow the appropriately-sized collection vehicle to enter and exit in a forward gear. The use of staff car parking areas to accommodate internal manoeuvring is permissible.</p> <p>and</p> <p>AO7.2 The refuse storage area is provided in a building or other enclosed structure screened to a minimum height of 0.2m above the height of the refuse receptacles.</p> <p>and</p> <p>AO7.3 Refuse storage areas are provided with an impervious base that is drained to an approved waste disposal system and provided within a dedicated hose cock.</p>
<p>PO8 Development is located and designed to ensure that land uses are not exposed to:</p> <ul style="list-style-type: none"> (a) Areas that pose a health risk from previous activities; and (b) Unacceptable levels of contaminants. 	<p>AO8.1 Development does not occur:</p> <ul style="list-style-type: none"> (a) In areas that pose a health risk from previous activities; and (b) On sites listed on the Contaminated Land Register or Environmental Management Register. <p>or</p> <p>AO8.2 Areas that pose a health risk from previous activities and contaminated soils which are subject to development are remediated prior to plan sealing, operational works permit, or issuing of building works permit.</p>
Section 2 Short Term Accommodation	
<p>PO9 Short term accommodation maintains the appearance of an ordinary dwelling in the zone</p>	<p>AO9.1 Short term Accommodation uses are:</p> <ul style="list-style-type: none"> (a) carried out in the existing dwelling (b) have no external signage <p>AO9.2 One (1) dedicated off street car parking space is provided for the sole use by the short term accommodation use</p>
<p>PO10 Short term accommodation only accommodates people for a short duration</p>	<p>AO10 Guests can stay a maximum of 14 nights</p>
<p>PO11 Short term accommodation does not cause any nuisance or adverse impacts on the existing amenity</p>	<p>AO11.1 Noise levels do not exceed acoustic quality objectives under the Environmental Protection (Noise) Policy 2019, Schedule 1.</p> <p>AO11.2 Domestic waste bins are provided in a screened area and maintained in a tidy state at all times.</p>
Section 3 For development affected by one or more overlays	
Flood hazard overlay	

<p>PO9 Development is not exposed to risk from flood events by responding to flood potential and maintains personal safety at all times</p>	<p>AO9.1 All new allotments include an area of sufficient size to accommodate the intended land use outside the area identified on Overlay Map 03.</p> <p>and</p> <p>AO9.2 New buildings are not located within the area identified on Overlay Map 03;</p> <p>or</p> <p>AO9.3 Development is sited above the 1%AEP flood event where known, or the highest known flood event, as follows:</p> <ul style="list-style-type: none"> (a) Habitable floor levels - 500mm; (b) Non-habitable floor levels - 300mm; (c) On-site sewage treatment and storage areas for potential contaminants - 300mm; (d) All other development - 0mm.
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Performance outcomes	Requirements for accepted development and assessment benchmarks
	<p>and</p> <p>AO9.4 Building work below the nominated flood level allows for the flow through of flood water at ground level:</p> <ul style="list-style-type: none"> (a) The structure below flood level is unenclosed; or (b) Any enclosure below flood level aligns with the direction of water flow; or (c) Any enclosure not aligning with the direction of water flow must have openings that are at least 50% of the enclosed area with a minimum opening of 75mm. <p>and</p> <p>AO9.5 Resilient building materials are used below the nominated flood level in accordance with the relevant building assessment provisions.</p> <p>and</p> <p>AO9.6 Signage is provided on site indicating the position and path of all safe evacuation routes off the site.</p>

<p>PO10 Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level, and does not increase the potential for flood damage either on site or other properties.</p>	<p>AO10.1 Works associated with the proposed development do not:</p> <ul style="list-style-type: none"> (a) involve a net increase in filling greater than 50m³; or (b) result in any reductions of on-site flood storage capacity and contain within the site any changes to depth / duration/velocity of flood waters; or (c) change flood characteristics outside the site in ways that result in <ul style="list-style-type: none"> (i) loss of flood storage; (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows; or (iv) any reduction in flood warning times.
<p>PO11 Development avoids the release of hazardous materials into floodwaters.</p>	<p>AO11.1 Materials manufactured or stored on site are not hazardous in nature. or AO11.2 Hazardous materials and any associated manufacturing equipment are located above the nominated flood level.</p>
<p>PO12 Community infrastructure in any area mapped as Flood Hazard is able to function effectively during and immediately after flood events.</p>	<p>No outcome specified.</p>

6.2.5 Recreation and open space zone code

6.2.5.1 Application

This code applies to assessing a material change of use or a reconfiguring a lot for development in the Recreation and open space zone. When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

6.2.5.2 Purpose

- (1) The purpose of the Recreation and open space zone code is to provide for—
 - (a) a variety of cultural, educational, leisure, recreation and sporting uses and activities, including, for example—
 - (i) parks, playgrounds or playing fields for the use of residents and visitors; and
 - (ii) parks, or other areas, for the conservation of natural areas; and
 - (b) facilities and infrastructure to support the uses and activities stated in paragraph (a).
- (2) The overall outcomes sought for the zone code are as follows:
 - (a) A range of functional and accessible open spaces, including a network of regional, district and local public and private parks and linkages, are available for the use and enjoyment of residents and visitors.
 - (b) Areas that provide for active sport and recreation to meet community needs are planned and designed to enhance community liveability and provide a visual break in developed areas.
 - (c) Impacts on adjacent areas from development and activities within the zone are managed through buffering to adjacent sensitive land use (as defined in the Regulation) and appropriate design, siting and operation of facilities and infrastructure.
 - (d) Ancillary structures and buildings such as clubhouses, canteens, stands, shelters, amenity facilities, picnic tables and playgrounds are accommodated while retaining public accessibility to active and passive recreation.
 - (e) Adverse impacts on ecological values are avoided or minimised where recreation and open spaces areas include natural habitats such as bushland, wetlands or waterways, or act as a buffer between natural and developed areas.
 - (f) Areas for active sport and recreational pursuit such as playing fields, equestrian facilities, showgrounds, public swimming pools and outdoor courts are protected from intrusion of sensitive land use (as defined in the Regulation) that could compromise the operational capacity of established facilities.
 - (p) Land susceptible to flooding or drainage problems, including high ground water tables, is protected from inappropriate sport and recreation activities or facilities.
 - (g) Sites that are contaminated or pose a health risk from prior activities are remediated prior to being developed for sensitive land use (as defined in the Regulation).

6.2.5.3 Criteria for assessment

Table 6.2.5—Accepted development subject to requirements and assessable development

Performance outcomes	Requirements for accepted development and assessment benchmarks
Section 1 General	
<p>PO1 The needs of the community for active and passive recreation and open space are met.</p>	<p>AO1.1 Development provides readily accessible community, recreation and leisure activities.</p> <p>and</p> <p>AO1.2 Ancillary structures are limited to shelters, picnic facilities, interpretation facilities, clubhouses, kiosks, stands and amenities blocks.</p>
<p>PO2 Development for open space and recreation facilities contributes to the open space landscape character of the zone and avoids detrimental impact on the natural environment.</p>	<p>AO2.1 Site coverage does not exceed 10% of the site area.</p> <p>and</p> <p>AO2.2 All buildings are set back a minimum 6m from the frontage of the site.</p> <p>and</p> <p>AO2.3 Buildings and structures do not exceed the height of existing structures or if remote from other buildings:</p> <ul style="list-style-type: none"> (a) not more than 8.5m in height above ground level; or (b) not more than 11.5m in height above ground level and set back a minimum of 10m from all site boundaries. <p>and</p> <p>AO2.4 Any roads or driveways through the site have a maximum width of 7m.</p> <p>and</p> <p>AO2.5 Development protects all mature native vegetation.</p>
<p>PO3 The amenity of the local area is not adversely affected.</p>	<p>AO3.1 The building setback from a boundary abutting a residential area is a minimum of 3m or half the height of the building at that point, whichever is greater.</p> <p>and</p> <p>AO3.2 New building plant or air-conditioning equipment is located central to the building and screened from view of the street or adjoining residential uses.</p> <p>and</p> <p>AO3.3 Site access and car parking, servicing or outdoor storage areas are set back from any boundary adjoining residential land a minimum of 3m and provided with a landscaped buffer.</p> <p>and</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
	<p>AO3.4 Hours of operation of outdoor activities are restricted to 7am to 10pm.</p> <p>and</p> <p>AO3.5 Where adjoining residential land, loading and unloading of goods occurs only between the hours of 7am and 6pm Monday to Friday and 8am to 5pm Saturday.</p> <p>and</p> <p>AO3.6 Outdoor lighting is designed, installed and maintained in accordance with the parameters and requirements of <i>AS4282 – Control of the Obtrusive Effects of Outdoor Lighting</i>.</p> <p>and</p> <p>AO3.7 A 1.8m high solid screen fence and 1.5m wide strip of screen landscaping are provided along all boundaries shared with an adjoining residential use.</p>
PO4 Development is adequately serviced.	AO4.1 Reticulated water and sewerage is provided. Where not available, on site water storage and an approved waste disposal system is provided.
PO5 Buildings and ancillary structures are responsive to the natural features and constraints of the land.	AO5.1 Land with a gradient in excess of 1:8 on 50% or more of the allotment is not developed for any purpose.
<p>PO6 Development is located and designed to ensure that land uses are not exposed to:</p> <p>(a) Areas that pose a health risk from previous activities; and</p> <p>(b) Unacceptable levels of contaminants.</p>	<p>AO6.1 Development does not occur:</p> <p>(a) In areas that pose a health risk from previous activities; and</p> <p>(b) On sites listed on the Contaminated Land Register or Environmental Management Register.</p> <p>or</p> <p>AO6.2 Areas that pose a health risk from previous activities and contaminated soils which are subject to development are remediated prior to plan sealing, operational works permit, or issuing of building works permit.</p>
Section 2 Caretaker's accommodation	
PO7 Caretaker's accommodations are subsidiary to and compatible with the principal use on the same site.	<p>AO7.1 Only one caretaker's accommodation is established on the site.</p> <p>and</p> <p>AO7.2 A caretaker's accommodation is not located at the front of the major use on the site.</p> <p>and</p> <p>AO7.3 A caretaker's accommodation is separated from the principal activity areas of the primary use of the site by at least 10m.</p>
PO8 Caretaker's accommodations are compatible with the scale, character and appearance of the setting and	AO8.1 A caretaker's accommodation does not exceed 8.5m in height.

Performance outcomes	Requirements for accepted development and assessment benchmarks
<p>provide for the accommodation needs of a caretaker and their family.</p>	<p>AO8.2 Where adjoining land used, or approved for use, for uses in the accommodation activities use group, a caretaker's accommodation is located adjacent to the adjoining use.</p> <p>and</p> <p>AO8.3 A caretaker's accommodation has a floor area no greater than 125m², has a balcony, verandah or deck with a minimum area of 6m² with minimum dimensions of 3m.</p> <p>and</p> <p>AO8.4 A caretaker's accommodation is provided with private open space which is directly accessible from a habitable room.</p> <p>and</p> <p>AO8.5 A caretaker's accommodation is setback:</p> <ul style="list-style-type: none"> (a) A minimum of 1.5m from the common property boundary to an adjoining residential use; or (b) A minimum of 10m from the principal activity areas of an industrial or commercial use on an adjoining allotment.
<p>PO9 Caretaker's accommodation is adequately serviced by access and essential utility infrastructure.</p>	<p>AO9.1 A caretaker's accommodation is connected to reticulated infrastructure to a standard required or expected of new residential development.</p> <p>and</p> <p>AO9.2 Except where adjoining the Rural zone, the site has a bitumen surfaced road frontage.</p> <p>and</p> <p>AO9.3 The caretaker's accommodation is provided with 1 car parking space segregated from the car parking supply for the non-residential use of the site.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
Section 3 For development affected by one or more overlays	
Airport environs overlay	
Public safety sub-area	
<p>PO10 Development located at the end of runways does not increase the risk to public safety.</p>	<p>AO10.1 Development does not include the following within an airport's public safety area as depicted on Overlay Map 01:</p> <ul style="list-style-type: none"> (a) a significant increase in the number of people living, working or congregating in the public safety area, such as accommodation activities (b) uses that attract large numbers of people (recreation activities, shopping centres, industrial or commercial uses involving large numbers of workers or customers) (c) community activities (e.g. education establishments, hospitals) (d) the manufacture, use or storage of flammable, explosive, hazardous or noxious materials. (e)
<p>PO11 Development does not significantly increase the risk of wildlife hazard particularly flying vertebrates, such as birds and bats, intruding within an airport operational airspace.</p>	<p>No outcome specified.</p>
Biodiversity overlay	
<p>PO12 Areas of environmental significance, including biodiversity values, are identified, protected and enhanced.</p>	<p>AO12.1 Uses and associated works are confined to areas not identified on Overlay Map 05.</p> <p>or</p> <p>AO12.2 Development is compatible with the environmental values of the area.</p> <p>or</p> <p>AO12.3 Where development within an area identified on Overlay Map 05 is unavoidable, measures recommended by a suitably qualified ecologist are incorporated to protect and retain the environmental values and underlying ecosystem processes within or adjacent to the development site to the greatest extent practical.</p>
<p>PO13 Biodiversity values of identified areas of environmental significance are protected from the impacts of development</p>	<p>AO13.1 Development adjacent to Protected Areas identified on Overlay Map 05 is set back a minimum of 100m from the park boundaries in the absence of any current 'Management Plans' for these areas.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
<p>PO14 There are no significant adverse effects on water quality, ecological and biodiversity values.</p>	<p>AO14.1 Uses and associated works are confined to areas outside overland flow paths and natural drainage features.</p> <p>and</p> <p>AO14.2 Buildings, on-site effluent disposal, external activities or storage areas may be located within 100m from the top of the bank of a river, creek, stream or wetland identified on Overlay Map 05 provided that the Waterway Corridors identified on Overlay Map 05 are rehabilitated using measures recommended by a suitably qualified ecologist.</p>
Bushfire hazard overlay	
<p>PO15 Development is not placed at unacceptable risk from bushfire, does not increase the extent or severity of bushfire and maintains the safety of people and property from bushfire.</p>	<p>AO15.1 Development does not occur in areas mapped as Very High or High Potential Bushfire Intensity Areas on the SPP Interactive Mapping (Plan Making).</p> <p>or</p> <p>AO15.2 A written assessment by a suitably experienced or qualified person confirms that the site is of Low Potential Bushfire Hazard.</p> <p>or</p> <p>AO15.3 For areas mapped as Medium Potential Bushfire Intensity Areas on the SPP Interactive Mapping (Plan Making), bushfire risk is mitigated through a Bushfire Management Plan incorporating:</p> <ul style="list-style-type: none"> (a) Lot design and the siting of buildings and uses so: <ul style="list-style-type: none"> (i) high intensity uses are located on the least bushfire prone area on the site and activities least susceptible to fire are sited closest to the bushfire hazard; and (ii) efficient emergency access is optimised; and (iii) bushfire risk is effectively minimised having regard to aspect, elevation, slope and vegetation. (b) Including firebreaks that provide adequate: <ul style="list-style-type: none"> (i) setbacks between buildings/ structures and hazardous vegetation; and (ii) access for fire fighting or other emergency vehicles; and (c) Road access for fire-fighting appliances and firebreaks are

Performance outcomes	Requirements for accepted development and assessment benchmarks
	<p>provided through a perimeter road that separates the use from areas of bushfire hazard and that road has a minimum cleared width of 20 metres; and</p> <p>(d) Where a reticulated water supply is not available and development involves buildings with a gross floor area greater than 50m², one tank within 100m of each building that has:</p> <ul style="list-style-type: none"> (i) fire brigade tank fittings; and (ii) 25,000 litres dedicated for fire fighting purposes.
<p>PO16 Community infrastructure in any area mapped as Very High to Medium (Potential Intensity) Areas are able to function effectively during and immediately after bushfire events.</p>	<p>No outcome specified.</p>
Extractive industry overlay	
<p>PO17 The long term availability of the extractive resource, coal or mineral for extraction or processing is maintained.</p>	<p>AO17.1 Development in the resource or processing area depicted on Overlay Map 07 is for:</p> <ul style="list-style-type: none"> (a) extractive, coal or mineral industry or is directly associated with extractive, coal or mineral; industry, or (b) other uses that would not constrain existing or future extractive, coal or mineral activities, or (c) a temporary use.
<p>PO18 Development does not increase the number of people living or working in the separation area.</p>	<p>AO18.1 New residential, business and community activities are not located within the separation area depicted on Overlay Map 07.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
Flood hazard overlay	
<p>PO19 Development is not exposed to risk from flood events by responding to flood potential and maintains personal safety at all times.</p>	<p>AO19.1 All new allotments include an area of sufficient size to accommodate the intended land use outside the area identified on Overlay Map 03.</p> <p>and</p> <p>AO19.2 New buildings are not located within the area identified on Overlay Map 03;</p> <p>or</p> <p>AO19.3 Development is sited above the 1%AEP flood event where known, or the highest known flood event, as follows:</p> <ul style="list-style-type: none"> (a) Habitable floor levels - 500mm; (b) Non-habitable floor levels - 300mm; (c) On-site sewage treatment and storage areas for potential contaminants - 300mm; (d) All other development - 0mm. <p>and</p> <p>AO19.4 Building work below the nominated flood level allows for the flow through of flood water at ground level:</p> <ul style="list-style-type: none"> (a) The structure below flood level is unenclosed; or (b) Any enclosure below flood level aligns with the direction of water flow; or (c) Any enclosure not aligning with the direction of water flow must have openings that are at least 50% of the enclosed area with a minimum opening of 75mm. <p>and</p> <p>AO19.5 Resilient building materials are used below the nominated flood level in accordance with the relevant building assessment provisions.</p> <p>and</p> <p>AO19.6 Signage is provided on site indicating the position and path of all safe evacuation routes off the site.</p>
<p>PO20 Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level, and does not increase the potential for flood damage either on site or other properties.</p>	<p>AO20.1 Works associated with the proposed development do not:</p> <ul style="list-style-type: none"> (a) involve a net increase in filling greater than 50m³; or (b) result in any reductions of on-site flood storage capacity and contain within the site any changes to depth / duration/velocity of flood waters; or (c) change flood characteristics outside the site in ways that result in: <ul style="list-style-type: none"> (i) loss of flood storage;

Performance outcomes	Requirements for accepted development and assessment benchmarks
	<ul style="list-style-type: none"> (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows; or (iv) any reduction in flood warning times.
<p>PO21 Development avoids the release of hazardous materials into floodwaters.</p>	<p>AO21.1 Materials manufactured or stored on site are not hazardous in nature.</p> <p>or</p> <p>AO21.2 Hazardous materials and any associated manufacturing equipment are located above the nominated flood level.</p>
<p>PO22 Community infrastructure in any area mapped as Flood Hazard is able to function effectively during and immediately after flood events.</p>	<p>No outcome specified.</p>
Historic subdivisions overlay	
<p>PO23 Historic subdivisions are only developed in locations where there is adequate access to physical and social services</p> <p>Editor's Note: This does not apply to outbuildings and extensions to an existing house.</p>	<p>AO23.1 The site is within 5km distance by road of a school if not on a current school bus route.</p>
<p>PO24 A site identified on the Overlay Map 09 is not developed where:</p> <ul style="list-style-type: none"> (a) the site characteristics, including impacts from natural hazards, make it unsuitable for development; and (b) infrastructure, including water, sewerage, stormwater and roads are not adequate or result in environmental harm. 	<p>AO24.1 The site has frontage to a gazetted and constructed road.</p> <p>Editor's Note: The construction standard for unmade roads is defined in the 'Construction of Unmade Roads' policy resolved by South Burnett Regional Council and adopted on 19 August 2009</p> <p>and</p> <p>AO24.2 The site has sufficient area to provide for on-site effluent disposal in accordance with the requirements of the <i>Queensland Plumbing and Wastewater Code</i>.</p> <p>and</p> <p>AO24.3 The site is:</p> <ul style="list-style-type: none"> (a) within a reticulated town water area, and reticulated watersupply is provided, or; (b) outside a reticulated town water area, and a rainwater tank or other supplementary water supply system is installed with a minimum capacity of 45,000 litres. <p>and</p> <p>AO24.4 Habitable rooms within new buildings are 300mm above the highest known flood level, located on the highest part of the site and elevated to enhance flood immunity.</p> <p>Editor's Note: Where historical flood data exists, it may be possible to use this information to determine the highest know flood level. Historical data may include:</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
	<ul style="list-style-type: none"> ▪ formally recorded gauge heights records for a number of floods; ▪ formally surveyed peak flood levels; ▪ photographs of a historic flood; ▪ 'high-water' marks recorded on public or private property; and ▪ Interviews with long-term residents. <p>AO24.5 New buildings are provided with a service line connection to the electricity supply and telecommunications networks.</p> <p>AO24.6 Stormwater drainage is discharged from the boundary of a development site:</p> <ul style="list-style-type: none"> (a) without nuisance and annoyance to adjoining or downstream properties, (b) into natural systems, and (c) with conveyance to a lawful point of discharge including by way of easement where drainage systems traverse private property into natural systems. <p>AO24.7 New buildings are confined to areas outside of overland flow paths and natural drainage features.</p>
Regional infrastructure overlay	
<p>PO25 Stock routes and trails identified on Overlay Map 04 are protected from incompatible development.</p>	<p>No outcome specified.</p>
<p>PO26 Development is sufficiently separated from major electricity infrastructure or substations to minimise the likelihood of nuisance or complaint.</p>	<p>AO26.1 Sensitive land use (as defined in the Regulation) maintain the following separation distances from substations or easement for major electricity infrastructure identified on Overlay Map 04:</p> <ul style="list-style-type: none"> (a) 20 m for transmission lines up to 132 kilovolts (b) 30 m for transmission lines between 133 kilovolts and 275 kilovolts and (c) 40 m for transmission lines exceeding 275 kilovolts. <p>Editor's Note: Information relating to the voltage of transmission lines is available from the relevant energy supplier.</p>
<p>PO27 There is sufficient space within the site to establish landscaping which substantively assists in screening and softening obtrusive major electricity infrastructure identified on Overlay Map 04.</p>	<p>AO27.1 A minimum 3m wide densely planted landscaped buffer is provided along the boundary adjoining the major electricity infrastructure, including provision for advanced trees and shrubs that will grow to a minimum height of 10m.</p>

6.2.6 Environmental management and conservation zone code

6.2.6.1 Application

This code applies to assessing a material change of use or a reconfiguring a lot for development in the Environmental management and conservation zone. When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

6.2.6.2 Purpose

- (1) The purpose of the environmental management and conservation zone code is to provide for the protection and maintenance of areas that support 1 or more of the following–
 - (a) biological diversity;
 - (b) ecological integrity;
 - (c) naturally occurring landforms;
 - (d) coastal processes.
 - (2) The overall outcomes sought for the zone code are as follows:
 - (a) Areas identified as having significant values for biological diversity, water catchment, ecological functioning, scenic amenity and historical or cultural values are permanently preserved or protected from inappropriate development.
 - (b) Low intensity development, based on appreciation of the significant values of the area, such as ecotourism and outdoor recreation, may be facilitated where a demonstrated planning need exists and the use does not detrimentally affect the environmental values of the area.
 - (c) Adverse impacts on ecological features and processes are avoided or minimised through the location, design and management of development and activities.
 - (d) Natural features such as creeks, gullies, waterways, wetlands, habitats, vegetation and bushland are protected and buffers established.
 - (e) Development responds to land constraints, including but not limited to topography, bushfire and flooding.
 - (f) Sites that are contaminated or pose a health risk from prior activities are remediated prior to being developed for sensitive land use (as defined in the Regulation).
- Bunya Mountains Precinct**
- (g) Low impact, small-scale rural activities are facilitated where compatible with maintaining environmental values.
 - (h) Any commercial uses which are considered necessary to support recreational and ecotourism use of the zone are located outside of the zone.

6.2.6.3 Criteria for assessment

Table 6.2.6—Accepted development subject to requirements and assessable development

Performance outcomes		Requirements for accepted development and assessment benchmarks
Section 1 General		
PO1	Development does not result in any loss or damage to the environmental values of the area.	No outcome specified.

Performance outcomes	Requirements for accepted development and assessment benchmarks
<p>PO2 Development is located and designed to ensure that land uses are not exposed to:</p> <ul style="list-style-type: none"> (a) Areas that pose a health risk from previous activities; and (b) Unacceptable levels of contaminants. 	<p>AO2.1 Development does not occur:</p> <ul style="list-style-type: none"> (a) In areas that pose a health risk from previous activities; and (b) On sites listed on the Contaminated Land Register or Environmental Management Register. <p>or</p> <p>AO2.2 Areas that pose a health risk from previous activities and contaminated soils which are subject to development are remediated prior to plan sealing, operational works permit, or issuing of building works permit.</p>
Section 2 Caretaker's accommodation	
<p>PO3 Caretaker's accommodations are subsidiary to and compatible with the principal use on the same site.</p>	<p>AO3.1 Only one caretaker's accommodation is established on the site.</p> <p>and</p> <p>AO3.2 A caretaker's accommodation is not located at the front of the major use on the site.</p> <p>and</p> <p>AO3.3 A caretaker's accommodation is separated from the principal activity areas of the primary use of the site by at least 10m.</p>
<p>PO4 Caretaker's accommodations are compatible with the scale, character and appearance of the setting and provide for the accommodation needs of a caretaker and their family.</p>	<p>AO4.1 A caretaker's accommodation does not exceed 8.5m in height.</p> <p>and</p> <p>AO4.2 A caretaker's accommodation is located adjacent to accommodation activities.</p> <p>and</p> <p>AO4.3 A caretaker's accommodation has a floor area no greater than 125m², has a balcony, verandah or deck with a minimum area of 6m² with minimum dimension of 3m.</p> <p>and</p> <p>AO4.4 A caretaker's accommodation is provided with private open space which is directly accessible from a habitable room.</p> <p>and</p> <p>AO4.5 The caretaker's residence is provided with 1 car parking space segregated from the car parking supply for the non-residential use of the site.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
Section 3 For development affected by one or more overlays	
Airport environs overlay	
Aviation facilities	
<p>PO5 Development does not interfere with the function of aviation facilities.</p>	<p>AO5.1 Development located within the building restricted area identified on Overlay Map 01 does not create:</p> <ul style="list-style-type: none"> (a) permanent or temporary physical obstructions in the line of site between antennas (b) an electrical or electromagnetic field that will interfere with signals transmitted by the facility (c) reflective surfaces that could deflect or interfere with signals transmitted by the facility <p>Editor's Note. A development proposal on land in a building restricted area should be referred to Airservices Australia for assessment. Airservices Australia will provide Council and proponents with authoritative advice about the impact of a proposal on the function of the aviation facility, requirements for risk assessment process and mitigation methods. It is recommended that advice be sought before lodgement of an application to reduce the potential for objection.</p>
<p>PO6 Development does not significantly increase the risk of wildlife hazard particularly flying vertebrates, such as birds and bats, intruding within an airport operational airspace.</p>	<p>No outcome specified.</p>
Biodiversity overlay	
<p>PO7 Areas of environmental significance, including biodiversity values, are identified, protected and enhanced.</p>	<p>AO7.1 Uses and associated works are confined to areas not identified on Overlay Map 05.</p> <p>or</p> <p>AO7.2 Development is compatible with the environmental values of the area.</p> <p>or</p> <p>AO7.3 Where development within an area identified on Overlay Map 05 is unavoidable, measures recommended by a suitably qualified ecologist are incorporated to protect and retain the environmental values and underlying ecosystem processes within or adjacent to the development site to the greatest extent practical.</p>
<p>PO8 Biodiversity values of identified areas of environmental significance are protected from the impacts of development</p>	<p>AO8.1 Development adjacent to Protected Areas identified on Overlay Map 05 is set back a minimum of 100m from the park boundaries in the absence of any current 'Management Plans' for these areas.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
<p>PO9 There are no significant adverse effects on water quality, ecological and biodiversity values.</p>	<p>AO9.1 Uses and associated works are confined to areas outside overland flow paths and natural drainage features.</p> <p>and</p> <p>AO9.2 All buildings, on-site effluent disposal, external activities or storage areas are located 100m from the top of the bank of a river, creek, stream or wetland identified on Overlay Map 05.</p> <p>Note: This setback does not apply to equipment such as pumps that are necessary to access water or waterway crossings.</p> <p>and</p> <p>AO9.3 The Waterway Corridors identified on Overlay Map 05 are maintained in a natural state.</p>
Bushfire hazard overlay	
<p>PO10 Development is not placed at unacceptable risk from bushfire, does not increase the extent or severity of bushfire and maintains the safety of people and property from bushfire</p>	<p>AO10.1 Development does not occur in areas mapped as Very High or High Potential Bushfire Intensity Areas on the SPP Interactive Mapping (Plan Making).</p> <p>or</p> <p>AO10.2 A written assessment by a suitably experienced or qualified person confirms that the site is of Low Potential Bushfire Hazard.</p> <p>or</p> <p>AO10.3 For areas mapped as Medium Potential Bushfire Intensity Areas on the SPP Interactive Mapping (Plan Making), bushfire risk is mitigated through a Bushfire Management Plan incorporating:</p> <ul style="list-style-type: none"> (a) Lot design and the siting of buildings and uses so: <ul style="list-style-type: none"> (i) high intensity uses are located on the least bushfire prone area on the site and activities least susceptible to fire are sited closest to the bushfire hazard; and (ii) efficient emergency access is optimised; and (iii) bushfire risk is effectively minimised having regard to aspect, elevation, slope and vegetation. (b) Including firebreaks that provide adequate: <ul style="list-style-type: none"> (i) setbacks between buildings/ structures and hazardous vegetation; and

Performance outcomes	Requirements for accepted development and assessment benchmarks
	<ul style="list-style-type: none"> (ii) access for fire fighting or other emergency vehicles; and (c) Road access for fire-fighting appliances and firebreaks are provided through a perimeter road that separates the use from areas of bushfire hazard and that road has a minimum cleared width of 20 metres; and (d) Where a reticulated water supply is not available and development involves buildings with a gross floor area greater than 50m², one tank within 100m of each building that has: <ul style="list-style-type: none"> (i) fire brigade tank fittings; and (ii) 25,000litres dedicated for fire fighting purposes.
<p>PO11 Community infrastructure in any area mapped as Very High to Medium (Potential Intensity) Areas are able to function effectively during and immediately after bushfire events.</p>	<p>No outcome specified.</p>
<p>Flood hazard overlay</p>	
<p>PO12 Development is not exposed to risk from flood events by responding to flood potential and maintains personal safety at all times.</p>	<p>AO12.1 All new allotments include an area of sufficient size to accommodate the intended land use outside the area identified on Overlay Map 03.</p> <p>and</p> <p>AO12.2 New buildings are not located within the area identified on Overlay Map 03;</p> <p>or</p> <p>AO12.3 Development is sited above the 1%AEP flood event where known, or the highest known flood event, as follows:</p> <ul style="list-style-type: none"> (a) Habitable floor levels - 500mm; (b) Non-habitable floor levels - 300mm; (c) On-site sewage treatment and storage areas for potential contaminants - 300mm; (d) All other development - 0mm. <p>or</p> <p>AO12.4 Building work below the nominated flood level allows for the flow through of flood water at ground level:</p> <ul style="list-style-type: none"> (a) The structure below flood level is unenclosed; or (b) Any enclosure below flood level aligns with the direction of water flow; or (c) Any enclosure not aligning with the direction of water flow must have openings that are

Performance outcomes	Requirements for accepted development and assessment benchmarks
	<p>at least 50% of the enclosed area with a minimum opening of 75mm.</p> <p>and</p> <p>AO12.5 Resilient building materials are used below the nominated flood level in accordance with the relevant building assessment provisions.</p> <p>and</p> <p>AO12.6 Signage is provided on site indicating the position and path of all safe evacuation routes off the site.</p>
<p>PO13 Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level, and does not increase the potential for flood damage either on site or other properties.</p>	<p>AO13.1 Works associated with the proposed development do not:</p> <ul style="list-style-type: none"> (a) involve a net increase in filling greater than 50m³; or (b) result in any reductions of on-site flood storage capacity and contain within the site any changes to depth / duration/velocity of flood waters; or (c) change flood characteristics outside the site in ways that result in: <ul style="list-style-type: none"> (i) loss of flood storage; (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows; or (iv) any reduction in flood warning times.
<p>PO14 Community infrastructure in any area mapped as Flood Hazard is able to function effectively during and immediately after flood events.</p>	<p>No outcome specified.</p>
Landslide hazard overlay	
<p>PO15 Development does not increase the risk of harm to people and property as a result of landslide, by:-</p> <ul style="list-style-type: none"> (c) avoiding development in a landslide hazard area; or (d) undertaking development in a landslide hazard area only where strictly in accordance with best practice geotechnical principles. 	<p>AO15.1 Development, including associated access, is not located in a landslide hazard area as identified on Overlay Map 10.</p> <p>or</p> <p>AO15.2 Development, including associated access, is located in a low or very low land landslide hazard area as determined by a site-specific geotechnical assessment prepared by a competent person.</p>
<p>PO16 Community infrastructure in any area mapped as Landslide Hazard is able to function effectively during and immediately after landslide events.</p>	<p>No outcome specified.</p>
Regional infrastructure overlay	
<p>PO17 Stock routes and trails identified on Overlay Map 04 are protected from incompatible development.</p>	<p>No outcome specified.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
<p>PO18 Development is sufficiently separated from major electricity infrastructure or substations to minimise the likelihood of nuisance or complaint.</p>	<p>AO18.1 Sensitive land use (as defined in the Regulation) maintain the following separation distances from substations or easement for major electricity infrastructure identified on Overlay Map 04:</p> <ul style="list-style-type: none"> (a) 20 m for transmission lines up to 132 kilovolts (b) 30 m for transmission lines between 133 kilovolts and 275 kilovolts and (c) 40 m for transmission lines exceeding 275 kilovolts. <p>Editor's Note: Information relating to the voltage of transmission lines is available from the relevant energy supplier.</p>
<p>PO19 There is sufficient space within the site to establish landscaping which substantively assists in screening and softening obtrusive major electricity infrastructure identified on Overlay Map 04.</p>	<p>AO19.1 A minimum 3m wide densely planted landscaped buffer is provided along the boundary adjoining the major electricity infrastructure, including provision for advanced trees and shrubs that will grow to a minimum height of 10m.</p>
Water catchments overlay	
<p>PO20 There are no significant adverse effects on the water quality of drinking water supply.</p>	<p>AO20.1 Development within the Bjelke-Petersen Dam Water Resource Catchment Area and the 800m buffer to Boondooma and Gordonbrook Dams shown on Overlay Map 06 has no significant adverse effect on the quantity and availability of raw water for consumption, as determined by a suitably qualified water quality expert.</p> <p>or</p> <p>AO20.2 Development within the Cooyar Creek water supply buffer area shown on Overlay Map 06 complies with the specific outcomes and measures of the <i>Seqwater Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012</i>.</p>

6.2.7 Low impact industry zone code

6.2.7.1 Application

This code applies to assessing a material change of use or a reconfiguring a lot for development in the Low impact industry zone. When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

6.2.7.2 Purpose

- (1) The purpose of the low impact industry zone code is to provide for–
 - (a) service industry and low impact industry; and
 - (b) other uses and activities that–
 - (i) support industry activities; and

- (ii) do not compromise the future use of premises for industry activities.
- (2) The overall outcomes sought for the zone code are as follows:
- (a) Land is to be provided for local and small-scale industrial development with potential to create new employment and generally provide a service to their local communities at Murgon, Wondai, Kingaroy and Nanango which, by way of operation, has negligible adverse impacts and places a demand on local infrastructure networks that is consistent with surrounding development.
 - (b) Uses and works are located, designed, screened or buffered and managed to maintain safety to people, avoid adverse effects on the natural environment and minimise impacts on adjacent non-industrial land.
 - (c) Non-industrial uses, such as offices and retail uses, which are ancillary to and directly support the industrial area may be appropriate.
 - (d) Development maximises the use of existing transport infrastructure and has access to the appropriate level of transport infrastructure but does not compromise the efficiency of the local and State-controlled road network.
 - (e) The scale, character and built form of development contributes to a high standard of amenity.
 - (f) Development is provided with appropriate infrastructure and essential services.
 - (g) The viability of both existing and future low impact industry uses is protected from the intrusion of incompatible uses.
 - (h) Development is reflective of and responsive to the environmental constraints and hazards of the land.
 - (i) Sites that are contaminated or pose a health risk from prior activities are remediated prior to being developed for sensitive land use (as defined in the Regulation).
 - (j) Industrial uses are adequately separated from sensitive land use (as defined in the Regulation) to minimise the likelihood of environmental harm or environmental nuisance occurring.
 - (k) Higher order commercial uses are inconsistent with the purpose of this zone and should be located in the appropriate centre zone.

6.2.7.3 Criteria for assessment

Table 6.2.7—Accepted development subject to requirements and assessable development

Performance outcomes	Requirements for accepted development and assessment benchmarks
Section 1 General	
PO1 Buildings are of a scale that is consistent with the surrounding built form, streetscape and civic spaces.	AO1.1 Where within 20m of a residential, rural residential or community purposes zone, maximum building height is 8.5m. or AO1.2 In all other circumstances, maximum building height is 11.5m.

Performance outcomes	Requirements for accepted development and assessment benchmarks
<p>PO2 Buildings are sited to achieve an acceptable standard of visual amenity.</p>	<p>AO2.1 Buildings are setback from sub-arterial or higher order road frontages by a minimum of 8m.</p> <p>or</p> <p>AO2.2 Buildings are setback from all other road frontages by a minimum of 4m.</p> <p>and</p> <p>AO2.3 Where adjoining land is used, or approved for use, for uses in the accommodation activities use group, buildings are setback a minimum of 10m from the common property boundary.</p> <p>or</p> <p>Where adjoining land is used, or approved for use, for industrial use, buildings have no minimum setbacks to the common property boundary.</p> <p>or</p> <p>In all other circumstances, buildings are setback a minimum of 4m from the common property boundary.</p> <p>and</p> <p>AO2.4 Total use area is no more than 75% of the site, excluding car parking areas.</p>
<p>PO3 Development presents a high quality appearance when viewed from public areas.</p>	<p>AO3.1 Where adjoining land is used, or approved for use, for uses in the accommodation activities use group, the maximum length of any wall without articulation or change of material is no more than half the length of the common boundary.</p> <p>or</p> <p>In all other circumstances, the maximum length of any wall without articulation or change of material is no more than 30m.</p> <p>and</p> <p>AO3.2 All parts of the building facades visible from an arterial or higher order road are constructed predominantly of brick or coloured concrete or masonry and do not incorporate highly reflective materials.</p> <p>and</p> <p>AO3.3 Buildings include variation in parapet design, roofing heights and treatments.</p> <p>and</p> <p>AO3.4 The main entry to the building is easily identifiable from and directly accessible from the principal street frontage of the site and any ancillary office or sales area is located at the front of the building.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
<p>PO4 Development is to be adequately serviced.</p>	<p>AO4.1 Development is to be connected to reticulated water supply and sewerage.</p> <p>and</p> <p>AO4.2 Development is supplied with reticulated electricity and telecommunications services.</p> <p>and</p> <p>AO4.3 Stormwater is captured and drained to a lawful point of discharge or to downstream properties but only with the consent of the affected landowners.</p>
<p>PO5 Landscaping is provided to enhance the established streetscape, protect visual amenity, preserve sight lines and offer effective screening of unsightly activities.</p>	<p>AO5.1 A minimum of 3% of the site is used to provide landscaping.</p> <p>and</p> <p>AO5.2 Landscaping comprising large trees and spreading groundcovers is provided along all road frontages of the site, for a minimum depth of:</p> <ul style="list-style-type: none"> (a) 2m along a State-controlled road or an arterial road; or (b) 1m along any other road frontage. <p>and</p> <p>AO5.3 Landscaping is provided to side and rear boundaries for a minimum depth of:</p> <ul style="list-style-type: none"> (a) 2m where adjoining a sensitive receptor; (b) 0m where adjoining an industrial use; or (c) 1m in all other circumstances. <p>and</p> <p>AO5.4 Existing trees that already contribute to these requirements are retained where their removal is not required to site the use.</p> <p>and</p> <p>AO5.5 Shade trees are provided in car parking areas at a ratio of 1 tree for each 6 car parking spaces.</p>
<p>PO6 Site access facilitates the efficient, effective, safe and convenient functioning of transport infrastructure.</p>	<p>AO6.1 Site access is provided to a gazetted, formed and sealed road.</p> <p>and</p> <p>AO6.2 Access arrangements preclude the need for vehicles to reverse on or off the site.</p> <p>and</p> <p>AO6.3 Site access is provided that is at least 15m from an uncontrolled intersection or 30m from an intersection with traffic lights or islands.</p> <p>and</p> <p>AO6.4 Where practical, adjoining industrial uses utilise a shared access point.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
<p>PO7 Development does not adversely affect the safety and security of people and property.</p>	<p>AO7.1 Storage of dangerous goods and combustible liquids is limited to Classes 1.2-1.6, 2.2, 3 and 5.1 items of the <i>Australian Code for the Transport of Dangerous Goods by Road and Rail</i> in amounts not exceeding 50 kilograms or litres and stored internally or under cover.</p> <p>and</p> <p>AO7.2 Visitor car parking areas are located adjacent to the office component of the use.</p> <p>and</p> <p>AO7.3 The office component is designed with 25% of unobscured glazing in facades facing public areas of the site and the street.</p>
<p>PO8 Development minimises disturbance to the geotechnical, hydrological, and environmental characteristics of the site and its setting.</p>	<p>AO8.1 Development is located on land with less than 10% slope.</p> <p>and</p> <p>AO8.2 Development occurs in areas outside of stormwater discharge points, overland flow paths and natural drainage features.</p> <p>and</p> <p>AO8.3 Stormwater is directed away from areas of potential contamination.</p> <p>and</p> <p>AO8.4 Areas where potentially contaminating substances are stored or used are covered and bunded.</p> <p>and</p> <p>AO8.5 Provision is made for spills to be controlled on-site for removal and disposal by an approved means.</p> <p>and</p> <p>AO8.6 Liquid or solid wastes are not discharged directly to land or waters.</p>
<p>PO9 Refuse storage areas are located for convenient collection, screened from public view and provided with facilities for self-contained cleaning.</p>	<p>AO9.1 Refuse storage areas are located behind the front building line, allow the appropriately-sized collection vehicle to enter and exit in a forward gear. The use of staff car parking areas to accommodate internal manoeuvring is permissible.</p> <p>and</p> <p>AO9.2 The refuse storage area is provided in a building or other enclosed structure screened to a minimum height of 0.2m above the height of the refuse receptacles.</p> <p>and</p> <p>AO9.3 Refuse storage areas are provided with an impervious base that is drained to an approved waste disposal system and provided within a dedicated hose cock.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
<p>PO10 Development is located and designed to ensure that land uses are not exposed to:</p> <ul style="list-style-type: none"> (a) Areas that pose a health risk from previous activities; and (b) Unacceptable levels of contaminants. 	<p>AO10.1 Development does not occur:</p> <ul style="list-style-type: none"> (a) In areas that pose a health risk from previous activities; and (b) On sites listed on the Contaminated Land Register or Environmental Management Register. <p>or</p> <p>AO10.2 Areas that pose a health risk from previous activities and contaminated soils which are subject to development are remediated prior to plan sealing, operational works permit, or issuing of building works permit.</p>
Section 2 Where adjoining or opposite a sensitive receptor	
<p>PO11 The operation of the development does not adversely impact on the amenity of any nearby residential or other sensitive land use (as defined in the Regulation).</p>	<p>AO11.1 Outdoor lighting is designed, installed and maintained in accordance with <i>AS4282 – Control of the Obtrusive Effects of Outdoor Lighting</i>.</p> <p>and</p> <p>AO11.2 Noise emission from the use meets the standards prescribed in the <i>Environmental Protection (Noise) Policy 2019</i>.</p> <p>and</p> <p>AO11.3 New plant, equipment and service areas are located no less than 2m from the landscape buffer required by AO5.3 of this Code or are housed in the building.</p> <p>and</p> <p>AO11.4 Outdoor activities and heavy vehicle movements are restricted to between 7am to 7pm Monday to Saturday.</p> <p>and</p> <p>AO11.5 Indoor activities occurring between 7pm and 7am or on Sundays are limited to office and administrative tasks or are not audible or visible from outside the building.</p> <p>and</p> <p>AO11.6 All on-site manoeuvring areas are sealed.</p> <p>and</p> <p>AO11.7 No building openings occur in walls facing a common boundary shared with a residential activity.</p> <p>and</p> <p>AO11.8 Where the site is on the opposite side of the road to a public park or residential zone, all on-site activity, open storage and servicing is located at the rear of the building.</p> <p>or</p> <p>The full length of the property boundary, excluding site access, between external storage areas and</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
	<p>road frontages, public parks or residential zones are provided with a 1.8m high screen fence. The screen fence includes a 5m return along any side boundary.</p> <p>and</p> <p>AO11.9 Where the site has a common boundary with a sensitive receptor, effective acoustic screening is provided to all areas where work could be conducted outside the building, including refuse collection.</p>
Section 3 Non-industrial uses	
<p>PO12 Offices and sales activities are ancillary to and directly support the industrial use of the site.</p>	<p>AO12.1 The area of the office use does not exceed 10% of the total gross floor area.</p> <p>and</p> <p>AO12.2 Any sales area does not exceed 20% of the total gross floor area.</p> <p>and</p> <p>AO12.3 Direct sales to the public are restricted to the sale of items produced on site.</p>
<p>PO13 Business activities are established at accessible locations and limited to small-scale outlets that provide goods and services for local industries and employees.</p>	<p>AO13.1 Business activities are located central to the industrial area that they serve.</p> <p>and</p> <p>AO13.2 The business activity addresses an identified deficiency in local service.</p> <p>and</p> <p>AO13.3 The business activity has a total use area no greater than 250m², excluding on-site car parking areas.</p>
Section 4 Caretaker's accommodation	
<p>PO14 Caretaker's accommodations are subsidiary to and compatible with the principal use on the same site.</p>	<p>AO14.1 Only one caretaker's accommodation is established on the site.</p> <p>and</p> <p>AO14.2 A caretaker's accommodation is not located at the front of the principal use on the site.</p> <p>and</p> <p>AO14.3 A caretaker's accommodation is separated from the principal activity areas of the primary use of the site by at least 10m.</p>
<p>PO15 Caretaker's accommodations are compatible with the scale, character and appearance of the setting and provide for the accommodation needs of a caretaker and their family.</p>	<p>AO15.1 A caretaker's accommodation does not exceed 8.5m in height.</p> <p>and</p> <p>AO15.2 Where adjoining land used, or approved for use, for uses in the accommodation activities use group, a caretaker's accommodation is located adjacent to the adjoining use.</p> <p>and</p> <p>AO15.3 A caretaker's accommodation has a floor area no greater than 125m², has a balcony, verandah or deck with a</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
	<p>minimum area of 6m² with minimum dimension of 3m.</p> <p>and</p> <p>AO15.4 A caretaker's accommodation is provided with private open space which is directly accessible from a habitable room.</p> <p>and</p> <p>AO15.5 The caretaker's accommodation is provided with 1 car parking space segregated from the car parking supply for the non-residential use of the site.</p>
Section 5 For development affected by one or more overlays	
Airport environs overlay	
<p>PO16 Development does not significantly increase the risk of wildlife hazard particularly flying vertebrates, such as birds and bats, intruding within an airport operational airspace.</p>	<p>AO16.1 Development located within 3 km of an airport runway as depicted on Overlay Map 01 does not include turf farms, fruit tree farms, piggeries, show grounds, food processing plants or food, organic waste or putrescible waste facilities.</p> <p>and</p> <p>AO16.2 Development located between 3 km and 8 km of an airport runway as depicted on Overlay Map 01 for turf farms, fruit tree farms, piggeries, show grounds, food processing plants, food, organic waste or putrescible waste facilities, dairy or poultry farms, outdoor sport and recreation or sewage treatment facilities ensures potential food or waste sources are covered and collected so that they are not accessible to wildlife.</p>
Biodiversity overlay	
<p>PO17 Areas of environmental significance, including biodiversity values, are identified, protected and enhanced.</p>	<p>AO17.1 Uses and associated works are confined to areas not identified on Overlay Map 05.</p> <p>or</p> <p>AO17.2 Development is compatible with the environmental values of the area.</p> <p>or</p> <p>AO17.3 Where development within an area identified on Overlay Map 05 is unavoidable, measures recommended by a suitably qualified ecologist are incorporated to protect and retain the environmental values and underlying ecosystem processes within or adjacent to the development site to the greatest extent practical.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
<p>PO18 Biodiversity values of identified areas of environmental significance are protected from the impacts of development</p>	<p>AO18.1 Development adjacent to Protected Areas identified on Overlay Map 05 is set back a minimum of 100m from the park boundaries in the absence of any current 'Management Plans' for these areas.</p>
<p>PO19 There are no significant adverse effects on water quality, ecological and biodiversity values.</p>	<p>AO19.1 Uses and associated works are confined to areas outside overland flow paths and natural drainage features.</p> <p>and</p> <p>AO19.2 All buildings, on-site effluent disposal, external activities or storage areas are located 100m from the top of the bank of a river, creek, stream or wetland identified on Overlay Map 05.</p> <p>Note: This setback does not apply to equipment such as pumps that are necessary to access water or waterway crossings.</p> <p>and</p> <p>AO19.3 The Waterway Corridors identified on Overlay Map 05 are maintained in a natural state.</p>
<p>Bushfire hazard overlay</p>	
<p>PO20 Development is not placed at unacceptable risk from bushfire, does not increase the extent or severity of bushfire and maintains the safety of people and property from bushfire.</p>	<p>AO20.1 Development does not occur in areas mapped as Very High or High Potential Bushfire Intensity Areas on the SPP Interactive Mapping (Plan Making).</p> <p>or</p> <p>AO20.2 A written assessment by a suitably experienced or qualified person confirms that the site is of Low Potential Bushfire Hazard.</p> <p>or</p> <p>AO20.3 For areas mapped as Medium Potential Bushfire Intensity Areas on the SPP Interactive Mapping (Plan Making), bushfire risk is mitigated through a Bushfire Management Plan incorporating:</p> <ul style="list-style-type: none"> (a) Lot design and the siting of buildings and uses so: <ul style="list-style-type: none"> (i) high intensity uses are located on the least bushfire prone area on the site and activities least susceptible to fire are sited closest to the bushfire hazard; and (ii) efficient emergency access is optimised; and (iii) bushfire risk is effectively minimised having regard to aspect, elevation, slope and vegetation. (b) Including firebreaks that provide adequate:

Performance outcomes	Requirements for accepted development and assessment benchmarks
	<ul style="list-style-type: none"> (i) setbacks between buildings/ structures and hazardous vegetation; and (ii) access for fire fighting or other emergency vehicles; and (c) Road access for fire-fighting appliances and firebreaks are provided through a perimeter road that separates the use from areas of bushfire hazard and that road has a minimum cleared width of 20 metres; and (d) Where a reticulated water supply is not available and development involves buildings with a gross floor area greater than 50m², one tank within 100m of each residential building that has: <ul style="list-style-type: none"> (i) fire brigade tank fittings; and (ii) 25,000 litres dedicated for fire fighting purposes.
<p>PO21 Community infrastructure in any area mapped as Very High to Medium (Potential Intensity) Areas are able to function effectively during and immediately after bushfire events.</p>	<p>No outcome specified.</p>
<p>PO22 Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.</p>	<p>AO22.1 No hazardous materials, manufactured or stored in bulk, are on land mapped as Very High to Medium (Potential Intensity) Areas.</p>
Flood hazard overlay	
<p>PO23 Development is not exposed to risk from flood events by responding to flood potential and maintains personal safety at all times.</p>	<p>AO23.1 All new allotments include an area of sufficient size to accommodate the intended land use outside the area identified on Overlay Map 03.</p> <p>and</p> <p>AO23.2 New buildings are not located within the area identified on Overlay Map 03;</p> <p>or</p> <p>AO23.3 Development is sited above the 1%AEP flood event where known, or the highest known flood event, as follows:</p> <ul style="list-style-type: none"> (a) Habitable floor levels - 500mm; (b) Non-habitable floor levels - 300mm; (c) On-site sewage treatment and storage areas for potential contaminants - 300mm; (d) All other development - 0mm. <p>and</p> <p>AO23.4 Building work below the nominated flood level allows for the flow through of flood water at ground level:</p> <ul style="list-style-type: none"> (a) The structure below flood level is unenclosed; or

Performance outcomes	Requirements for accepted development and assessment benchmarks
	<p>(b) Any enclosure below flood level aligns with the direction of water flow; or</p> <p>(c) Any enclosure not aligning with the direction of water flow must have openings that are at least 50% of the enclosed area with a minimum opening of 75mm.</p> <p>and</p> <p>AO23.5 Resilient building materials are used below the nominated flood level in accordance with the relevant building assessment provisions.</p> <p>and</p> <p>AO23.6 Signage is provided on site indicating the position and path of all safe evacuation routes off the site.</p>
<p>PO24 Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level, and does not increase the potential for flood damage either on site or other properties.</p>	<p>AO24.1 Works associated with the proposed development do not:</p> <p>(a) involve a net increase in filling greater than 50m³; or</p> <p>(b) result in any reductions of on-site flood storage capacity and contain within the site any changes to depth / duration/velocity of flood waters; or</p> <p>(c) change flood characteristics outside the site in ways that result in:</p> <p>(i) loss of flood storage;</p> <p>(ii) loss of/changes to flow paths;</p> <p>(iii) acceleration or retardation of flows; or</p> <p>(iv) any reduction in flood warning times.</p>
<p>PO25 Development avoids the release of hazardous materials into floodwaters.</p>	<p>AO25.1 Materials manufactured or stored on site are not hazardous in nature.</p> <p>or</p> <p>AO25.2 Hazardous materials and any associated manufacturing equipment are located above the nominated flood level.</p>
<p>PO26 Community infrastructure in any area mapped as Flood Hazard is able to function effectively during and immediately after flood.</p>	<p>No outcome specified.</p>
<p>Regional infrastructure overlay</p>	
<p>PO27 Stock routes and trails identified on Overlay Map 04 are protected from incompatible development.</p>	<p>No outcome specified.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
<p>PO28 Development is sufficiently separated from major electricity infrastructure or substations to minimise the likelihood of nuisance or complaint.</p>	<p>AO28.1 Sensitive land use (as defined in the Regulation) maintain the following separation distances from substations or easement for major electricity infrastructure identified on Overlay Map 04:</p> <ul style="list-style-type: none"> (a) 20 m for transmission lines up to 132 kilovolts (b) 30 m for transmission lines between 133 kilovolts and 275 kilovolts and (c) 40 m for transmission lines exceeding 275 kilovolts. <p>Editor's Note: Information relating to the voltage of transmission lines is available from the relevant energy supplier.</p>
<p>PO29 There is sufficient space within the site to establish landscaping which substantively assists in screening and softening obtrusive major electricity infrastructure identified on Overlay Map 04.</p>	<p>AO29.1 A minimum 3m wide densely planted landscaped buffer is provided along the boundary adjoining the major electricity infrastructure, including provision for advanced trees and shrubs that will grow to a minimum height of 10m.</p>

6.2.8 Medium impact industry zone code

6.2.8.1 Application

This code applies to assessing a material change of use or a reconfiguring a lot for development in the Medium impact industry zone. When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

6.2.8.2 Purpose

- (1) The purpose of the medium impact industry zone code is to provide for–
 - (a) medium impact industry;
 - (b) other uses and activities that–
 - (i) support industry activities; and
 - (ii) do not compromise the future use of premises for industry activities.
- (2) The overall outcomes sought for the zone code are as follows:
 - (a) Land is to be provided at Murgon, Wondai, Kingaroy and Nanango for a wide range of industrial, manufacturing and storage activities with potential to create new employment which are not readily accommodated in the Low Impact Industry Zone because of greater land requirements or more intensive operating characteristics.
 - (b) Uses and works are located, designed, screened or buffered and managed to maintain safety to people, avoid adverse effects on the natural environment and minimise impacts on adjacent non-industrial land.
 - (c) Non-industrial uses, such as offices and retail uses, which are ancillary to and directly support the industrial area may be appropriate.
 - (d) Development maximises the use of existing transport infrastructure and has access to the appropriate level of transport infrastructure but does not compromise the efficiency of the local and State-controlled road network.
 - (e) The scale, character and built form of development contributes to a high standard of amenity.
 - (f) Development is provided with appropriate infrastructure and essential services.

- (g) The viability of both existing and future medium impact industry uses is protected from the intrusion of incompatible uses.
- (h) Development is reflective of and responsive to the environmental constraints and hazards of the land.
- (i) Sites that are contaminated or pose a health risk from prior activities are remediated prior to being developed for sensitive land use (as defined in the Regulation).
- (j) Industrial uses are adequately separated from sensitive land use (as defined in the Regulation) to minimise the likelihood of environmental harm or environmental nuisance occurring.
- (k) Service and low-impact industry uses may be appropriate where they are not detrimentally affected by or compromise the operations of medium impact industry uses.
- (l) Where land adjoins or is directly visible and close to, residential areas or other sensitive receptors, higher standards of siting, design, environmental performance, buffering and screening will apply.
- (m) Sites fronting major thoroughfares provide a high standard of visual presentation.
- (n) Activities generating high volumes of traffic, particularly heavy vehicle traffic, are located in areas having direct access to the major road network or access other than through residential areas or other sensitive receptors.
- (o) Higher order commercial uses are inconsistent with the purpose of this zone and should be located in the appropriate centre zone.

6.2.8.3 Criteria for Assessment

Table 6.2.8—Accepted development subject to requirements and assessable development

Performance outcomes	Requirements for accepted development and assessment benchmarks
Section 1 General	
PO1 Buildings are of a scale that is consistent with the surrounding built form, streetscape and civic spaces.	AO1.1 Maximum building height is 11.5m.
PO2 Buildings are sited to achieve an acceptable standard of visual amenity.	AO2.1 Buildings are setback from sub-arterial or higher order road frontages by a minimum of 8m. or AO2.2 Buildings are setback from all other road frontages by a minimum of 4m. and AO2.3 Where adjoining land is used, or approved for use, for industrial use, buildings have no minimum setbacks to the common property boundary. or In all other circumstances, buildings are setback a minimum of 4m from the common property boundary. and AO2.4 Total use area is no more than 75% of the site, excluding car parking areas.

Performance outcomes	Requirements for accepted development and assessment benchmarks
<p>PO3 Development presents a high quality appearance when viewed from public areas.</p>	<p>AO3.1 The maximum length of any wall without articulation or change of material is no more than 30m.</p> <p>and</p> <p>AO3.2 All parts of the building facades visible from an arterial or higher order road are constructed predominantly of brick or coloured concrete or masonry and do not incorporate highly reflective materials.</p> <p>and</p> <p>AO3.3 Buildings include variation in parapet design, roofing heights and treatments.</p> <p>and</p> <p>AO3.4 The main entry to the building is easily identifiable from and directly accessible from the principal street frontage of the site and any ancillary office or sales area is located at the front of the building.</p>
<p>PO4 Development is to be adequately serviced.</p>	<p>AO4.1 Development is to be connected to reticulated water supply and sewerage.</p> <p>and</p> <p>AO4.2 Development is supplied with reticulated electricity and telecommunications services.</p> <p>and</p> <p>AO4.3 Stormwater is captured and drained to a lawful point of discharge or to downstream properties but only with the consent of the affected landowners.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
<p>PO5 Landscaping is provided to enhance the established streetscape, protect visual amenity, preserve sight lines and offer effective screening of unsightly activities.</p>	<p>AO5.1 A minimum of 3% of the site is used to provide landscaping.</p> <p>and</p> <p>AO5.2 Landscaping comprising large trees and spreading groundcovers is provided along all road frontages of the site, for a minimum depth of:</p> <ul style="list-style-type: none"> (a) 2m along a State-controlled road or an arterial road; or (b) 1m along any other road frontage. <p>and</p> <p>AO5.3 Landscaping is provided to side and rear boundaries for a minimum depth of:</p> <ul style="list-style-type: none"> (a) 2m where adjoining a sensitive receptor; (b) 0m where adjoining an industrial use; or (c) 1m in all other circumstances. <p>and</p> <p>AO5.4 Existing trees that already contribute to these requirements are retained where their removal is not required to site the use.</p> <p>and</p> <p>AO5.5 Shade trees are provided in car parking areas at a ratio of 1 tree for each 6 car parking spaces.</p>
<p>PO6 Site access facilitates the efficient, effective, safe and convenient functioning of transport infrastructure.</p>	<p>AO6.1 Site access is provided to a gazetted, formed and sealed road.</p> <p>and</p> <p>AO6.2 Access arrangements preclude the need for vehicles to reverse on or off the site.</p> <p>and</p> <p>AO6.3 Site access is provided that is at least 15m from an uncontrolled intersection or 30m from an intersection with traffic lights or islands.</p> <p>and</p> <p>AO6.4 Where practical, adjoining industrial uses utilise a shared access point.</p>
<p>PO7 Development does not adversely affect the safety and security of people and property.</p>	<p>AO7.1 Storage of dangerous goods and combustible liquids is limited to:</p> <ul style="list-style-type: none"> (a) Class 2.1 - 2t or kl; (b) Class 2.2 - 100t or kl; (c) Class 2.3 - 100kg or litres; (d) Class 3 - 20kl; (e) Class 4 - 125kg; (f) Class 5.1 - 1.25t or kl; (g) Class 5.2 - 125kg or litres; (h) Class 8 - 1.25t or kl <p>and complies with the <i>National Standard for the Storage and Handling of Dangerous Goods [NOHSC:1015(2001)]</i>.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
	and AO7.2 Visitor car parking areas are located adjacent to the office component of the use. and AO7.3 The office component is designed with 25% of un-obscured glazing in facades facing public areas of the site and the street.
PO8 Development minimises disturbance to the geotechnical, hydrological, and environmental characteristics of the site and its setting.	AO8.1 Development is located on land with less than 10% slope. and AO8.2 Development occurs in areas outside of stormwater discharge points, overland flow paths and natural drainage features. and AO8.3 Stormwater is directed away from areas of potential contamination. and AO8.4 Areas where potentially contaminating substances are stored or used are covered and bunded. and AO8.5 Provision is made for spills to be controlled on-site for removal and disposal by an approved means. and AO8.6 Liquid or solid wastes are not discharged directly to land or waters.
PO9 Refuse storage areas are located for convenient collection, screened from public view and provided with facilities for self-contained cleaning.	AO9.1 Refuse storage areas are located behind the front building line, allow the appropriately-sized collection vehicle to enter and exit in a forward gear. The use of staff car parking areas to accommodate internal manoeuvring is permissible. and AO9.2 The refuse storage area is provided in a building or other enclosed structure screened to a minimum height of 0.2m above the height of the refuse receptacles. and AO9.3 Refuse storage areas are provided with an impervious base that is drained to an approved waste disposal system and provided within a dedicated hose cock.

Performance outcomes	Requirements for accepted development and assessment benchmarks
<p>PO10 Development is located and designed to ensure that land uses are not exposed to:</p> <ul style="list-style-type: none"> (a) Areas that pose a health risk from previous activities; and (b) Unacceptable levels of contaminants. 	<p>AO10.1 Development does not occur:</p> <ul style="list-style-type: none"> (a) In areas that pose a health risk from previous activities; and (b) On sites listed on the Contaminated Land Register or Environmental Management Register. <p>or</p> <p>AO10.2 Areas that pose a health risk from previous activities and contaminated soils which are subject to development are remediated prior to plan sealing, operational works permit, or issuing of building works permit.</p>
Section 2 Non-industrial uses	
<p>PO11 Offices and sales activities are ancillary to and directly support the industrial use of the site.</p>	<p>AO11.1 The area of the office use does not exceed 10% of the total gross floor area.</p> <p>and</p> <p>AO11.2 Any sales area does not exceed 20% of the total gross floor area.</p> <p>and</p> <p>AO11.3 Direct sales to the public are restricted to the sale of items produced on site.</p>
<p>PO12 Business activities are established at accessible locations and limited to small-scale outlets that provide goods and services for local industries and employees.</p>	<p>AO12.1 Business activities are located central to the industrial area that they serve.</p> <p>and</p> <p>AO12.2 The business activity addresses an identified deficiency in local service.</p> <p>and</p> <p>AO12.3 The business activity has a total use area no greater than 250m², excluding on-site car parking areas.</p>
Section 3 Caretaker's accommodation	
<p>PO13 Caretaker's accommodations are subsidiary to and compatible with the principal use on the same site.</p>	<p>AO13.1 Only one caretaker's accommodation is established on the site.</p> <p>and</p> <p>AO13.2 A caretaker's accommodation is not located at the front of the major use on the site.</p> <p>and</p> <p>AO13.3 A caretaker's accommodation is separated from the principal activity areas of the primary use of the site by at least 10m.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
<p>PO14 Caretaker's accommodations are compatible with the scale, character and appearance of the setting and provide for the accommodation needs of a caretaker and their family.</p>	<p>AO14.1 A caretaker's accommodation does not exceed 8.5m in height.</p> <p>and</p> <p>AO14.2 A caretaker's accommodation has a floor area no greater than 125m², has a balcony, verandah or deck with a minimum area of 6m² with minimum dimension of 3m.</p> <p>and</p> <p>AO14.3 A caretaker's accommodation is provided with private open space which is directly accessible from a habitable room.</p> <p>and</p> <p>AO14.4 The caretaker's accommodation is provided with 1 car parking space segregated from the car parking supply for the non-residential use of the site.</p>
<p>Section 4 For development affected by one or more overlays</p>	
<p>Airport environs overlay</p>	
<p>Public safety sub-area</p>	
<p>PO15 Development located at the end of runways does not increase the risk to public safety.</p>	<p>AO15.1 Development does not include the following within an airport's public safety area as depicted on Overlay Map 01:</p> <ul style="list-style-type: none"> (a) a significant increase in the number of people living, working or congregating in the public safety area, such as accommodation activities; (b) uses that attract large numbers of people (recreation activities, shopping centres, industrial or commercial uses involving large numbers of workers or customers); (c) the manufacture, use or storage of flammable, explosive, (d) hazardous or noxious materials.

Performance outcomes	Requirements for accepted development and assessment benchmarks
<p>PO16 Development does not significantly increase the risk of wildlife hazard particularly flying vertebrates, such as birds and bats, intruding within an airport operational airspace.</p>	<p>AO16.1 Development located within 3 km of an airport runway as depicted on Overlay Map 01 does not include turf farms, fruit tree farms, piggeries, show grounds, food processing plants or food, organic waste or putrescible waste facilities. Development for the purposes of dairy or poultry farms, outdoor sport and recreation, non-putrescible waste facility or sewage treatment facilities ensure landscaping and drainage works (including artificial water bodies) minimise bird and bat attracting potential.</p> <p>and</p> <p>AO16.2 Development located between 3 km and 8 km of an airport runway as depicted on Overlay Map 01 for turf farms, fruit tree farms, piggeries, show grounds, food processing plants, food, organic waste or putrescible waste facilities, dairy or poultry farms, outdoor sport and recreation or sewage treatment facilities ensures potential food or waste sources are covered and collected so that they are not accessible to wildlife.</p>
Biodiversity overlay	
<p>PO17 Areas of environmental significance, including biodiversity values, are identified, protected and enhanced.</p>	<p>AO17.1 Uses and associated works are confined to areas not identified on Overlay Map 05.</p> <p>or</p> <p>AO17.2 Development is compatible with the environmental values of the area.</p> <p>or</p> <p>AO17.3 Where development within an area identified on Overlay Map 05 is unavoidable, measures recommended by a suitably qualified ecologist are incorporated to protect and retain the environmental values and underlying ecosystem processes within or adjacent to the development site to the greatest extent practical.</p>
<p>PO18 Biodiversity values of identified areas of environmental significance are protected from the impacts of development</p>	<p>AO18.1 Development adjacent to Protected Areas identified on Overlay Map 05 is set back a minimum of 100m from the park boundaries in the absence of any current 'Management Plans' for these areas.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
<p>PO19 There are no significant adverse effects on water quality, ecological and biodiversity values.</p>	<p>AO19.1 Uses and associated works are confined to areas outside overland flow paths and natural drainage features.</p> <p>and</p> <p>AO19.2 All buildings, on-site effluent disposal, external activities or storage areas are located 100m from the top of the bank of a river, creek, stream or wetland identified on Overlay Map 05.</p> <p>Note: This setback does not apply to equipment such as pumps that are necessary to access water or waterway crossings.</p> <p>and</p> <p>AO19.3 The Waterway Corridors identified on Overlay Map 05 are maintained in a natural state.</p>
Bushfire hazard overlay	
<p>PO20 Development is not placed at unacceptable risk from bushfire, does not increase the extent or severity of bushfire and maintains the safety of people and property from bushfire.</p>	<p>AO20.1 Development does not occur in areas mapped as Very High or High Potential Bushfire Intensity Areas on the SPP Interactive Mapping (Plan Making).</p> <p>or</p> <p>AO20.2 A written assessment by a suitably experienced or qualified person confirms that the site is of Low Potential Bushfire Hazard.</p> <p>or</p> <p>AO20.3 For areas mapped as Medium Potential Bushfire Intensity Areas on the SPP Interactive Mapping (Plan Making), bushfire risk is mitigated through a Bushfire Management Plan incorporating:</p> <ul style="list-style-type: none"> (a) Lot design and the siting of buildings and uses so: <ul style="list-style-type: none"> (i) high intensity uses are located on the least bushfire prone area on the site and activities least susceptible to fire are sited closest to the bushfire hazard; and (ii) efficient emergency access is optimised; and (iii) bushfire risk is effectively minimised having regard to aspect, elevation, slope and vegetation. (b) Including firebreaks that provide adequate: <ul style="list-style-type: none"> (i) setbacks between buildings/ structures and hazardous vegetation; and

Performance outcomes	Requirements for accepted development and assessment benchmarks
	<ul style="list-style-type: none"> (ii) access for fire fighting or other emergency vehicles; and (c) Road access for fire-fighting appliances and firebreaks are provided through a perimeter road that separates the use from areas of bushfire hazard and that road has a minimum cleared width of 20 metres; and (d) Where a reticulated water supply is not available and development involves buildings with a gross floor area greater than 50m², one tank within 100m of each residential building that has: <ul style="list-style-type: none"> (i) fire brigade tank fittings; and (ii) 25,000 litres dedicated for fire fighting purposes.
<p>PO21 Community infrastructure in any area mapped as Very High to Medium (Potential Intensity) Areas are able to function effectively during and immediately after bushfire events.</p>	<p>No outcome specified.</p>
<p>PO22 Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.</p>	<p>AO22.1 No hazardous materials, manufactured or stored in bulk, are on land mapped as Very High to Medium (Potential Intensity) Areas.</p>
<p>Flood hazard overlay</p>	
<p>PO23 Development is not exposed to risk from flood events by responding to flood potential and maintains personal safety at all times.</p>	<p>AO23.1 All new allotments include an area of sufficient size to accommodate the intended land use outside the area identified on Overlay Map 03.</p> <p>and</p> <p>AO23.2 New buildings are not located within the area identified on Overlay Map 03;</p> <p>or</p> <p>AO23.3 Development is sited above the 1%AEP flood event where known, or the highest known flood event, as follows:</p> <ul style="list-style-type: none"> (a) Habitable floor levels - 500mm; (b) Non-habitable floor levels - 300mm; (c) On-site sewage treatment and storage areas for potential contaminants - 300mm; (d) All other development - 0mm. <p>and</p> <p>AO23.4 Building work below the nominated flood level allows for the flow through of flood water at ground level:</p> <ul style="list-style-type: none"> (a) The structure below flood level is unenclosed; or

Performance outcomes	Requirements for accepted development and assessment benchmarks
	<p>(b) Any enclosure below flood level aligns with the direction of water flow; or</p> <p>(c) Any enclosure not aligning with the direction of water flow must have openings that are at least 50% of the enclosed area with a minimum opening of 75mm.</p> <p>and</p> <p>AO23.5 Resilient building materials are used below the nominated flood level in accordance with the relevant building assessment provisions.</p> <p>and</p> <p>AO23.6 Signage is provided on site indicating the position and path of all safe evacuation routes off the site.</p>
<p>PO24 Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level, and does not increase the potential for flood damage either on site or other properties.</p>	<p>AO24.1 Works associated with the proposed development do not:</p> <p>(a) involve a net increase in filling greater than 50m³; or</p> <p>(b) result in any reductions of on-site flood storage capacity and contain within the site any changes to depth / duration/velocity of flood waters; or</p> <p>(c) change flood characteristics outside the site in ways that result in:</p> <p>(i) loss of flood storage;</p> <p>(ii) loss of/changes to flow paths;</p> <p>(iii) acceleration or retardation of flows; or</p> <p>(iv) any reduction in flood warning times.</p>
<p>PO25 Development avoids the release of hazardous materials into floodwaters.</p>	<p>AO25.1 Materials manufactured or stored on site are not hazardous in nature.</p> <p>or</p> <p>AO25.2 Hazardous materials and any associated manufacturing equipment are located above the nominated flood level.</p>
<p>PO26 Community infrastructure in any area mapped as Flood Hazard is able to function effectively during and immediately after flood.</p>	<p>No outcome specified.</p>
Regional infrastructure overlay	
<p>PO27 Stock routes and trails identified on Overlay Map 04 are protected from incompatible development on adjoining sites.</p>	<p>No outcome specified.</p>
<p>PO28 Development is sufficiently separated from major electricity infrastructure or substations to minimise the likelihood of nuisance or complaint.</p>	<p>AO28.1 Sensitive land use (as defined in the Regulation) maintain the following separation distances from substations or easement for major electricity infrastructure identified on Overlay Map 04:</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
	<p>(a) 20 m for transmission lines up to 132 kilovolts</p> <p>(b) 30 m for transmission lines between 133 kilovolts and 275 kilovolts and</p> <p>(c) 40 m for transmission lines exceeding 275 kilovolts.</p> <p>Editor's Note: Information relating to the voltage of transmission lines is available from the relevant energy supplier.</p>
<p>PO29 There is sufficient space within the site to establish landscaping which substantively assists in screening and softening obtrusive major electricity infrastructure identified on Overlay Map 04.</p>	<p>AO29.1 A minimum 3m wide densely planted landscaped buffer is provided along the boundary adjoining the major electricity infrastructure, including provision for advanced trees and shrubs that will grow to a minimum height of 10m.</p>

6.2.9 Special industry zone code

6.2.9.1 Application

This code applies to assessing a material change of use or a reconfiguring a lot for development in the Special industry zone. When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

6.2.9.2 Purpose

- (1) The purpose of the special industry zone code is to provide for–
 - a. special industry; and
 - b. other uses and activities that–
 - (i) support industry activities; and
 - (ii) do not compromise the future use of premises for industry activities.
- (2) The overall outcomes sought for the zone code are as follows:
 - (a) The ongoing and expanded operation of the Swickers Kingaroy Bacon Factory Pty Ltd, PCA Australia, Tarong Power Station and Parkside Sawmill Wondai is protected.
 - (b) The use of the zone for the manufacture of porcine-based products or the generation of electricity is facilitated.
 - (c) Auxiliary uses that directly support the operation of the bacon factory and power station are consistent with the purpose of the zone.
 - (d) The management of Special Industries maintains the safety of people and minimises impacts on existing surrounding uses, having regard to the inherent risks and hazards associated with their operation.
 - (e) Development is reflective of and responsive to the environmental constraints and hazards of the land.
 - (f) Sites that are contaminated or pose a health risk from prior activities are remediated prior to being developed for sensitive land use (as defined in the Regulation).

6.2.9.3 Criteria for assessment

Table 6.2.9—Accepted development subject to requirements and assessable development

Performance outcomes	Requirements for accepted development and assessment benchmarks
Section 1 For Accepted development subject to requirements development except for Caretaker's residence	
PO1 Development maintains amenity standards enjoyed in the area.	AO1.1 New operations are wholly enclosed in a building. or AO1.2 External works and activities are located no closer to the Residential or Rural Residential Zone than any existing lawful works, structures or activities.
PO2 Development presents an acceptable standard of visual amenity when viewed from public areas.	AO2.1 New works are screened from view from public areas by landscaping with a minimum depth of: (a) 2m along a State-controlled road or an arterial road; or (b) 1m along any other road frontage.
PO3 Development is located and designed to ensure that land uses are not exposed to: (a) Areas that pose a health risk from previous activities; and (b) Unacceptable levels of contaminants.	AO3.1 Development does not occur: (a) In areas that pose a health risk from previous activities; and (b) On sites listed on the Contaminated Land Register or Environmental Management Register. or AO3.2 Areas that pose a health risk from previous activities and contaminated soils which are subject to development are remediated prior to plan sealing, operational works permit, or issuing of building works permit.
Section 2 For assessable development	
PO4 Development maintains amenity standards enjoyed in the area.	No outcome specified.
PO5 Development presents an acceptable standard of visual amenity when viewed from public areas.	No outcome specified.
PO6 Development is to be adequately serviced.	No outcome specified.
PO7 Site access facilitates the efficient, effective, safe and convenient functioning of transport infrastructure.	No outcome specified.
PO8 Development does not adversely affect the safety and security of people and property.	No outcome specified.
Section 3 Non-industrial uses	
PO9 Office activities are ancillary to and directly support the industrial use of the site.	AO9.1 The area of the office use does not exceed 10% of the total gross floor area.

Performance outcomes	Requirements for accepted development and assessment benchmarks
Section 4 Caretaker's accommodation	
<p>PO10 Caretaker's accommodations are subsidiary to and compatible with the principal use on the same site.</p>	<p>AO10.1 Only one caretaker's accommodation is established on the site.</p> <p>and</p> <p>AO10.2 A caretaker's accommodation is not located at the front of the primary use on the site.</p> <p>and</p> <p>AO10.3 A caretaker's accommodation is separated from the principal activity areas of the primary use of the site by at least 10m.</p>
<p>PO11 Caretaker's accommodations are compatible with the scale, character and appearance of the setting and provide for the accommodation needs of a caretaker and their family.</p>	<p>AO11.1 A caretaker's accommodation does not exceed 8.5m in height.</p> <p>and</p> <p>AO11.2 A caretaker's accommodation has a floor area no greater than 125m², has a balcony, verandah or deck with a minimum area of 6m² with minimum dimensions of 3m.</p> <p>and</p> <p>AO11.3 A caretaker's accommodation is provided with private open space which is directly accessible from a habitable room.</p> <p>and</p> <p>AO11.4 The caretaker's accommodation is provided with 1 car parking space segregated from the car parking supply for the non-residential use of the site.</p>
Section 5 For development affected by one or more overlays	
Airport environs overlay	
Wildlife hazards overlay	
<p>PO12 Development does not significantly increase the risk of wildlife hazard particularly flying vertebrates, such as birds and bats, intruding within an airport operational airspace.</p>	<p>AO12.1 Development located between 3 km and 8 km of an airport runway as depicted on Overlay Map 01 for turf farms, fruit tree farms, piggeries, show grounds, food processing plants, food, organic waste or putrescible waste facilities, dairy or poultry farms, outdoor sport and recreation or sewage treatment facilities ensures potential food or waste sources are covered and collected so that they are not accessible to wildlife.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
Biodiversity overlay	
<p>PO13 Areas of environmental significance, including biodiversity values, are identified, protected and enhanced.</p>	<p>AO13.1 Uses and associated works are confined to areas not identified on Overlay Map 05.</p> <p>or</p> <p>AO13.2 Development is compatible with the environmental values of the area.</p> <p>or</p> <p>AO13.3 Where development within an area identified on Overlay Map 05 is unavoidable, measures recommended by a suitably qualified ecologist are incorporated to protect and retain the environmental values and underlying ecosystem processes within or adjacent to the development site to the greatest extent practical.</p>
<p>PO14 Biodiversity values of identified areas of environmental significance are protected from the impacts of development</p>	<p>AO14.1 Development adjacent to Protected Areas identified on Overlay Map 05 is set back a minimum of 100m from the park boundaries in the absence of any current 'Management Plans' for these areas.</p>
<p>PO15 There are no significant adverse effects on water quality, ecological and biodiversity values.</p>	<p>AO15.1 Uses and associated works are confined to areas outside overland flow paths and natural drainage features.</p> <p>and</p> <p>AO15.2 All buildings, on-site effluent disposal, external activities or storage areas are located 100m from the top of the bank of a river, creek, stream or wetland identified on Overlay Map 05.</p> <p>Note: This setback does not apply to equipment such as pumps that are necessary to access water or waterway crossings.</p> <p>and</p> <p>AO15.3 The Waterway Corridors identified on Overlay Map 05 are maintained in a natural state.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
Bushfire hazard overlay	
<p>PO16 Development is not placed at unacceptable risk from bushfire, does not increase the extent or severity of bushfire and maintains the safety of people and property from bushfire</p>	<p>AO16.1 Development does not occur in areas mapped as Very High or High Potential Bushfire Intensity Areas on the SPP Interactive Mapping (Plan Making).</p> <p>or</p> <p>AO16.2 A written assessment by a suitably experienced or qualified person confirms that the site is of Low Potential Bushfire Hazard.</p> <p>or</p> <p>AO16.3 For areas mapped as Medium Potential Bushfire Intensity Areas on the SPP Interactive Mapping (Plan Making), bushfire risk is mitigated through a Bushfire Management Plan incorporating:</p> <ul style="list-style-type: none"> (a) Lot design and the siting of buildings and uses so: <ul style="list-style-type: none"> (i) high intensity uses are located on the least bushfire prone area on the site and activities least susceptible to fire are sited closest to the bushfire hazard; and (ii) efficient emergency access is optimised; and (iii) bushfire risk is effectively minimised having regard to aspect, elevation, slope and vegetation. (b) Including firebreaks that provide adequate: <ul style="list-style-type: none"> (i) setbacks between buildings/ structures and hazardous vegetation; and (ii) access for fire fighting or other emergency vehicles; and (c) Road access for fire-fighting appliances and firebreaks are provided through a perimeter road that separates the use from areas of bushfire hazard and that road has a minimum cleared width of 20 metres; and
<p>PO17 Community infrastructure in any area mapped as Very High to Medium (Potential Intensity) Areas are able to function effectively during and immediately after bushfire events.</p>	<p>No outcome specified.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
<p>PO18 Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.</p>	<p>AO18.1 No hazardous materials, manufactured or stored in bulk, are on land mapped as Very High to Medium (Potential Intensity) Areas.</p>
Flood hazard overlay	
<p>PO19 Development is not exposed to risk from flood events by responding to flood potential and maintains personal safety at all times.</p>	<p>AO19.1 All new allotments include an area of sufficient size to accommodate the intended land use outside the area identified on Overlay Map 03.</p> <p>and</p> <p>AO19.2 New buildings are not located within the area identified on Overlay Map 03;</p> <p>or</p> <p>AO19.3 Development is sited above the 1%AEP flood event where known, or the highest known flood event, as follows:</p> <ul style="list-style-type: none"> (a) Habitable floor levels - 500mm; (b) Non-habitable floor levels - 300mm; (c) On-site sewage treatment and storage areas for potential contaminants - 300mm; (d) All other development - 0mm. <p>and</p> <p>AO19.4 Building work below the nominated flood level allows for the flow through of flood water at ground level:</p> <ul style="list-style-type: none"> (a) The structure below flood level is unenclosed; or (b) Any enclosure below flood level aligns with the direction of water flow; or (c) Any enclosure not aligning with the direction of water flow must have openings that are at least 50% of the enclosed area with a minimum opening of 75mm. <p>and</p> <p>AO19.5 Resilient building materials are used below the nominated flood level in accordance with the relevant building assessment provisions.</p> <p>and</p> <p>AO19.6 Signage is provided on site indicating the position and path of all safe evacuation routes off the site.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
<p>PO20 Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level, and does not increase the potential for flood damage either on site or other properties.</p>	<p>AO20.1 Works associated with the proposed development do not:</p> <ul style="list-style-type: none"> (a) involve a net increase in filling greater than 50m³; or (b) result in any reductions of on-site flood storage capacity and contain within the site any changes to depth / duration/velocity of flood waters; or (c) change flood characteristics outside the site in ways that result in: <ul style="list-style-type: none"> (i) loss of flood storage; (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows; or (iv) any reduction in flood warning times.
<p>PO21 Development avoids the release of hazardous materials into floodwaters.</p>	<p>AO21.1 Materials manufactured or stored on site are not hazardous in nature. and AO21.2 Hazardous materials and any associated manufacturing equipment are located above the nominated flood level.</p>
<p>PO22 Community infrastructure in any area mapped as Flood Hazard is able to function effectively during and immediately after flood.</p>	<p>No outcome specified.</p>
Regional infrastructure overlay	
<p>PO23 Stock routes and trails identified on Overlay Map 04 are protected from incompatible development.</p>	<p>No outcome specified.</p>
<p>PO24 Development is sufficiently separated from major electricity infrastructure or substations to minimise the likelihood of nuisance or complaint.</p>	<p>AO24.1 Sensitive land use (as defined in the Regulation) maintain the following separation distances from substations or easement for major electricity infrastructure identified on Overlay Map 04:</p> <ul style="list-style-type: none"> (a) 20 m for transmission lines up to 132 kilovolts (b) 30 m for transmission lines between 133 kilovolts and 275 kilovolts and (c) 40 m for transmission lines exceeding 275 kilovolts. <p>Editor's Note: Information relating to the voltage of transmission lines is available from the relevant energy supplier.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
PO25 There is sufficient space within the site to establish landscaping which substantively assists in screening and softening obtrusive major electricity infrastructure identified on Overlay Map 04.	AO25.1 A minimum 3m wide densely planted landscaped buffer is provided along the boundary adjoining the major electricity infrastructure, including provision for advanced trees and shrubs that will grow to a minimum height of 10m.

6.2.10 Community facilities zone

6.2.10.1 Application

This code applies to assessing a material change of use or a reconfiguring a lot for development in the Community facilities zone. When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

6.2.10.2 Purpose

- (1) The purpose of the community facilities zone code is to provide for community-related uses, activities and facilities, whether publicly or privately owned, including, for example—
 - (a) educational establishments; and
 - (b) hospitals; and
 - (c) transport and telecommunication networks; and
 - (d) utility installations.
- (2) The overall outcomes sought for the zone code are as follows:
 - (a) Retain and reserve appropriate land throughout the Council area to accommodate activities which have a specific public function that are essential for the wellbeing of the community.
 - (b) Provide for the location of those public infrastructure services and facilities which have significant amenity impacts on adjoining land and the protection of such uses from intrusion by incompatible uses.
 - (c) Ensure that the built form and operation of community facilities are compatible with their neighbourhoods.
 - (d) Where possible, encourage the co-location of community facilities.
 - (e) The location of development is appropriate for the intended use and is consistent with the nature of surrounding development.
 - (f) The Kingaroy and Nanango airports are preserved for the exclusive use of air service and industries or businesses with a direct association with the provision of air service.
 - (g) Existing community uses are intended to continue and intensify if necessary having regard to road and other infrastructure capacity and the amenity of surrounding areas.
 - (h) The form of the development is specific to the facility in recognition of particular operational, functional and locational benchmarks of government functions.
 - (i) Physical infrastructure that has an overbearing nature that cannot be mitigated through design or screening is not located in visually prominent locations.
 - (j) The viability of essential community infrastructure is protected by requiring on-site buffering and separation of new development on adjoining sites that could limit the on-going operation of existing special uses or prejudice appropriate new activities.
 - (k) Social facilities and service establishments are supported by the necessary infrastructure and located in highly accessible locations that promote safe and efficient public transport use, walking and cycling.
 - (l) Development will be provided with a level of infrastructure that is appropriate to the use.
 - (m) Community uses and works are located, designed and managed to maintain safety to people and minimise impacts on adjacent land.

- (n) Adverse impacts on natural features and processes, both on-site and from adjoining areas, are avoided and any unavoidable impacts are minimised through location, design, operation and management of development.
- (o) Should land in this zone cease to be used for community purposes at some future time, redevelopment of the site to a use compatible with the intent of the surrounding zones is encouraged.
- (p) Development is reflective of and responsive to the environmental constraints of the land and the impacts of natural hazards are avoided or safely managed.
- (q) Sites that are contaminated or pose a health risk from prior activities are remediated prior to being developed for sensitive land use (as defined in the Regulation).
- (r) Residential or other sensitive uses are not intensified in the identified separation area around the Swickers Kingaroy Bacon Factory on Overlay Map 11.

6.2.10.3 Criteria for assessment

Table 6.2.10—Accepted development subject to requirements and assessable development

Performance outcomes	Requirements for accepted development and assessment benchmarks
Section 1 General	
<p>PO1 Buildings and structures must complement the scale of nearby development.</p>	<p>AO1.1 Structures are a maximum height of:</p> <ul style="list-style-type: none"> (a) For an educational establishment more than 20m from the Residential zone - 3 storeys and 10m. (b) In all other circumstances - 2 storeys or 8.5m <p>and</p> <p>AO1.2 Buildings are set back not less than:</p> <ul style="list-style-type: none"> (a) 10m from the frontage to a State-controlled or arterial road; (b) 6m from the principal road frontage of any other road; (c) 4m from any other road frontage; and (d) 1.5m from any other boundary except where compliance with AO2.1 is required. <p>and</p> <p>AO1.3 Cumulative site cover does not exceed 40%.</p> <p>and</p> <p>AO1.4 The main entrance to the building is visible from, and directly accessible from the street.</p>
<p>PO2 Development does not adversely impact on the amenity or privacy of the surrounding residential uses.</p>	<p>AO2.1 Buildings are setback from an adjoining residential premises a minimum of 10m.</p> <p>and</p> <p>AO2.2 Active outdoor use areas, site access and car parking, servicing or outdoor storage areas are set back from any boundary adjoining a residential premises a minimum of 4.5m.</p> <p>and</p> <p>AO2.3 New building plant or air-conditioning equipment is located central to the building and screened from view of</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
	<p>the street or adjoining residential uses.</p> <p>and</p> <p>AO2.4 Noise generated by any use in the zone does not exceed the background noise levels as follows: (a) 6am – 10pm plus 10db(A); (b) 10pm – 6am plus 3db(A), measured as the adjusted maximum sound pressure level at the property boundary.</p> <p>and</p> <p>AO2.5 Where buildings, car parking, servicing or storage areas are proposed within 10m of any boundary adjoining a residential premises a minimum 1.8m high solid timber, brick or masonry fence is provided.</p> <p>and</p> <p>AO2.6 Outdoor lighting is designed, installed and maintained in accordance with <i>AS4282 – Control of the Obtrusive Effects of Outdoor Lighting</i>.</p> <p>and</p> <p>AO2.7 Community activities adjoining or opposite residential uses are limited to the hours between 6am and 10pm.</p>
<p>PO3 Refuse storage areas are located for convenient collection, screened from public view and provided with facilities for self-contained cleaning.</p>	<p>AO3.1 The refuse storage area is located near the front of the site and allows the collection vehicle to enter and exit in a forward gear. The use of staff car parking areas to accommodate internal manoeuvring is permissible.</p> <p>and</p> <p>AO3.2 The refuse storage area is provided in a building or other enclosed structure screened to a minimum height of 0.2m above the height of the refuse receptacles.</p> <p>and</p> <p>AO3.3 Refuse storage areas are provided with an impervious base that is drained to an approved waste disposal system and provided within a dedicated hose cock.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
<p>PO4 Development is located and designed to ensure that land uses are not exposed to:</p> <ul style="list-style-type: none"> (a) Areas that pose a health risk from previous activities; and (b) Unacceptable levels of contaminants. 	<p>AO4.1 Development does not occur:</p> <ul style="list-style-type: none"> (a) In areas that pose a health risk from previous activities; and (b) On sites listed on the Contaminated Land Register or Environmental Management Register. <p>or</p> <p>AO4.2 Areas that pose a health risk from previous activities and contaminated soils which are subject to development are remediated prior to plan sealing, operational works permit, or issuing of building works permit.</p>
<p>PO5 The proposal does not introduce non-residential traffic into local streets and allows vehicles entering and leaving the site to do so safely and without adversely affecting the efficient functioning of adjacent roads.</p>	<p>AO5.1 Where available, access is provided to a Sub-Arterial Road or higher category road in preference to a local street.</p> <p>and</p> <p>AO5.2 The proposal provides convenient and safe pedestrian access from existing and proposed public transport infrastructure and other public areas.</p> <p>and</p> <p>AO5.3 New vehicle crossovers are separated from any other vehicle crossover by a distance not less than 10m.</p>
<p>PO6 Development must be provided with an acceptable standard of infrastructure.</p>	<p>AO6.1 Where available, development is to be connected to reticulated water supply and sewerage.</p> <p>and</p> <p>AO6.2 Development is provided with a service line connection to the electricity supply and telecommunications networks.</p> <p>and</p> <p>AO6.3 Stormwater discharge must be to a lawful point of discharge or to downstream properties but only with the consent of the affected landowners.</p>
<p>PO7 The site is landscaped so that it makes a positive contribution to the streetscape and to the area generally.</p>	<p>AO7.1 At least 10% of the site is landscaped, including a landscaped strip with a minimum width of 1m along each street frontage.</p> <p>and</p> <p>AO7.2 Where adjoining or opposite residential areas, a 2m wide buffer along the interface boundary of the site is landscaped.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
<p>PO8 Development responds to the slope of steep land in the siting, design and form of buildings and structures, to minimise risk associated with unstable ground.</p>	<p>AO8.1 The development area has a gradient less than 15%.</p> <p>and</p> <p>AO8.2 Building design utilises 'post and pier' type foundations and appear as a series of separate blocks that step down the slope.</p> <p>and</p> <p>AO8.3 The height of benching, cut and fill and the construction of retaining walls does not exceed 1m.</p> <p>and</p> <p>AO8.4 Any voids between the floor of the building and ground level are screened from view by using lattice/batten screening and/or landscaping.</p>
Section 2 Caretaker's accommodation	
<p>PO9 Caretaker's accommodations are subsidiary to and compatible with the principal use on the same site.</p>	<p>AO9.1 Only one caretaker's accommodation is established on the site.</p> <p>and</p> <p>AO9.2 A caretaker's accommodation is not located at the front of the major use on the site.</p> <p>and</p> <p>AO9.3 A caretaker's accommodation is separated from the principal activity areas of the primary use of the site by at least 10m.</p>
<p>PO10 Caretaker's accommodations are compatible with the scale, character and appearance of the setting and provide for the accommodation needs of a caretaker and their family.</p>	<p>AO10.1 A caretaker's accommodation does not exceed 8.5m in height.</p> <p>and</p> <p>AO10.2 Where adjoining land used, or approved for use, for uses in the accommodation activities use group, a caretaker's accommodation is located adjacent to the adjoining use.</p> <p>and</p> <p>AO10.3 A caretaker's accommodation has a floor area no greater than 125m², has a balcony, verandah or deck with a minimum area of 6m² with minimum dimensions of 3m.</p> <p>and</p> <p>AO10.4 A caretaker's accommodation is provided with private open space which is directly accessible from a habitable room.</p> <p>and</p> <p>AO10.5 A caretaker's accommodation is setback:</p> <ul style="list-style-type: none"> (a) A minimum of 1.5m from the common property boundary to an adjoining residential use; or (b) A minimum of 10m from the principal activity areas of an industrial or commercial use on an adjoining allotment.

Performance outcomes	Requirements for accepted development and assessment benchmarks
<p>PO11 Caretaker's accommodation is adequately serviced by access and essential utility infrastructure.</p>	<p>AO11.1 A caretaker's accommodation is connected to reticulated infrastructure to a standard required or expected of new residential development.</p> <p>and</p> <p>AO11.2 The site has a bitumen surfaced road frontage.</p> <p>and</p> <p>AO11.3 The caretaker's residence is provided with 1 car parking space segregated from the car parking supply for the non-residential use of the site.</p>
<p>Section 3 For development affected by one or more overlays</p>	
<p>Airport environs overlay</p>	
<p>Aviation facilities</p>	
<p>PO12 Development does not interfere with the function of aviation facilities.</p>	<p>AO12.1 Development located within the building restricted area identified on Overlay Map 01 does not create:</p> <ul style="list-style-type: none"> (a) permanent or temporary physical obstructions in the line of site between antennas (b) an electrical or electromagnetic field that will interfere with signals transmitted by the facility (c) reflective surfaces that could deflect or interfere with signals transmitted by the facility <p>Editor's Note. A development proposal on land in a building restricted area should be referred to Airservices Australia for assessment. Airservices Australia will provide Council and proponents with authoritative advice about the impact of a proposal on the function of the aviation facility, requirements for risk assessment process and mitigation methods. It is recommended that advice be sought before lodgement of an application to reduce the potential for objection.</p>
<p>Public safety sub-area</p>	
<p>PO13 Development located at the end of runways does not increase the risk to public safety.</p>	<p>AO13.1 Development does not include the following within an airport's public safety area as depicted on Overlay Map 01:</p> <ul style="list-style-type: none"> (a) a significant increase in the number of people living, working or congregating in the public safety area, such as accommodation activities (b) uses that attract large numbers of people (recreation activities, shopping centres, industrial or commercial uses involving large numbers of workers or customers) (c) community activities (e.g. education establishments, hospitals) (d) the manufacture, use or storage of flammable, explosive, (e) hazardous or noxious materials.

Performance outcomes	Requirements for accepted development and assessment benchmarks
Wildlife hazards sub-area	
<p>PO14 Development does not significantly increase the risk of wildlife hazard particularly flying vertebrates, such as birds and bats, intruding within an airport operational airspace.</p>	<p>AO14.1 Development located within 3 km of an airport runway as depicted on Overlay Map 01 does not include turf farms, fruit tree farms, piggeries, show grounds, food processing plants or food, organic waste or putrescible waste facilities. Development for the purposes of dairy or poultry farms, outdoor sport and recreation, non-putrescible waste facility or sewage treatment facilities ensure landscaping and drainage works (including artificial water bodies) minimise bird and bat attracting potential.</p> <p>and</p> <p>AO14.2 Development located between 3 km and 8 km of an airport runway as depicted on Overlay Map 01 for turf farms, fruit tree farms, piggeries, show grounds, food processing plants, food, organic waste or putrescible waste facilities, dairy or poultry farms, outdoor sport and recreation or sewage treatment facilities ensures potential food or waste sources are covered and collected so that they are not accessible to wildlife.</p> <p>and</p> <p>AO14.3 Putrescible waste disposal sites (e.g. landfill and waste transfer facilities) are not located within a 13km radius of an airport as depicted on Overlay Map 01.</p>
Biodiversity overlay	
<p>PO15 Areas of environmental significance, including biodiversity values, are identified, protected and enhanced.</p>	<p>AO15.1 Uses and associated works are confined to areas not identified on Overlay Map 05.</p> <p>or</p> <p>AO15.2 Development is compatible with the environmental values of the area.</p> <p>or</p> <p>AO15.3 Where development within an area identified on Overlay Map 05 is unavoidable, measures recommended by a suitably qualified ecologist are incorporated to protect and retain the environmental values and underlying ecosystem processes within or adjacent to the development site to the greatest extent practical.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
<p>PO16 Biodiversity values of identified areas of environmental significance are protected from the impacts of development</p>	<p>AO16.1 Development adjacent to Protected Areas identified on Overlay Map 05 is set back a minimum of 100m from the park boundaries in the absence of any current 'Management Plans' for these areas.</p>
<p>PO17 There are no significant adverse effects on water quality, ecological and biodiversity values.</p>	<p>AO17.1 Uses and associated works are confined to areas outside overland flow paths and natural drainage features.</p> <p>and</p> <p>AO17.2 All buildings, on-site effluent disposal, external activities or storage areas are located 100m from the top of the bank of a river, creek, stream or wetland identified on Overlay Map 05.</p> <p>Note: This setback does not apply to equipment such as pumps that are necessary to access water or waterway crossings.</p> <p>and</p> <p>AO17.3 The Waterway Corridors identified on Overlay Map 05 are maintained in a natural state.</p>
<p>Bushfire hazard overlay</p>	
<p>PO18 Development is not placed at unacceptable risk from bushfire, does not increase the extent or severity of bushfire and maintains the safety of people and property from bushfire.</p>	<p>AO18.1 Development does not occur in areas mapped as Very High or High Potential Bushfire Intensity Areas on the SPP Interactive Mapping (Plan Making).</p> <p>or</p> <p>AO18.2 A written assessment by a suitably experienced or qualified person confirms that the site is of Low Potential Bushfire Hazard.</p> <p>or</p> <p>AO18.3 For areas mapped as Medium Potential Bushfire Intensity Areas on the SPP Interactive Mapping (Plan Making), bushfire risk is mitigated through a Bushfire Management Plan incorporating:</p> <ul style="list-style-type: none"> (a) Lot design and the siting of buildings and uses so: <ul style="list-style-type: none"> (i) high intensity uses are located on the least bushfire prone area on the site and activities least susceptible to fire are sited closest to the bushfire hazard; and (ii) efficient emergency access is optimised; and (iii) bushfire risk is effectively minimised having regard to aspect, elevation, slope and vegetation.

Performance outcomes	Requirements for accepted development and assessment benchmarks
	<ul style="list-style-type: none"> (b) Including firebreaks that provide adequate: <ul style="list-style-type: none"> (i) setbacks between buildings/ structures and hazardous vegetation; and (ii) access for fire fighting or other emergency vehicles; and (c) Road access for fire-fighting appliances and firebreaks are provided through a perimeter road that separates the use from areas of bushfire hazard and that road has a minimum cleared width of 20 metres; and (d) Where a reticulated water supply is not available and development involves buildings with a gross floor area greater than 50m², one tank within 100m of each residential building that has: <ul style="list-style-type: none"> (i) fire brigade tank fittings; and (ii) 25,000 litres dedicated for fire fighting purposes.
<p>PO19 Community infrastructure in any area mapped as Very High to Medium (Potential Intensity) Areas are able to function effectively during and immediately after bushfire events.</p>	<p>No outcome specified.</p>
<p>PO20 Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.</p>	<p>AO20.1 No hazardous materials, manufactured or stored in bulk, are on land mapped as Very High to Medium (Potential Intensity) Areas.</p>
Flood hazard overlay	
<p>PO21 Development is not exposed to risk from flood events by responding to flood potential and maintains personal safety at all times.</p>	<p>AO21.1 All new allotments include an area of sufficient size to accommodate the intended land use outside the area identified on Overlay Map 03.</p> <p>and</p> <p>AO21.2 New buildings are not located within the area identified on Overlay Map 03;</p> <p>or</p> <p>AO21.3 Development is sited above the 1%AEP flood event where known, or the highest known flood event, as follows:</p> <ul style="list-style-type: none"> (a) Habitable floor levels - 500mm; (b) Non-habitable floor levels - 300mm; (c) On-site sewage treatment and storage areas for potential contaminants - 300mm; (d) All other development - 0mm. <p>or</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
	<p>AO21.4 Building work below the nominated flood level allows for the flow through of flood water at ground level:</p> <ul style="list-style-type: none"> (a) The structure below flood level is unenclosed; or (b) Any enclosure below flood level aligns with the direction of water flow; or (c) Any enclosure not aligning with the direction of water flow must have openings that are at least 50% of the enclosed area with a minimum opening of 75mm. <p>and</p> <p>AO21.5 Resilient building materials are used below the nominated flood level in accordance with the relevant building assessment provisions.</p> <p>and</p> <p>AO21.6 Signage is provided on site indicating the position and path of all safe evacuation routes off the site.</p>
<p>PO22 Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level, and does not increase the potential for flood damage either on site or other properties.</p>	<p>AO22.1 Works associated with the proposed development do not:</p> <ul style="list-style-type: none"> (a) involve a net increase in filling greater than 50m³; or (b) result in any reductions of on-site flood storage capacity and contain within the site any changes to depth / duration/velocity of flood waters; or (c) change flood characteristics outside the site in ways that result in: <ul style="list-style-type: none"> (i) loss of flood storage; (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows; or (iv) any reduction in flood warning times.
<p>PO23 Development avoids the release of hazardous materials into floodwaters.</p>	<p>AO23.1 Materials manufactured or stored on site are not hazardous in nature.</p> <p>or</p> <p>AO23.2 Hazardous materials and any associated manufacturing equipment are located above the nominated flood level.</p>
<p>PO24 Community infrastructure in any area mapped as Flood Hazard is able to function effectively during and immediately after flood.</p>	<p>No outcome specified.</p>
<p>Regional infrastructure overlay</p>	
<p>PO25 Stock routes and trails identified on Overlay Map 04 are protected from incompatible development.</p>	<p>No outcome specified.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
<p>PO26 Development is sufficiently separated from major electricity infrastructure or substations to minimise the likelihood of nuisance or complaint.</p>	<p>AO26.1 Sensitive land use (as defined in the Regulation) maintain the following separation distances from substations or easement for major electricity infrastructure identified on Overlay Map 04:</p> <ul style="list-style-type: none"> (a) 20 m for transmission lines up to 132 kilovolts (b) 30 m for transmission lines between 133 kilovolts and 275 kilovolts and (c) 40 m for transmission lines exceeding 275 kilovolts. <p>Editor's Note: Information relating to the voltage of transmission lines is available from the relevant energy supplier.</p>
<p>PO27 There is sufficient space within the site to establish landscaping which substantively assists in screening and softening obtrusive major electricity infrastructure identified on Overlay Map 04.</p>	<p>AO27.1 A minimum 3m wide densely planted landscaped buffer is provided along the boundary adjoining the major electricity infrastructure, including provision for advanced trees and shrubs that will grow to a minimum height of 10m.</p>

6.2.11 Emerging community zone

6.2.11.1 Application

This code applies to assessing a material change of use or a reconfiguring a lot for development in the Emerging community zone. When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

6.2.11.2 Purpose

- (1) The purpose of the emerging community zone is to–
 - (a) identify land that is intended for an urban purpose in the future;
 - (b) protect land that is identified for an urban purpose in the future from incompatible uses; and
 - (c) provide for the timely conversion of non-urban land to land for urban purposes.
- (2) The overall outcomes sought for the zone code are as follows:
 - (a) Provide for urban development of identified land at Kingaroy, Nanango, Murgon and Blackbutt for which a full assessment of site constraints and urban infrastructure servicing is required before development can occur.
 - (b) Interim development does not compromise the future development of the area for urban purposes and uses that are incompatible with residential uses are not encouraged.
 - (c) Land is developed in an orderly sequence and in accordance with a structure planning process that includes the provision of infrastructure, consideration of environmental constraints and integration of development sites
 - (d) Development responds to land constraints, including but not limited to topography, bushfire and flooding.
 - (e) Sites that are contaminated or pose a health risk from prior activities are remediated prior to being developed for sensitive land use (as defined in the Regulation).
 - (f) Residential or other sensitive uses are not intensified in the identified separation area around the Swickers Kingaroy Bacon Factory on Overlay Map 11.

- (g) Significant topographic, landscape, recreational and cultural features, as well as waterways, wetlands, natural habitat areas and corridors are protected and enhanced.

6.2.11.3 Criteria for assessment

Table 6.2.11—Accepted development subject to requirements and assessable development

Performance outcomes	Requirements for accepted development and assessment benchmarks
Section 1 General	
<p>PO1 Development of emerging urban areas:</p> <ul style="list-style-type: none"> (a) appropriately addresses geographical constraints; (b) protects environmental and cultural heritage values; (c) integrates with existing or approved development in the surrounding area; (d) provides appropriate road, cycleway, pedestrian or open space linkages with satisfactory internal connectivity and integration with surrounding development; (e) provides for major stormwater flow paths through the site; (f) protects floodplains and water quality; (g) provides necessary physical infrastructure; and (h) achieve an appropriate level of amenity and safety for adjoining land uses. 	<p>AO1.1 Development occurs in accordance with an approved structure plan.</p> <p>or</p> <p>AO1.2 The development application includes a structure plan that provides detailed information addressing site constraints, proposed development, integration with and protection of amenity and safety for surrounding development and provision of urban infrastructure. The structure plan does not confer land use rights.</p> <p><small>Editor's note— A structure plan is an integrated land use plan setting out the broad environmental, land use, infrastructure and development intent for a specific area. It does not confer land use rights.</small></p> <p><small>Editor's note— As a guide, when drafting a structure plan, open space should comprise 10% of the development parcel and be a fair average of its geographic qualities.</small></p>
<p>PO2 Development is located and designed to ensure that land uses are not exposed to:</p> <ul style="list-style-type: none"> (a) Areas that pose a health risk from previous activities; and (b) Unacceptable levels of contaminants. 	<p>AO2.1 Development does not occur:</p> <ul style="list-style-type: none"> (a) In areas that pose a health risk from previous activities; and (b) On sites listed on the Contaminated Land Register or Environmental Management Register. <p>or</p> <p>AO2.2 Areas that pose a health risk from previous activities and contaminated soils which are subject to development are remediated prior to plan sealing, operational works permit, or issuing of building works permit.</p>
Section 2 Secondary dwelling	
<p>PO3 A secondary dwelling must be subsidiary to its primary dwelling.</p>	<p>AO3.1 A secondary dwelling is no larger than 70m² in gross floor area or 40% of the gross floor area of the primary dwelling, whichever is less.</p> <p>and</p> <p>AO3.2 Parking is provided for one vehicle and access to it is via the same driveway as the primary dwelling.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
Section 3 For development affected by one or more overlays	
Airport environs overlay	
Wildlife hazards sub-area	
PO4 Development does not significantly increase the risk of wildlife hazard particularly flying vertebrates, such as birds and bats, intruding within an airport operational airspace.	No outcome specified.
Biodiversity overlay	
PO5 Areas of environmental significance, including biodiversity values, are identified, protected and enhanced.	AO5.1 Uses and associated works are confined to areas not identified on Overlay Map 05. or AO5.2 Development is compatible with the environmental values of the area. or AO5.3 Where development within an area identified on Overlay Map 05 is unavoidable, measures recommended by a suitably qualified ecologist are incorporated to protect and retain the environmental values and underlying ecosystem processes within or adjacent to the development site to the greatest extent practical.
PO6 Biodiversity values of identified areas of environmental significance are protected from the impacts of development	AO6.1 Development adjacent to Protected Areas identified on Overlay Map 05 is set back a minimum of 100m from the park boundaries in the absence of any current 'Management Plans' for these areas.
PO7 There are no significant adverse effects on water quality, ecological and biodiversity values.	AO7.1 Uses and associated works are confined to areas outside overland flow paths and natural drainage features. and AO7.2 All buildings, on-site effluent disposal, external activities or storage areas are located 100m from the top of the bank of a river, creek, stream or wetland identified on Overlay Map 05. Note: This setback does not apply to equipment such as pumps that are necessary to access water or waterway crossings. and AO7.3 The Waterway Corridors identified on Overlay Map 05 are maintained in a natural state.
Bushfire hazard overlay	
PO8 Development is not placed at unacceptable risk from bushfire, does not increase the extent or severity of bushfire and maintains the safety of people and property from bushfire	AO8.1 Development does not occur in areas mapped as Very High or High Potential Bushfire Intensity Areas on the SPP Interactive Mapping (Plan Making). or AO8.2 A written assessment by a suitably experienced or qualified person

Performance outcomes	Requirements for accepted development and assessment benchmarks
	<p>confirms that the site is of Low Potential Bushfire Hazard.</p> <p>or</p> <p>AO8.3 For areas mapped as Medium Potential Bushfire Intensity Areas on the SPP Interactive Mapping (Plan Making), bushfire risk is mitigated through a Bushfire Management Plan incorporating:</p> <ul style="list-style-type: none"> (a) Lot design and the siting of buildings and uses so: <ul style="list-style-type: none"> (i) high intensity uses are located on the least bushfire prone area on the site and activities least susceptible to fire are sited closest to the bushfire hazard; and (ii) efficient emergency access is optimised; and (iii) bushfire risk is effectively minimised having regard to aspect, elevation, slope and vegetation. (b) Including firebreaks that provide adequate: <ul style="list-style-type: none"> (i) setbacks between buildings/ structures and hazardous vegetation; and (ii) access for fire fighting or other emergency vehicles; and (c) Road access for fire-fighting appliances and firebreaks are provided through a perimeter road that separates the use from areas of bushfire hazard and that road has a minimum cleared width of 20 metres; and (d) Where a reticulated water supply is not available and development involves buildings with a gross floor area greater than 50m², one tank within 100m of each residential building that has: <ul style="list-style-type: none"> (i) fire brigade tank fittings; and (ii) 5,000 litres dedicated for fire fighting purposes.
<p>PO9 Community infrastructure in any area mapped as Very High to Medium (Potential Intensity) Areas are able to function effectively during and immediately after bushfire events.</p>	<p>No outcome specified.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
<p>PO10 Major risks to the safety or property and to the wellbeing of occupants in areas mapped as Very High to Medium (Potential Intensity) Areas is minimised through appropriate siting, servicing and managing of residential premises.</p>	<p>AO10.1 New dwellings on land mapped as Very High to Medium (Potential Intensity) Areas are located:</p> <ul style="list-style-type: none"> (a) Centrally within existing cleared areas on a lot which allows a regular shaped area (with a minimum dimension of 50m) of 5,000m² to be identified that: <ul style="list-style-type: none"> (i) is free of highly combustible vegetated areas; and (ii) is on southerly to easterly facing slopes not exceeding 15% gradient; or (iii) on flat lands at the base of north to western facing slopes not exceeding 15% gradient. (b) A fire protection buffer is established around the complete perimeter of the dwelling unit within a lot for a minimum width of 50m.
Flood hazard overlay	
<p>PO11 Development is not exposed to risk from flood events by responding to flood potential and maintains personal safety at all times.</p>	<p>AO11.1 All new allotments include an area of sufficient size to accommodate the intended land use outside the area identified on Overlay Map 03.</p> <p>and</p> <p>AO11.2 New buildings are not located within the area identified on Overlay Map 03;</p> <p>or</p> <p>AO11.3 Development is sited above the 1%AEP flood event where known, or the highest known flood event, as follows:</p> <ul style="list-style-type: none"> (a) Habitable floor levels - 500mm; (b) Non-habitable floor levels - 300mm; (c) On-site sewage treatment and storage areas for potential contaminants - 300mm; (d) All other development - 0mm. <p>and</p> <p>AO11.4 Building work below the nominated flood level allows for the flow through of flood water at ground level:</p> <ul style="list-style-type: none"> (a) The structure below flood level is unenclosed; or (b) Any enclosure below flood level aligns with the direction of water flow; or (c) Any enclosure not aligning with the direction of water flow must have openings that are at least 50% of the enclosed area with a minimum opening of 75mm.

Performance outcomes	Requirements for accepted development and assessment benchmarks
	and AO11.5 Resilient building materials are used below the nominated flood level in accordance with the relevant building assessment provisions. and AO11.6 Signage is provided on site indicating the position and path of all safe evacuation routes off the site.
PO12 Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level, and does not increase the potential for flood damage either on site or other properties.	AO12.1 Works associated with the proposed development do not: <ul style="list-style-type: none"> (a) involve a net increase in filling greater than 50m³; or (b) result in any reductions of on-site flood storage capacity and contain within the site any changes to depth / duration/velocity of flood waters; or (c) change flood characteristics outside the site in ways that result in: <ul style="list-style-type: none"> (i) loss of flood storage; (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows; or (iv) any reduction in flood warning times.
PO13 Community infrastructure in any area mapped as Flood Hazard is able to function effectively during and immediately after flood.	No outcome specified.
Regional infrastructure overlay	
PO14 Stock routes and trails identified on Overlay Map 04 are protected from incompatible development.	No outcome specified.
PO15 Development is sufficiently separated from major electricity infrastructure or substations to minimise the likelihood of nuisance or complaint.	AO15.1 Sensitive land use (as defined in the Regulation) maintain the following separation distances from substations or easement for major electricity infrastructure identified on Overlay Map 04: <ul style="list-style-type: none"> (a) 20 m for transmission lines up to 132 kilovolts (b) 30 m for transmission lines between 133 kilovolts and 275 kilovolts and (c) 40 m for transmission lines exceeding 275 kilovolts. Editor's Note: Information relating to the voltage of transmission lines is available from the relevant energy supplier.
PO16 There is sufficient space within the site to establish landscaping which substantively assists in screening and	AO16.1 A minimum 3m wide densely planted landscaped buffer is provided along the boundary adjoining the major electricity

Performance outcomes	Requirements for accepted development and assessment benchmarks
softening obtrusive major electricity infrastructure identified on Overlay Map 04.	infrastructure, including provision for advanced trees and shrubs that will grow to a minimum height of 10m.

6.2.12 Extractive industry zone

6.2.12.1 Application

This code applies to assessing a material change of use or a reconfiguring a lot for development in the Extractive industry zone. When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

6.2.12.2 Purpose

- (1) The purpose of the extractive industry zone code is to provide for extractive industry.
- (2) The local government purpose is to protect areas of identified extractive resources, their buffer areas and haulage routes from development that may significantly diminish their value by encroachment of incompatible uses and to ensure that the public is aware of the intended use. Extractive industry activities are located, designed and operated without significant conflict with existing uses and avoids or minimises, within acceptable levels, any significant risk to the natural or built environment or human well-being or safety.
- (3) The overall outcomes sought for the zone code are as follows:
 - (a) The continuation or establishment of extractive industry operations is facilitated, provided that the significant environmental impacts of such operations are contained within the site.
 - (b) Uses and works are located, designed and managed to maintain safety to people, avoid significant adverse effects on the natural environment and minimise impacts on existing incompatible uses in the surrounding area.
 - (c) Non-industrial uses that directly support the extractive industry are consistent with the purpose of the zone.
 - (d) The scale, character and built form of development contributes to a high standard of amenity.
 - (e) Development has access to appropriate transport infrastructure.
 - (f) Development provides for the effective rehabilitation of land used for extractive industry, once the resource has been exhausted.
 - (g) Development for non-industrial urban purposes is not intended in this Zone.
 - (h) Development adjacent to an extractive resource or haulage route permits the efficient extraction of the entire resource, the safe and efficient transport of materials to and from the site and provides effective and on-going separation of extractive industry activity from any sensitive uses.
 - (i) Development is reflective of and responsive to the environmental constraints and hazards of the land.
 - (j) Sites that are contaminated or pose a health risk from prior activities are remediated prior to being developed for sensitive land use (as defined in the Regulation).

6.2.12.3 Criteria for assessment

Table 6.2.12—Accepted development subject to requirements and assessable development

Performance outcomes	Requirements for accepted development and assessment benchmarks
Section 1 General	
PO1 Extractive industries are designed, implemented and operated to promote	AO1.1 Development applications for extractive industries are accompanied

Performance outcomes	Requirements for accepted development and assessment benchmarks
<p>the efficient extraction of economic resources in a responsible manner.</p>	<p>by a site based management plan that includes, but is not limited to:</p> <ul style="list-style-type: none"> (a) A site description identifying the location and extent of the resource, site access and proposed internal roads, stockpiling areas, water detention/treatment areas and the location of other services and infrastructure; (b) Proposal details describing the resource, proposed staging, geological and geotechnical information, the amount of material to be extracted (both total and annual tonnage), method of extraction and on-site processing and transportation method and frequency of trips; (c) Amenity impacts, including noise and method of amelioration, hours of operation, lighting and landscaping; (d) Environmental impacts including, water quality, management and waste water treatment, overland flows and stormwater controls, vegetation clearing and weed management, evaluation of ecological impacts and processes for monitoring the environmental impacts; (e) Assessment of risks and hazards; (f) Rehabilitation plans.
<p>PO2 Extractive industries incorporate mitigation measures to minimise the likely adverse impacts on environmental, ecological and hydrological processes.</p>	<p>AO2.1 Areas for uses and associated works are located:</p> <ul style="list-style-type: none"> (a) on slopes less than 10% in gradient, (b) on free draining land with a cross fall of at least 0.5-1%, (c) on existing cleared land, (d) outside areas of known salinity, (e) outside natural drainage features, <p>and</p> <p>AO2.2 No vegetation is cleared outside the nominated excavation areas.</p> <p>and</p> <p>AO2.3 No tree clearing occurs on:</p> <ul style="list-style-type: none"> (a) Groundwater recharge and discharge areas, (b) slopes over 15% in grade, (c) land which is 50m each side of the centre of a ridgeline, stormwater discharge points or known salinity outbreaks. <p>and</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
	<p>AO2.4 Cleared vegetation is removed or wood-chipped.</p> <p>and</p> <p>AO2.5 Disturbed areas are revegetated as soon as practicable after operations cease on that area and the planting is maintained until vegetation cover is re-established.</p> <p>and</p> <p>AO2.6 Except for access points, fringes of water bodies are planted with wetland species such that a sustainable aquatic plant community is established.</p> <p>and</p> <p>AO2.7 Earthworks and excavation are located and designed so groundwater is not interrupted or exposed to evaporation or seasonal falls.</p> <p>and</p> <p>AO2.8 Internal vehicle and machinery movement areas:</p> <ul style="list-style-type: none"> (a) do not run parallel to waterways; (b) involving crossing of waterways and drainage lines, occurs by way of bridging at right angles, and (c) drainage of tracks occurs by way of erosion resistant table and cross drains. <p>and</p> <p>AO2.9 Banks or channels are constructed to divert stormwater runoff away from disturbed areas.</p> <p>and</p> <p>AO2.10 Sediment basins and other runoff controls are provided to detain runoff from disturbed areas for treatment by sedimentation, settlement or flocculation.</p> <p>and</p> <p>AO2.11 Lining or other suitable treatment of erosion prone areas is established and maintained at discharge points.</p> <p>and</p> <p>AO2.12 Areas for washing plants, permanent maintenance and cleaning areas for vehicles, equipment and machinery are roofed, sealed and bunded, draining to a sump for first flush holding and treatment prior to discharge of treated waters to settlement ponds.</p> <p>and</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
	<p>AO2.13 Harvested water is re-used on site where possible.</p> <p>and</p> <p>AO2.14 Sewerable wastes are disposed of to sewer, treatment plant or septic tank system.</p> <p>and</p> <p>AO2.15 All waste oil, grease and solvents are taken off-site for recycling, treatment or disposal at a disposal facility.</p>
<p>PO3 Operation of the use minimises adverse impacts on sensitive receptors and the existing rural amenity and scenic nature of the locality.</p>	<p>AO3.1 A 10m wide vegetation buffer is provided to those site boundaries:</p> <ul style="list-style-type: none"> (a) fronting any collector or higher order road; (b) fronting the Bicentennial Trail; and (c) visible to any adjacent dwelling unit or other sensitive receptor. <p>and</p> <p>AO3.2 A 20m wide vegetation buffer is provided to all other boundaries.</p> <p>and</p> <p>AO3.3 Any areas of significant existing native vegetation form part of the required buffers.</p> <p>and</p> <p>AO3.4 No extractive industry or ancillary activity is conducted within 50m of any boundary of the site.</p> <p>and</p> <p>AO3.5 The open area used for the storage of vehicles machinery, goods and materials used on the site is effectively screened with fencing or vegetation.</p>
<p>PO4 The design, operation and staging of the extractive industry provides for the progressive rehabilitation of the site to provide for the optimal future land use and land form after extraction is completed.</p>	<p>AO4.1 A site rehabilitation plan prepared by a competent person forms part of the application and demonstrates the site will be reclaimed and rehabilitated to a stable, useable and attractive state.</p> <p>and</p> <p>AO4.2 On completion of extraction in each stage of operations, revegetation of these areas occurs prior to the commencement of operations on other parts of the site area.</p> <p>and</p> <p>AO4.3 On-going and final site rehabilitation provides for:</p> <ul style="list-style-type: none"> (a) Regrading of the site to remove excessive slopes or batters created by the excavation works; (b) Spreading of overburden stockpiles and restoration of the soil profile; (c) Revegetation with local endemic species and maintenance of

Performance outcomes	Requirements for accepted development and assessment benchmarks
	<p>such revegetation for a period of at least two years;</p> <p>(d) Disused buildings, structures, plant, machinery and other materials are removed from the site after extraction is completed.</p> <p>and</p> <p>AO4.4 Where artificial water bodies are present upon cessation, rehabilitation to be such that:</p> <p>(a) the water quality of any artificially created water bodies is capable of sustaining flora and fauna;</p> <p>(b) suitable plant species are established in and adjacent to the water bodies</p> <p>(c) the structural stability of embankments does not present a hazard.</p>
<p>PO5 Development other than extractive industry does not reduce or preclude the potential for extractive operations on the land.</p>	<p>No outcome specified.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
<p>PO6 The transportation of materials from the site utilises roads of adequate construction capacity and has minimal impact upon the environment, local traffic and premises along the haulage route.</p>	<p>AO6.1 Extraction sites have direct access to a formed, constructed and gazetted road.</p> <p>and</p> <p>AO6.2 The minimum haul road standards are:</p> <ul style="list-style-type: none"> (a) 7m bitumen surface width with cross road drainage; (b) 80kph design speed with standard signage; and (c) Bridges are two lane construction <p>and</p> <p>AO6.3 Acceleration and deceleration lanes are provided to site ingress and egress points or, where site access is to a lower order road than a collector road, at the intersection of that road with a higher order road.</p> <p>and</p> <p>AO6.4 Site accesses and egresses are located to provide:</p> <ul style="list-style-type: none"> (a) a minimum sight distance in all directions of 200m; (b) a maximum gradient of 1:10 (10%) on all roads within 100m of such access or egress; (c) a minimum access/egress width of 12m; and (d) a minimum separation to any road intersection or property access of 50m. <p>and</p> <p>AO6.5 Access roads and haulage routes are not through residential or rural residential areas or along the Bicentennial Trail.</p>
<p>PO7 Development is designed and managed so that it avoids unacceptable impacts on amenity and public safety.</p>	<p>AO7.1 Separation distances between existing residential and community activities and extractive industries are as follows:</p> <ul style="list-style-type: none"> (a) Blasting - 1,000m (b) Non-blasting - 200m <p>and</p> <p>AO7.2 Blasting is limited to 9am to 5pm Monday to Friday.</p> <p>and</p> <p>AO7.3 Other operations including haulage, are limited to the hours of:</p> <ul style="list-style-type: none"> (a) 6am to 6pm, Monday to Friday, and (b) 8am to 1pm on Saturdays. <p>and</p> <p>AO7.4 No operations occur on Sundays or Public Holidays.</p> <p>and</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
	<p>AO7.5 Noise levels at any sensitive receptor are not increased to a level greater than 5dB(A) above the ambient noise level as a result of on-site operations.</p> <p>and</p> <p>AO7.6 Transportation of materials does not generate road traffic noise levels that exceed 63dB(A)_{L10 (18 hour)} OR 80dB(A)_{LAm_{ax}} at residential dwellings or community uses on the nominated haulage route.</p> <p>and</p> <p>AO7.7 Vibration does not cause a nuisance or damage to other properties.</p> <p>and</p> <p>AO7.8 Illumination levels do not exceed 8lux when measured at a distance 1.5m outside the boundary of the site.</p> <p>and</p> <p>AO7.9 Internal roads are either sealed or subject to other adequate dust suppression techniques.</p> <p>and</p> <p>AO7.10 Loads are covered to prevent the escape of dust or material being transported.</p> <p>and</p> <p>AO7.11 Blasting does not result in materials escaping or being ejected from the site.</p> <p>and</p> <p>AO7.12 A fence of 2m in height is erected around any excavation pits or areas of the site where water may pond to a depth of 1m or greater and all gates in such fence are securely locked when employees or staff are not present on site.</p> <p>and</p> <p>AO7.13 Prior to any blasting, notices of warning which provide warning to those working on the site and to passers-by is erected and kept clearly exhibited on the approaches to, and not less than 800m from the site of the blasting.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
<p>PO8 Development is located and designed to ensure that land uses are not exposed to:</p> <ul style="list-style-type: none"> (a) Areas that pose a health risk from previous activities; and (b) Unacceptable levels of contaminants. 	<p>AO8.1 Development does not occur:</p> <ul style="list-style-type: none"> (a) In areas that pose a health risk from previous activities; and (b) On sites listed on the Contaminated Land Register or Environmental Management Register. <p>or</p> <p>AO8.2 Areas that pose a health risk from previous activities and contaminated soils which are subject to development are remediated prior to plan sealing, operational works permit, or issuing of building works permit.</p>
Section 2 Caretaker's accommodation	
<p>PO9 Caretaker's accommodations are subsidiary to and compatible with the principal use on the same site.</p>	<p>AO9.1 Only one caretaker's accommodation is established on the site.</p> <p>and</p> <p>AO9.2 A caretaker's accommodation is not located at the front of the primary use on the site.</p> <p>and</p> <p>AO9.3 A caretaker's accommodation is separated from the principal activity areas of the primary use of the site by at least 10m.</p>
<p>PO10 Caretaker's accommodations are compatible with the scale, character and appearance of the setting and provide for the accommodation needs of a caretaker and their family.</p>	<p>AO10.1 A caretaker's accommodation does not exceed 8.5m in height.</p> <p>and</p> <p>AO10.2 Where adjoining land used, or approved for use, for uses in the accommodation activities use group, a caretaker's accommodation is located adjacent to the adjoining use.</p> <p>and</p> <p>AO10.3 A caretaker's accommodation has a floor area no greater than 125m², has a balcony, verandah or deck with a minimum area of 6m² with minimum dimensions of 3m.</p> <p>and</p> <p>AO10.4 A caretaker's accommodation is provided with private open space which is directly accessible from a habitable room.</p> <p>and</p> <p>AO10.5 The caretaker's accommodation is provided with 1 car parking space segregated from the car parking supply for the non-residential use of the site.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
Section 3 For development affected by one or more overlays	
Airport environs overlay	
Wildlife hazards sub-area	
<p>PO11 Development does not significantly increase the risk of wildlife hazard particularly flying vertebrates, such as birds and bats, intruding within an airport operational airspace.</p>	<p>No outcome specified.</p>
Biodiversity overlay	
<p>PO12 Areas of environmental significance, including biodiversity values, are identified, protected and enhanced.</p>	<p>AO12.1 Uses and associated works are confined to areas not identified on Overlay Map 05. or AO12.2 Development is compatible with the environmental values of the area. or AO12.3 Where development within an area identified on Overlay Map 05 is unavoidable, measures recommended by a suitably qualified ecologist are incorporated to protect and retain the environmental values and underlying ecosystem processes within or adjacent to the development site to the greatest extent practical.</p>
<p>PO13 Biodiversity values of identified areas of environmental significance are protected from the impacts of development</p>	<p>AO13.1 Development adjacent to Protected Areas identified on Overlay Map 05 is set back a minimum of 100m from the park boundaries in the absence of any current 'Management Plans' for these areas.</p>
<p>PO14 There are no significant adverse effects on water quality, ecological and biodiversity values.</p>	<p>AO14.1 Uses and associated works are confined to areas outside overland flow paths and natural drainage features. and AO14.2 All buildings, on-site effluent disposal, external activities or storage areas are located 100m from the top of the bank of a river, creek, stream or wetland identified on Overlay Map 05. Note: This setback does not apply to equipment such as pumps that are necessary to access water or waterway crossings. and AO14.3 The Waterway Corridors identified on Overlay Map 05 are maintained in a natural state.</p>
Bushfire hazard overlay	
<p>PO15 Development is not placed at unacceptable risk from bushfire, does not increase the extent or severity of bushfire and maintains the safety of people and property from bushfire</p>	<p>AO15.1 With the exception of extraction and processing areas, development does not occur in areas mapped as Very High or High Potential Bushfire Intensity Areas on the SPP Interactive Mapping (Plan Making).</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
	<p>or</p> <p>AO15.2 A written assessment by a suitably experienced or qualified person confirms that the site is of Low Potential Bushfire Hazard.</p> <p>or</p> <p>AO15.3 For areas mapped as Medium Potential Bushfire Intensity Areas on the SPP Interactive Mapping (Plan Making), bushfire risk is mitigated through a Bushfire Management Plan incorporating:</p> <ul style="list-style-type: none"> (a) Lot design and the siting of buildings and uses so: <ul style="list-style-type: none"> (i) high intensity uses are located on the least bushfire prone area on the site and activities least susceptible to fire are sited closest to the bushfire hazard; and (ii) efficient emergency access is optimised; and (iii) bushfire risk is effectively minimised having regard to aspect, elevation, slope and vegetation. (b) Including firebreaks that provide adequate: <ul style="list-style-type: none"> (i) setbacks between buildings/ structures and hazardous vegetation; and (ii) access for fire fighting or other emergency vehicles; and (c) Road access for fire-fighting appliances and firebreaks are provided through a perimeter road that separates the use from areas of bushfire hazard and that road has a minimum cleared width of 20 metres; and (d) Where a reticulated water supply is not available and development involves buildings with a gross floor area greater than 50m², one tank within 100m of each building that has: <ul style="list-style-type: none"> (i) fire brigade tank fittings; and (ii) 5,000 litres dedicated for fire fighting purposes.

Performance outcomes	Requirements for accepted development and assessment benchmarks
PO16 Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.	AO16.1 No hazardous materials, manufactured or stored in bulk, are on land mapped as Very High to Medium (Potential Intensity) Areas.
Extractive industry overlay	
PO17 The long term availability of the extractive resource, coal or mineral for extraction or processing is maintained.	AO17.1 Development in the resource or processing area depicted on Overlay Map 07 is for: (a) extractive, coal or mineral industry or is directly associated with extractive, coal or mineral; industry, or (b) other uses that would not constrain existing or future extractive, coal or mineral activities, or (c) a temporary use.
PO18 Development does not increase the number of people living or working in the separation area.	AO18.1 New residential, business and community activities are not located within the separation area depicted on Overlay Map 07. or AO18.2 Development does not increase the total number of lots within the separation area depicted on Overlay Map 07.
PO19 Extractive, coal or mineral industry development does not compromise the function of the separation area in providing a buffer between extractive/processing operations and any incompatible uses outside the separation area.	AO19.1 Extractive industry does not expand into the separation areas mapped on Overlay Map 07.
PO20 Development does not increase the number of people living in the transport route's separation area.	AO20.1 Development does not involve: (a) New residential, business or community activities; or (b) An increase in the total number of lots; within 100m distance each side of a transport route identified on Overlay Map 07. and AO20.2 Access points are designed to avoid adversely affecting the safe and efficient operation of vehicles transporting extractive materials.
Flood hazard overlay	
PO21 Development is not exposed to risk from flood events by responding to flood potential and maintains personal safety at all times.	AO21.1 All new allotments include an area of sufficient size to accommodate the intended land use outside the area identified on Overlay Map 03. and AO21.2 New buildings are not located within the area identified on Overlay Map 03; or

Performance outcomes	Requirements for accepted development and assessment benchmarks
	<p>AO21.3 With the exception of extraction areas, development is sited above the 1%AEP flood event where known, or the highest known flood event, as follows:</p> <ul style="list-style-type: none"> (a) Habitable floor levels - 500mm; (b) Non-habitable floor levels - 300mm; (c) On-site sewage treatment and storage areas for potential contaminants - 300mm; (d) All other development - 0mm. <p>and</p> <p>AO21.4 Building work below the nominated flood level allows for the flow through of flood water at ground level:</p> <ul style="list-style-type: none"> (a) The structure below flood level is unenclosed; or (b) Any enclosure below flood level aligns with the direction of water flow; or (c) Any enclosure not aligning with the direction of water flow must have openings that are at least 50% of the enclosed area with a minimum opening of 75mm. <p>and</p> <p>AO21.5 Resilient building materials are used below the nominated flood level in accordance with the relevant building assessment provisions.</p> <p>and</p> <p>AO21.6 Signage is provided on site indicating the position and path of all safe evacuation routes off the site.</p>
<p>PO22 Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level, and does not increase the potential for flood damage either on site or other properties.</p>	<p>AO22.1 Works associated with the proposed development do not:</p> <ul style="list-style-type: none"> (a) involve a net increase in filling greater than 50m³; or (b) result in any reductions of on-site flood storage capacity and contain within the site any changes to depth / duration/velocity of flood waters; or (c) change flood characteristics outside the site in ways that result in: <ul style="list-style-type: none"> (i) loss of flood storage; (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows; or (iv) any reduction in flood warning times.

Performance outcomes	Requirements for accepted development and assessment benchmarks
<p>PO23 Development avoids the release of hazardous materials into floodwaters.</p>	<p>AO23.1 Materials manufactured or stored on site are not hazardous in nature.</p> <p>or</p> <p>AO23.2 Hazardous materials and any associated manufacturing equipment are located above the nominated flood level.</p>
Landslide hazard overlay	
<p>PO24 Development does not increase the risk of harm to people and property as a result of landslide, by:-</p> <p>(a) avoiding development in a landslide hazard area; or</p> <p>(b) undertaking development in a landslide hazard area only where strictly in accordance with best practice geotechnical principles.</p>	<p>AO24.1 Development, including associated access, is not located in a landslide hazard area as identified on Overlay Map 10.</p> <p>or</p> <p>AO24.2 Development, including associated access, is located in a low or very low land landslide hazard area as determined by a site-specific geotechnical assessment prepared by a competent person.</p>
Regional infrastructure overlay	
<p>PO25 Stock routes and trails identified on Overlay Map 04 are protected from incompatible development on adjoining sites.</p>	<p>No outcome specified.</p>
<p>PO26 Development is sufficiently separated from major electricity infrastructure or substations to minimise the likelihood of nuisance or complaint.</p>	<p>AO26.1 Sensitive land use (as defined in the Regulation) maintain the following separation distances from substations or easement for major electricity infrastructure identified on Overlay Map 04:</p> <p>(a) 20 m for transmission lines up to 132 kilovolts</p> <p>(b) 30 m for transmission lines between 133 kilovolts and 275 kilovolts and</p> <p>(c) 40 m for transmission lines exceeding 275 kilovolts.</p> <p>Editor's Note: Information relating to the voltage of transmission lines is available from the relevant energy supplier.</p>
<p>PO27 There is sufficient space within the site to establish landscaping which substantively assists in screening and softening obtrusive major electricity infrastructure identified on Overlay Map 04.</p>	<p>AO27.1 A minimum 3m wide densely planted landscaped buffer is provided along the boundary adjoining the major electricity infrastructure, including provision for advanced trees and shrubs that will grow to a minimum height of 10m.</p>

6.2.13 Rural zone

6.2.13.1 Application

This code applies to assessing a material change of use or a reconfiguring a lot for development in the Rural zone. When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

6.2.13.2 Purpose

- (1) The purpose of the rural zone code is to–
 - (a) provide for rural uses and activities;
 - (b) provide for other uses and activities that are compatible with–
 - (i) existing and future rural uses and activities; and
 - (ii) the character and environmental features of the zone; and
 - (c) maintain the capacity of land for rural uses and activities by protecting and managing significant natural resources and processes.
- (2) The overall outcomes sought for the zone code are as follows:
 - (a) Land that is essential to the economic viability of productive Agricultural Land Classification Class A or Class B and rural land uses within the region is conserved.
 - (b) Development comprises a wide range of existing and new rural pursuits, including cropping, intensive horticulture and animal industries, animal husbandry and keeping and other compatible primary production uses.
 - (c) On farm value adding in the form of small scale agri-tourism is supported where associated with the rural use of the site.
 - (d) Infrastructure is provided at a standard normally expected in rural locations.
 - (e) Areas of land used for primary production are conserved and not unnecessarily fragmented.
 - (f) The viability of existing and future rural uses and activities are protected from the intrusion of incompatible uses.
 - (g) Uses that require isolation from urban areas as a consequence of their impacts such as noise or odour may be appropriate where land use conflicts are minimised.
 - (h) Development embraces sustainable land management practices and contributes to the rural amenity and landscape of the area.
 - (i) Development is reflective of and responsive to the surrounding character of the area, natural hazards and the environmental constraints of the land.
 - (j) Sites that are contaminated or pose a health risk from prior activities are remediated prior to being developed for sensitive land use (as defined in the Regulation).
 - (k) Residential or other sensitive land use (as defined in the Regulation) are not intensified in the identified separation area around the Swickers Kingaroy Bacon Factory on Overlay Map 11.
 - (l) New residential development of historic or remote residential subdivisions is inconsistent with the purpose of this zone code.
 - (m) Non-rural development is appropriate only where directly associated with the rural use of the zone and does not compromise the rural use of the land.
 - (n) Intensive animal industry uses are consistent with the rural character and amenity of the area and do not adversely affect productive agricultural land,
 - (o) Small scale short term accommodation or Tourist park (RV camping) may be provided where the use is consistent with the rural character and amenity of the area and does not compromise rural production or rural industry.
 - (p) Renewable energy facility uses do not compromise productive rural land and are consistent with rural character and amenity of the area.
 - (q) Viticulture, boutique foods and supporting tourism uses are encouraged on smaller lots in the RU1 – Winery Precinct around Moffatdale.
 - (r) A Rural lifestyle lot may be provided in limited circumstances where:
 - (i) the lot does not include good quality agricultural land;
 - (ii) located in reasonable proximity to urban services;
 - (iii) the residential use of the lot would not adversely affect rural production or industry;
 - (iv) serviced by appropriate infrastructure, including direct access to the constructed road network;
 - (v) the residential use of the lot would be safe from natural hazards;
 - (vi) where the scenic amenity of the area would not be adversely affected.
 - (s) Natural features such as creeks, gullies, waterways, wetlands and bushland are retained, managed, enhanced and buffered from adjacent development.
 - (t) Water supply catchments are protected from activities that may endanger water quality.

6.2.13.3 Criteria for assessment

Table 6.2.13—Accepted development subject to requirements and assessable development

Performance outcomes	Requirements for accepted development and assessment benchmarks
Section 1 General	
<p>PO1 Development maintains rural amenity and character.</p>	<p>AO1.1 Buildings are set back 20m from any collector or higher order road and 10m from any other road frontage.</p> <p>And</p> <p>AO1.2 The use does not cause odour, noise or air emissions in excess of the prescribed limits in the <i>Environmental Protection (Air) Policy 2019</i> or the <i>Environmental Protection (Noise) Policy 2019</i>.</p>
<p>PO2 Development does not jeopardise the rural production capacity of the Zone.</p>	<p>Development resulting in lots less than the minimum size in Table 8.4.2 satisfying outcomes –</p> <p>AO2.1 The proposal is necessary for the efficient production and processing of a crop grown in the area.</p> <p>Or</p> <p>AO2.2 The proposal provides an alternate productive rural activity that supports regionally significant industry.</p> <p>Or</p> <p>AO2.3 An agricultural sustainability report prepared by a suitably qualified agronomist demonstrates that –</p> <ul style="list-style-type: none"> (a) The lot is suitability sized for the proposed activity, including a dwelling house including yard; and (b) There is sufficient water for the proposed activity; and (c) The allotment is capable of being connected to reticulated electricity; and (d) The proposed activity is financially viable, requiring a viability assessment that includes capital costs, operational costs, sustainable yields to support a family, climate, soils and geological factors affecting crop growth, nutrients, salinity, topography, susceptibility to flooding and erosion and an assessment of market robustness (both recent and projected) and alternative practices in the event of failure. <p>And</p> <p>AO2.4 Development is consistent with any Soil Conservation Plan that applies to the locality, as approved by the relevant State agency.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
<p>PO3 Development does not result in any degradation of the natural environment, in terms of the geotechnical, physical, hydrological and environmental characteristics of the site and its setting.</p>	<p>AO3.1 Uses and associated works are confined to existing lawfully cleared land or areas not supporting regulated vegetation.</p> <p>And</p> <p>AO3.2 Uses and associated works are confined to areas outside stormwater discharge points, overland flow paths, watercourses and natural drainage features.</p> <p>And</p> <p>AO3.3 Development, excluding forestry activities and permanent plantations, adjacent to National Parks or State Forests is set back a minimum of 100m from the park boundaries in the absence of any current 'Management Plans' for these areas.</p>
<p>PO4 Development is not exposed to risk from natural hazard relating to land slip.</p>	<p>AO4.1 Uses and associated works are confined to slopes not exceeding:</p> <ul style="list-style-type: none"> (a) 15% for residential uses; (b) 10% for treated effluent disposal areas; (c) 6% for non-residential uses.
<p>PO5 Development is adequately serviced.</p>	<p>AO5.1 A 45kl water tank is provided for consumption purposes.</p> <p>And</p> <p>AO5.2 On-site sewage treatment is provided.</p> <p>And</p> <p>AO5.3 Each dwelling is provided with a service line connection to the electricity supply and telecommunications networks.</p>
<p>PO6 Development is located and designed to ensure that land uses are not exposed to:</p> <ul style="list-style-type: none"> (a) Areas that pose a health risk from previous activities; and (b) Unacceptable levels of contaminants. 	<p>AO6.1 Development does not occur:</p> <ul style="list-style-type: none"> (a) In areas that pose a health risk from previous activities; and (b) On sites listed on the Contaminated Land Register or Environmental Management Register. <p>Or</p> <p>AO6.2 Areas that pose a health risk from previous activities and contaminated soils which are subject to development are remediated prior to plan sealing, operational works permit, or issuing of building works permit.</p>
Section 2 Where in the vicinity of an existing intensive animal industry	
<p>PO7 Non-rural development does not compromise the integrity and operations of intensive animal industries.</p>	<p>AO7.1 Non-rural development does not result in an increase in the number of people living or working within 1km from an existing or approved intensive animal industry facility.</p>
Section 3 Where intensive animal industry	

<p>PO8 Intensive animal industry does not adversely affect the productive value of agricultural land.</p>	<p>AO8.1 Intensive animal industry is not located on agricultural land as identified on SPP Interactive Mapping (Plan Making).</p>
<p>PO9 A cattle feedlot involving less than 150 standard cattle units is sited to avoid adverse impacts on the rural amenity of the area or important environmental values.</p>	<p>AO9.1 A cattle feedlot involving less than 150 standard cattle on a site more than 20ha is located a minimum of:</p> <ul style="list-style-type: none"> (a) 200m from a frontage (b) 100m from a side or rear boundary (c) 2km from land in an urban area or in a rural residential zone (d) 700m from a sensitive use (e) 200m from a referable wetland (f) 100m from a watercourse
<p>PO10 Intensive animal industry is located on a lot of sufficient size to enable the impacts of the use to be contained within the site.</p>	<p>AO10.1 The use is located on a minimum lot size of:</p> <p>10ha where for:</p> <ul style="list-style-type: none"> 150 or less standard cattle units 1,000 or less standard sheep units 400 or less standard pig units 1,000 or less birds of poultry <p>100ha otherwise.</p>
<p>PO11 Intensive animal industry is sited and designed, including incorporating appropriate separation distances, to avoid adverse impacts on surrounding uses and the rural amenity of the area.</p>	<p>No acceptable solution</p>
<p>PO12 The use does not adversely affect the environmental values of the site or the area, including impacts on groundwater, watercourses, wetlands and vegetation.</p>	<p>No acceptable solution</p>
<p>PO13 The use has access to a reliable water supply for the purposes of drinking water for animals and water for cleaning and maintenance.</p>	<p>No acceptable solution</p>

PO14 The use has appropriate access to the road transport network with regard to the road haulage requirements of the use and (a) does not compromise the safety and operational efficiency of the road network (b) does not adversely affect the amenity of the area	No acceptable outcome
Section 4 Precincts	
PO15 Reconfiguring a lot in the Winery precinct provides for viable viticulture, boutique foods and tourism uses on a lot of at least 10 ha.	No acceptable outcome
PO16 Reconfiguring a lot in the Rural lifestyle precinct may provide for a Dwelling house on a lot of at least 4ha.	No acceptable outcome
Section 5 Rural lifestyle lots	
<p>PO17 A rural lifestyle lot may only be created where the lot:</p> <ul style="list-style-type: none"> • is in reasonable proximity to services and facilities such as health, education and retail opportunities; • has frontage to a road and has appropriate access to the constructed road network; • protects rural activities and extractive industry from encroachment by sensitive land uses; • will not impact transport/supply chains critical to rural production, rural industry and extractive industry; • has a sustainable level of impact on the natural environment having regard to water supply and water quality effluent disposal, potential erosion and natural habitat. • provides a high level of residential and scenic amenity and safety from risk of natural 	No acceptable outcome

<p>hazards such as bushfire;</p> <ul style="list-style-type: none"> • does not compromise the orderly development of urban land. 	
Performance outcomes	Requirements for accepted development and assessment benchmarks
Section 6 Caretaker's accommodation	
<p>PO18 Caretaker's accommodation is subsidiary to and compatible with the principal use on the same site.</p>	<p>AO18.1 Only one caretaker's accommodation is established on the site.</p> <p>and</p> <p>AO18.2 A caretaker's accommodation is not located at the front of the primary use on the site.</p> <p>and</p> <p>AO18.3 A caretaker's accommodation is separated from the principal activity areas of the primary use of the site by at least 10m.</p>
<p>PO19 Caretaker's accommodation is compatible with the scale, character and appearance of the setting and provide for the accommodation needs of a caretaker and their family.</p>	<p>AO19.1 A caretaker's accommodation does not exceed 8.5m in height.</p> <p>and</p> <p>AO19.2 Where adjoining land used, or approved for use, for uses in the accommodation activities use group, a caretaker's accommodation is located adjacent to the adjoining use.</p> <p>and</p> <p>AO19.3 A caretaker's accommodation has a floor area no greater than 125m², has a balcony, verandah or deck with a minimum area of 6m² with minimum dimensions of 3m.</p> <p>and</p> <p>AO19.4 A caretaker's accommodation is provided with private open space which is directly accessible from a habitable room.</p> <p>and</p> <p>AO19.5 A caretaker's accommodation is setback:</p> <ul style="list-style-type: none"> (a) A minimum of 1.5m from the common property boundary to an adjoining residential use; or (b) A minimum of 10m from the principal activity areas of an industrial or commercial use on an adjoining allotment.
Section 7 Home-based business	

<p>PO20 Home-based businesses are a small-scale component of the principal use on the site.</p>	<p>AO20.1 The area used for a home-based business is:</p> <ul style="list-style-type: none"> (a) for outdoor activities – maximum 20m² (b) in all other circumstances – maximum 50m² <p>and</p> <p>AO20.2 Except for bed and breakfast accommodation, the home-based business is conducted in, under or within 20m of the principal dwelling.</p> <p>and</p> <p>AO20.3 A home-based business is setback from the road frontage of the site a distance greater than the existing building line.</p>
<p>Performance outcomes</p>	<p>Requirements for accepted development and assessment benchmarks</p> <p>and</p> <p>AO20.4 A home-based business is setback a minimum of 15m from any side or rear boundary.</p> <p>and</p> <p>AO20.5 A structure associated with a home-based business is no higher than 8.5m above ground level.</p> <p>and</p> <p>AO20.6 No more than one non-resident of the site is employed in the home-based business.</p>

<p>PO21 The conduct of home-based businesses minimises the off-site impacts on the amenity of the local residential area and the health and safety of its residents.</p>	<p>AO21.1 Except for a bed and breakfast, operating hours are limited to 7am to 8pm Monday to Friday (excluding public holidays) and 8am to 4pm on other days.</p> <p>and</p> <p>AO21.2 The use does not produce noise emissions more than 3dB(A) above background noise levels at the property boundary.</p> <p>and</p> <p>AO21.3 The use does not generate dust or other particle emissions measurable at the property boundary.</p> <p>and</p> <p>AO21.4 The use does not involve the storage of hazardous or noxious materials in quantities beyond that reasonably associated with the dwelling.</p> <p>and</p> <p>AO21.5 The use does not involve the servicing or repair of vehicles not reasonably associated with the use of the dwelling.</p> <p>and</p> <p>AO21.6 The occupation does not rely on transport provided by vehicles larger than a 3-tonne rigid vehicle.</p> <p>and</p> <p>AO21.7 The occupation does not involve the hiring out of any machinery or equipment.</p>
<p>PO22 Car parking and access is provided in a safe, attractive and functional manner.</p>	<p>AO22.1 Except for a bed and breakfast, home-based businesses provide a maximum of one parking space in addition to the requirements of the principal dwelling.</p> <p>and</p> <p>AO22.2 A bed and breakfast provides parking in addition to the requirements of the principal dwelling at the rate of one space per bedroom.</p> <p>and</p> <p>AO22.3 Site access is provided from an all-weather road way with a minimum width of:</p>
<p>Performance outcomes</p>	<p>Requirements for accepted development and assessment benchmarks</p>
	<p>(a) 6m for a bed and breakfast</p> <p>(b) 4m in all other circumstances.</p>

<p>PO23 Non-resident workers are provided with adequate open space to accommodate their social, relaxation and recreational needs.</p>	<p>AO23.1 Non-resident worker accommodation provides communal open space at the rate of 0.2m² per square metre of gross floor area of the accommodation building.</p> <p>and</p> <p>AO23.2 Communal open space has a minimum dimension of 4m and a depth to width ratio of 2:1.</p> <p>and</p> <p>AO23.3 Ground level open space does not including vehicle parking or manoeuvring areas or clothes drying areas.</p> <p>and</p> <p>AO23.4 An indoor communal area is provided at either 1m² for each bed space or 25m² overall, whichever is the greater area and is equipped with toilet, kitchen and storage facilities as a minimum.</p>
<p>Section 8 Secondary dwelling</p>	
<p>PO24 A secondary dwelling must be subsidiary to its primary dwelling.</p>	<p>AO24.1 A secondary dwelling is no larger than 70m² in gross floor area or 40% of the gross floor area of the primary dwelling, whichever is less.</p> <p>and</p> <p>AO24.2 Parking is provided for one vehicle and access to it is via the same driveway as the primary dwelling.</p>
<p>Section 9 Short term accommodation</p>	
<p>PO25 Short term accommodation is of a small scale and intensity that is subordinate to the rural use, and maintains the character and amenity (including visual amenity) of the area.</p>	<p>AO25.1 No more than five short term accommodation units are located on a lot.</p> <p>AO25.2 A short term accommodation unit has a maximum GFA of 70m², unless the accommodation unit is an existing Dwelling house.</p> <p>AO25.3 A short term accommodation unit has a maximum building height of 2 storeys and 8.5m.</p> <p>AO25.4 A short term accommodation unit is not located within 50m of a property boundary.</p> <p>AO25.5 A minimum of one car parking space if provided for each short term accommodation unit.</p>
<p>PO26 RV camping sites are subordinate to the rural use, character, and amenity of the area.</p>	<p>AO26.1 No more than two RV camping sites are located on a lot less 50ha or smaller</p> <p>AO26.2 No more than five RV camping sites are located on a lot greater than 50ha</p>

	<p>AO27.2 One vehicle may utilise an RV camping site at one time.</p> <p>AO27.3 An RV camping site is not located within 100m of a property boundary.</p>
Section 10 Renewable energy facility	
<p>PO28 A renewable energy facility does not compromise the value of productive rural land.</p>	<p>AO28.1 A Renewable energy facility is not located on agricultural land as identified on SPP Interactive Mapping (Plan Making).</p>
<p>PO29 A renewable energy facility:</p> <ul style="list-style-type: none"> • is conveniently located with regard to the electricity distribution network; • is on a site that requires minimal operational work to facilitate the use; • does not cause significant off site adverse impacts with regard to noise, glare or visual amenity. 	<p>No acceptable outcome provided.</p>
Section 11 For development affected by one or more overlays	
Agricultural land overlay	
<p>PO30 The productive capacity and utility of agricultural land for rural activities is maintained.</p>	<p>AO30.1 The proposal is not located on agricultural land as identified on SPP Interactive Mapping (Plan Making).</p> <p>or</p> <p>AO30.2 The proposal is necessary for the efficient production and processing of a crop grown in the area.</p> <p>or</p> <p>AO30.3 The proposal provides an alternate productive rural activity that supports regionally significant industry.</p> <p>or</p> <p>AO30.4 An agricultural sustainability report prepared by a suitably qualified agronomist demonstrates that –</p> <ul style="list-style-type: none"> (a) The lot is suitability sized for the proposed activity. Including a dwelling house including yard; and (b) There is sufficient water for the proposed activity; and (c) The allotment is capable of being connected to reticulated electricity; and
Performance outcomes	Requirements for accepted development and assessment benchmarks

	<p>(d) The proposed activity is financially viable, requiring a viability assessment that includes capital costs, operational costs, sustainable yields to support a family, climate, soils and geological factors affecting crop growth, nutrients, salinity, topography, susceptibility to flooding and erosion and an assessment of market robustness (both recent and projected) and alternative practices in the event of failure.</p> <p>and AO30.5 Development is consistent with any Soil Conservation Plan that applies to the locality, as approved by the relevant State agency.</p>
<p>Airport environs overlay</p>	
<p>Public safety sub-area</p>	
<p>PO31 Development located at the end of runways does not increase the risk to public safety.</p>	<p>AO31.1 Development does not include the following within an airport’s public safety area as depicted on Overlay Map 01:</p> <ul style="list-style-type: none"> (a) a significant increase in the number of people living, working or congregating in the public safety area, such as accommodation activities (b) uses that attract large numbers of people (recreation activities, shopping centres, industrial or commercial uses involving large numbers of workers or customers) (c) community activities (e.g. education establishments, hospitals) (d) the manufacture, use or storage of flammable, explosive, (e) hazardous or noxious materials.
<p>Wildlife hazards sub-area</p>	
<p>PO32 Development does not significantly increase the risk of wildlife hazard particularly flying vertebrates, such as birds and bats, intruding within an airport operational airspace.</p>	<p>AO32.1 Development located within 3 km of an airport runway as depicted on Overlay Map 01 does not include turf farms, fruit tree farms, piggeries, show grounds, food processing plants or food, organic waste or putrescible waste facilities.</p> <p>Development for the purposes of dairy or poultry farms, outdoor sport and recreation, non-putrescible waste facility or sewage treatment facilities ensure landscaping and drainage works (including artificial water</p>
<p>Performance outcomes</p>	<p>Requirements for accepted development and assessment benchmarks</p>

	<p>bodies) minimise bird and bat attracting potential.</p> <p>and</p> <p>AO32.2 Development located between 3 km and 8 km of an airport runway as depicted on Overlay Map 01 for turf farms, fruit tree farms, piggeries, show grounds, food processing plants, food, organic waste or putrescible waste facilities, dairy or poultry farms, outdoor sport and recreation or sewage treatment facilities ensures potential food or waste sources are covered and collected so that they are not accessible to wildlife.</p> <p>and</p> <p>AO32.3 Putrescible waste disposal sites (e.g. landfill and waste transfer facilities) are not located within a 13km radius of an airport.</p>
Biodiversity overlay	
PO33 Areas of environmental significance, including biodiversity values, are identified, protected and enhanced.	<p>AO33.1 Uses and associated works are confined to areas not identified on Overlay Map 05.</p> <p>or</p> <p>AO33.2 Development is compatible with the environmental values of the area.</p> <p>or</p> <p>AO33.3 Where development within an area identified on Overlay Map 05 is unavoidable, measures recommended by a suitably qualified ecologist are incorporated to protect and retain the environmental values and underlying ecosystem processes within or adjacent to the development site to the greatest extent practical.</p>
PO34 Biodiversity values of identified areas of environmental significance are protected from the impacts of development	AO34.1 Development adjacent to Protected Areas identified on Overlay Map 05 is set back a minimum of 100m from the park boundaries in the absence of any current 'Management Plans' for these areas.
PO35 There are no significant adverse effects on water quality, ecological and biodiversity values.	<p>AO35.1 Uses and associated works are confined to areas outside overland flow paths and natural drainage features.</p> <p>and</p> <p>AO35.2 All buildings, on-site effluent disposal, external activities or storage areas are located 100m from the top of the bank of a river, creek, stream or wetland identified on Overlay Map 05.</p> <p>Note: This setback does not apply to equipment such as pumps that are necessary to access water or waterway crossings.</p> <p>and</p>
Performance outcomes	Requirements for accepted development and assessment benchmarks

	<p>AO35.3 The Waterway Corridors identified on Overlay Map 05 are maintained in a natural state.</p>
<p>Bushfire hazard overlay</p>	
<p>PO36 Development is not placed at unacceptable risk from bushfire, does not increase the extent or severity of bushfire and maintains the safety of people and property from bushfire</p>	<p>AO36.1 Development does not occur in areas mapped as Very High or High Potential Bushfire Intensity Areas on the SPP Interactive Mapping (Plan Making). or AO36.2 A written assessment by a suitably experienced or qualified person confirms that the site is of Low Potential Bushfire Hazard. or AO36.3 For areas mapped as Medium Potential Bushfire Intensity Areas on the SPP Interactive Mapping (Plan Making), bushfire risk is mitigated through a Bushfire Management Plan incorporating:</p> <ul style="list-style-type: none"> (a) Lot design and the siting of buildings and uses so: <ul style="list-style-type: none"> (i) high intensity uses are located on the least bushfire prone area on the site and activities least susceptible to fire are sited closest to the bushfire hazard; and (ii) efficient emergency access is optimised; and (iii) bushfire risk is effectively minimised having regard to aspect, elevation, slope and vegetation. (b) Including firebreaks that provide adequate: <ul style="list-style-type: none"> (i) setbacks between buildings/ structures and hazardous vegetation; and (ii) access for fire fighting or other emergency vehicles; and (c) Road access for fire-fighting appliances and firebreaks are provided through a perimeter road that separates the use from areas of bushfire hazard and that road has a minimum cleared width of 20 metres; and (d) Where a reticulated water supply is not available and development involves buildings with a gross floor area greater than 50m², one tank within 100m of each residential building that has: <ul style="list-style-type: none"> (i) fire brigade tank fittings; and
<p>Performance outcomes</p>	<p>Requirements for accepted development and assessment benchmarks</p>

	(ii) 25,000 litres dedicated for fire fighting purposes.
PO37 Community infrastructure in any area mapped as Very High to Medium (Potential Intensity) Areas are able to function effectively during and immediately after bushfire events.	No outcome specified.
PO38 Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.	AO38.1 No hazardous materials, manufactured or stored in bulk, are on land mapped as Very High to Medium (Potential Intensity) Areas.
PO39 Major risks to the safety or property and to the wellbeing of occupants in areas mapped as Very High to Medium (Potential Intensity) Areas is minimised through appropriate siting, servicing and managing of residential premises.	AO39.1 New dwellings on land mapped as Very High to Medium (Potential Intensity) Areas are located: (a) Centrally within existing cleared areas on a lot which allows a regular shaped area (with a minimum dimension of 50m) of 5,000m ² to be identified that: (i) is free of highly combustible vegetated areas; and (ii) is on southerly to easterly facing slopes not exceeding 15% gradient; or (iii) on flat lands at the base of north to western facing slopes not exceeding 15% gradient. (b) A fire protection buffer is established around the complete perimeter of the dwelling unit within a lot for a minimum width of 50m.
Extractive industry overlay	
PO40 The long term availability of the extractive resource, coal or mineral for extraction or processing is maintained.	AO40.1 Development in the resource or processing area depicted on Overlay Map 07 is for: (a) extractive, coal or mineral industry or is directly associated with extractive, coal or mineral; industry, or (b) other uses that would not constrain existing or future extractive, coal or mineral activities, or (c) a temporary use.
PO41 Development does not increase the number of people living or working in the separation area.	AO41.1 New residential, business and community activities are not located within the separation area depicted on Overlay Map 07. or AO41.2 Development does not increase the total number of lots within the separation area depicted on Overlay Map 07.
Performance outcomes	Requirements for accepted development and assessment benchmarks

<p>PO42 Development does not increase the number of people living in the transport route's separation area.</p>	<p>AO42.1 Development does not involve:</p> <ul style="list-style-type: none"> (a) New residential, business or community activities; or (b) An increase in the total number of lots; within 100m distance each side of a transport corridor associated with the extractive or mining resource. <p>and</p> <p>AO42.2 Access points are designed to avoid adversely affecting the safe and efficient operation of vehicles transporting extractive materials.</p>
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Performance outcomes	Requirements for accepted development and assessment benchmarks
Flood hazard overlay	
<p>PO43 Development is not exposed to risk from flood events by responding to flood potential and maintains personal safety at all times.</p>	<p>AO43.1 All new allotments include an area of sufficient size to accommodate the intended land use outside the area identified on Overlay Map 03.</p> <p>and</p> <p>AO43.2 New buildings are not located within the area identified on Overlay Map 03;</p> <p>or</p> <p>AO43.3 Development is sited above the 1%AEP flood event where known, or the highest known flood event, as follows:</p> <ul style="list-style-type: none"> (a) Habitable floor levels - 500mm; (b) Non-habitable floor levels - 300mm; (c) On-site sewage treatment and storage areas for potential contaminants - 300mm; (d) All other development - 0mm. <p>and</p> <p>AO43.4 Building work below the nominated flood level allows for the flow through of flood water at ground level:</p> <ul style="list-style-type: none"> (a) The structure below flood level is unenclosed; or (b) Any enclosure below flood level aligns with the direction of water flow; or (c) Any enclosure not aligning with the direction of water flow must have openings that are at least 50% of the enclosed area with a minimum opening of 75mm. <p>and</p> <p>AO43.5 Resilient building materials are used below the nominated flood level in accordance with the relevant building assessment provisions.</p> <p>and</p> <p>AO43.6 Signage is provided on site indicating the position and path of all safe evacuation routes off the site.</p>
<p>PO44 Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level, and does not increase the potential for flood damage either on site or other properties.</p>	<p>AO44.1 Works associated with the proposed development do not:</p> <ul style="list-style-type: none"> (a) involve a net increase in filling greater than 50m³; or (b) result in any reductions of on-site flood storage capacity and contain within the site any changes to depth/duration / velocity of flood waters; or (c) change flood characteristics outside the site in ways that result in:

Performance outcomes	Requirements for accepted development and assessment benchmarks
	<ul style="list-style-type: none"> (i) loss of flood storage; (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows; or (iv) any reduction in flood warning times.
<p>PO45 Development avoids the release of hazardous materials into floodwaters.</p>	<p>AO45.1 Materials manufactured or stored on site are not hazardous in nature.</p> <p>or</p> <p>AO45.2 Hazardous materials and any associated manufacturing equipment are located above the nominated flood level.</p>
<p>PO46 Community infrastructure in any area mapped as Flood Hazard is able to function effectively during and immediately after flood.</p>	<p>No outcome specified.</p>
Historic subdivisions overlay	
<p>PO47 Historic subdivisions are only developed in locations where there is adequate access to physical and social services</p> <p>Editor's Note: This does not apply to outbuildings and extensions to an existing house.</p>	<p>AO47.1 The site is within 5km distance by road of a school if not on a current school bus route.</p>
<p>PO48 A site identified on the Overlay Map 09 is not developed where:</p> <ul style="list-style-type: none"> (a) the site characteristics, including impacts from natural hazards, make it unsuitable for development; and (b) infrastructure, including water, sewerage, stormwater and roads are not adequate or result in environmental harm. 	<p>AO48.1 The site has frontage to a gazetted and constructed road.</p> <p>Editor's Note: The construction standard for unmade roads is defined in the 'Construction of Unmade Roads' policy resolved by South Burnett Regional Council and adopted on 19 August 2009</p> <p>and</p> <p>AO48.2 The site has sufficient area to provide for on-site effluent disposal in accordance with the requirements of the <i>Queensland Plumbing and Wastewater Code</i>.</p> <p>and</p> <p>AO48.3 The site is:</p> <ul style="list-style-type: none"> (a) within a reticulated town water area, and reticulated water supply is provided, or; (b) outside a reticulated town water area, and a rainwater tank or other supplementary water supply system is installed with a minimum capacity of 45,000 litres. <p>and</p> <p>AO48.4 Habitable rooms within new buildings are 300mm above the highest known flood level, located on the highest part of the site and elevated to enhance flood immunity.</p> <p>Editor's Note: Where historical flood data exists, it may be possible to use this information to determine the highest known flood level. Historical data may include:</p> <ul style="list-style-type: none"> ▪ formally recorded gauge heights records for a number of floods;

Performance outcomes	Requirements for accepted development and assessment benchmarks
	<ul style="list-style-type: none"> ▪ formally surveyed peak flood levels; ▪ photographs of a historic flood; ▪ 'high-water' marks recorded on public or private property; and ▪ Interviews with long-term residents. <p>and</p> <p>AO48.5 New buildings are provided with a service line connection to the electricity supply and telecommunications networks.</p> <p>and</p> <p>AO48.6 Stormwater drainage is discharged from the boundary of a development site:</p> <ul style="list-style-type: none"> (a) without nuisance and annoyance to adjoining or downstream properties, (b) into natural systems, and (c) with conveyance to a lawful point of discharge including by way of easement where drainage systems traverse private property into natural systems. <p>and</p> <p>AO48.7 New buildings are confined to areas outside of overland flow paths and natural drainage features.</p>
Landslide hazard overlay	
<p>PO49 Development does not increase the risk of harm to people and property as a result of landslide, by:-</p> <ul style="list-style-type: none"> (a) avoiding development in a landslide hazard area; or (b) undertaking development in a landslide hazard area only where strictly in accordance with best practice geotechnical principles. 	<p>AO49.1 Development, including associated access, is not located in a landslide hazard area as identified on Overlay Map 10.</p> <p>or</p> <p>AO49.2 Development, including associated access, is located in a low or very low land landslide hazard area as determined by a site-specific geotechnical assessment prepared by a competent person.</p>
<p>PO50 Community infrastructure in any area mapped as Landslide Hazard is able to function effectively during and immediately after landslide events.</p>	<p>No outcome specified.</p>
Regional infrastructure overlay	
<p>PO51 Stock routes and trails identified on Overlay Map 04 are protected from incompatible development on adjoining sites.</p>	<p>No outcome specified.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
<p>PO52 Development is sufficiently separated from major electricity infrastructure or substations to minimise the likelihood of nuisance or complaint.</p>	<p>AO52.1 Sensitive land use (as defined in the Regulation) maintain the following separation distances from substations or easement for major electricity infrastructure identified on Overlay Map 04:</p> <ul style="list-style-type: none"> (a) 20 m for transmission lines up to 132 kilovolts (b) 30 m for transmission lines between 133 kilovolts and 275 kilovolts and (c) 40 m for transmission lines exceeding 275 kilovolts. <p>Editor's Note: Information relating to the voltage of transmission lines is available from the relevant energy supplier.</p>
<p>PO53 There is sufficient space within the site to establish landscaping which substantively assists in screening and softening obtrusive major electricity infrastructure identified on Overlay Map 04.</p>	<p>AO53.1 A minimum 3m wide densely planted landscaped buffer is provided along the boundary adjoining the major electricity infrastructure, including provision for advanced trees and shrubs that will grow to a minimum height of 10m.</p>
Water catchments overlay	
<p>PO54 There are no significant adverse effects on the water quality of drinking water supply.</p>	<p>AO54.1 Development within the Bjelke-Petersen Dam Water Resource Catchment Area and the 800m buffer to Boondooma and Gordonbrook Dams shown on Overlay Map 06 has no significant adverse effect on the quantity and availability of raw water for consumption, as determined by a suitably qualified water quality expert.</p> <p>or</p> <p>AO54.2 Development within the Cooyar Creek water supply buffer area shown on Overlay Map 06 complies with the specific outcomes and measures of the <i>Seqwater Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012</i>.</p>

6.2.14 Rural residential zone

6.2.14.1 Application

This code applies to assessing a material change of use or a reconfiguring a lot for development in the Rural residential zone. When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

6.2.14.2 Purpose

- (1) The purpose of the rural residential zone code is to provide for residential uses and activities on large lots, including lots for which the local government has not provided infrastructure and services.
- (2) The overall outcomes sought for the zone code are as follows:

- (a) Development is comprised predominantly of dwelling houses on larger allotments in a clustered settlement pattern that protect residential amenity and the semi-rural landscape associated with the locality.
- (b) The 4,000m² RR1 precinct identifies locations near urban centres where smaller rural residential allotments are preferred.
- (c) Development preserves environmental and topographical features by minimising alteration or disturbance in the design, siting and construction of buildings, roadways and other engineering works.
- (d) Natural features such as creeks, gullies, waterways, wetlands and bushland are retained, enhanced and buffered from the impacts of development. Rural residential development avoids treed ridgelines or ensures that buildings remain below the vegetation canopy on steeper more visible lands.
- (e) The risk to life and property from natural and manmade hazards is not increased as a result of development.
- (f) Sites that are contaminated or pose a health risk from prior activities are remediated prior to being developed for sensitive land use (as defined in the Regulation).
- (g) Residential or other sensitive uses are not intensified in the identified separation area around the Swickers Kingaroy Bacon Factory on Overlay Map 11.
- (h) Residences are provided with an adequate supply of potable water and sustainable means of wastewater treatment and disposal. Access to infrastructure and essential services is of a standard normally expected in isolated communities.
- (i) Conflict with adjoining land in the Rural zone is avoided by the provision of buffers on the site of new development for rural residential purposes.
- (j) The productive capacity of Agricultural Land Classification Class A or Class B, and regional biodiversity is not compromised.
- (k) Non-residential uses do not detrimentally affect residential amenity and meet the day-to-day needs of the residential catchment or have a direct relationship to the land in which it is proposed. The extent and scale of rural activities will be limited.
- (l) Non-residential uses do not detrimentally affect residential amenity and meet the day-to-day needs of the residential catchment or have a direct relationship to the land in which it is proposed. The extent and scale of rural activities will be limited.

6.2.14.3 Criteria for assessment

Table 6.2.14—Accepted development subject to requirements and assessable development

Performance outcomes	Requirements for accepted development and assessment benchmarks
Section 1 General	
PO1 Buildings and structures must complement the semi-rural character of nearby development and protects residential amenity.	<p>AO1.1 Site cover does not exceed 10%. and</p> <p>AO1.2 Buildings and structures are not higher than 8.5m above ground level. and</p> <p>AO1.3 Buildings have a minimum set back of: (a) 10m to the road frontage; (b) 6m to a side or rear boundary. and</p> <p>AO1.4 The maximum length of any façade without articulation or change of materials is 15m. and</p> <p>AO1.5 On-site storage areas visible from outside the site are screened by a 1.8m high fence along intervening boundaries. and</p> <p>AO1.6 Outdoor lighting is designed, installed and maintained in accordance with</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
	<i>AS4282 – Control of the Obtrusive Effects of Outdoor Lighting.</i>
<p>PO2 Development minimises the potential for reverse amenity impacts for adjoining existing non-residential activities.</p>	<p>AO2.1 A well-maintained vegetative buffer is provided on the residential land between the residential development and adjacent existing non-residential use.</p>
<p>PO3 Dwellings are to be adequately serviced.</p>	<p>AO3.1 Where in a reticulated water supply area, development is to be connected to the supply network.</p> <p>or</p> <p>AO3.2 Where reticulated water supply is not available, a 45kl water tank is provided for each dwelling for consumption purposes and an additional 22.5kl water storage located no more than 10m from the main dwelling is available for fire fighting purposes.</p> <p>and</p> <p>AO3.3 The provision of on-site sewage treatment conforms to the requirements of the <i>Queensland Plumbing and Wastewater Code</i>.</p> <p>and</p> <p>AO3.4 Each dwelling is provided with a service line connection to the electricity supply and telecommunications networks.</p> <p>and</p> <p>AO3.5 Stormwater discharge must be to a lawful point of discharge or to downstream properties but only with the consent of the affected landowners.</p> <p>and</p> <p>AO3.6 Development has direct access to a sealed road.</p>
<p>PO4 Development is located and designed to ensure that land uses are not exposed to:</p> <ul style="list-style-type: none"> (a) Areas that pose a health risk from previous activities; and (b) Unacceptable levels of contaminants. 	<p>AO4.1 Development does not occur:</p> <ul style="list-style-type: none"> (a) In areas that pose a health risk from previous activities; and (b) On sites listed on the Contaminated Land Register or Environmental Management Register. <p>or</p> <p>AO4.2 Areas that pose a health risk from previous activities and contaminated soils which are subject to development are remediated prior to plan sealing, operational works permit, or issuing of building works permit.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
Section 2 Where in the vicinity of an existing intensive animal industry	
<p>PO5 Non-rural development does not compromise the integrity and operations of intensive animal industries.</p>	<p>AO5.1 Non-rural development does not result in an increase in the number of people living or working within 500m from an existing or approved intensive animal industry facility.</p>
Section 3 Home-based business	
<p>PO6 The activity, occupation or business is subordinate to the dwelling on the site.</p>	<p>AO6.1 The home-based business is conducted in, under or within 20m of the principal dwelling and is conducted by a person living in the dwelling.</p> <p>or</p> <p>AO6.2 Except for a bed and breakfast, the maximum internal floor area used is the greater of 50m² of the gross floor area or 20m² of outdoor area.</p> <p>or</p> <p>AO6.3 The area used for a bed and breakfast has a maximum capacity of 6 people.</p> <p>and</p> <p>AO6.4 No more than one non-resident of the site is employed in the home-based business.</p> <p>and</p> <p>AO6.5 A home-based business is setback from the road frontage of the site a distance greater than the existing building line.</p> <p>and</p> <p>AO6.6 A home-based business is setback a minimum of 15m from any side or rear boundary.</p>
<p>PO7 Car parking and access is provided in a safe, attractive and functional manner.</p>	<p>AO7.1 Except for a bed and breakfast, home-based businesses provide a maximum of one parking space in addition to the requirements of the principal dwelling.</p> <p>or</p> <p>AO7.2 A bed and breakfast provides parking in addition to the requirements of the principal dwelling at the rate of one space per bedroom.</p> <p>and</p> <p>AO7.3 Access is taken from the same crossover and driveway servicing the existing dwelling.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
<p>PO8 The amenity of the local residential area is not adversely affected.</p>	<p>AO8.1 Except for a bed and breakfast, operating hours are limited to 7am to 8pm Monday to Friday and 8am to 4pm Saturday, Sunday and public holidays.</p> <p>and</p> <p>AO8.2 The home-based business does not rely on transport provided by vehicles larger than a 3-tonne rigid vehicle.</p> <p>and</p> <p>AO8.3 The home-based-business does not involve the storage of hazardous or noxious materials in quantities beyond that reasonably associated with the dwelling.</p> <p>and</p> <p>AO8.4 The home-based business does not involve servicing, repair or hiring of vehicles, machinery or equipment.</p> <p>and</p> <p>AO8.5 The home-based business does not necessitate an environmental licence.</p>
<p>Section 4 Secondary dwelling</p>	
<p>PO9 A secondary dwelling must be subsidiary to its primary dwelling.</p>	<p>AO9.1 A secondary dwelling is no larger than 70m² in gross floor area or 40% of the gross floor area of the primary dwelling, whichever is less.</p> <p>and</p> <p>AO9.2 Parking is provided for one vehicle and access to it is via the same driveway as the primary dwelling.</p>
<p>Section 5 For development affected by one or more overlays</p>	
<p>Airport environs overlay</p>	
<p>Public safety sub-area</p>	
<p>PO10 Development located at the end of runways does not increase the risk to public safety.</p>	<p>AO10.1 Development does not include the following within an airport's public safety area as depicted on Overlay Map 01:</p> <ul style="list-style-type: none"> (a) a significant increase in the number of people living, working or congregating in PSAs, such as accommodation activities (b) uses that attract large numbers of people (recreation activities, shopping centres, industrial or commercial uses involving large numbers of workers or customers); (c) community activities (e.g. education establishments, hospitals) (d) the manufacture, use or storage of flammable, explosive, (e) hazardous or noxious materials.
<p>PO11 Development does not significantly increase the risk of wildlife hazard particularly flying vertebrates, such as</p>	<p>AO11.1 Development located within 3 km of an airport runway as depicted on Overlay Map 01 does not include turf farms, fruit</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
<p>birds and bats, intruding within an airport operational airspace.</p>	<p>tree farms, piggeries, show grounds, food processing plants or food, organic waste or putrescible waste facilities. Development for the purposes of dairy or poultry farms, outdoor sport and recreation, non-putrescible waste facility or sewage treatment facilities ensure landscaping and drainage works (including artificial water bodies) minimise bird and bat attracting potential.</p> <p>and</p> <p>AO11.2 Development located between 3 km and 8 km of an airport runway as depicted on Overlay Map 01 for turf farms, fruit tree farms, piggeries, show grounds, food processing plants, food, organic waste or putrescible waste facilities, dairy or poultry farms, outdoor sport and recreation or sewage treatment facilities ensures potential food or waste sources are covered and collected so that they are not accessible to wildlife.</p>
Biodiversity overlay	
<p>PO12 Areas of environmental significance, including biodiversity values, are identified, protected and enhanced.</p>	<p>AO12.1 Uses and associated works are confined to areas not identified on Overlay Map 05.</p> <p>or</p> <p>AO12.2 Development is compatible with the environmental values of the area.</p> <p>or</p> <p>AO12.3 Where development within an area identified on Overlay Map 05 is unavoidable, measures recommended by a suitably qualified ecologist are incorporated to protect and retain the environmental values and underlying ecosystem processes within or adjacent to the development site to the greatest extent practical.</p>
<p>PO13 Biodiversity values of identified areas of environmental significance are protected from the impacts of development</p>	<p>AO13.1 Development adjacent to Protected Areas identified on Overlay Map 05 is set back a minimum of 100m from the park boundaries in the absence of any current 'Management Plans' for these areas.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
<p>PO14 There are no significant adverse effects on water quality, ecological and biodiversity values.</p>	<p>AO14.1 Uses and associated works are confined to areas outside overland flow paths and natural drainage features.</p> <p>and</p> <p>AO14.2 All buildings, on-site effluent disposal, external activities or storage areas are located 100m from the top of the bank of a river, creek, stream or wetland identified on Overlay Map 05.</p> <p>Note: This setback does not apply to equipment such as pumps that are necessary to access water or waterway crossings.</p> <p>and</p> <p>AO14.3 The Waterway Corridors identified on Overlay Map 05 are maintained in a natural state.</p>
Bushfire hazard overlay	
<p>PO15 Development is not placed at unacceptable risk from bushfire, does not increase the extent or severity of bushfire and maintains the safety of people and property from bushfire</p>	<p>AO15.1 Development does not occur in areas mapped as Very High or High Potential Bushfire Intensity Areas on the SPP Interactive Mapping (Plan Making).</p> <p>or</p> <p>AO15.2 A written assessment by a suitably experienced or qualified person confirms that the site is of Low Potential Bushfire Hazard.</p> <p>or</p> <p>AO15.3 For areas mapped as Medium Potential Bushfire Intensity Areas on the SPP Interactive Mapping (Plan Making), bushfire risk is mitigated through a Bushfire Management Plan incorporating:</p> <ul style="list-style-type: none"> (a) Lot design and the siting of buildings and uses so: <ul style="list-style-type: none"> (i) high intensity uses are located on the least bushfire prone area on the site and activities least susceptible to fire are sited closest to the bushfire hazard; and (ii) efficient emergency access is optimised; and (iii) bushfire risk is effectively minimised having regard to aspect, elevation, slope and vegetation. (b) Including firebreaks that provide adequate: <ul style="list-style-type: none"> (i) setbacks between buildings/ structures and hazardous vegetation; and

Performance outcomes	Requirements for accepted development and assessment benchmarks
	<ul style="list-style-type: none"> (ii) access for fire fighting or other emergency vehicles; and (c) Road access for fire-fighting appliances and firebreaks are provided through a perimeter road that separates the use from areas of bushfire hazard and that road has a minimum cleared width of 20 metres; and (d) Where a reticulated water supply is not available and development involves buildings with a gross floor area greater than 50m², one tank within 100m of each residential building that has: <ul style="list-style-type: none"> (i) fire brigade tank fittings; and (ii) 25,000 litres dedicated for fire fighting purposes.
<p>PO16 Community infrastructure in any area mapped as Very High to Medium (Potential Intensity) Areas are able to function effectively during and immediately after bushfire events.</p>	<p>No outcome specified.</p>
<p>PO17 Major risks to the safety or property and to the wellbeing of occupants in areas mapped as Very High to Medium (Potential Intensity) Areas is minimised through appropriate siting, servicing and managing of residential premises.</p>	<p>AO17.1 New dwellings on land mapped as Very High to Medium (Potential Intensity) are located:</p> <ul style="list-style-type: none"> (a) Centrally within existing cleared areas on a lot which allows a regular shaped area (with a minimum dimension of 50m) of 5,000m² to be identified that: <ul style="list-style-type: none"> (i) is free of highly combustible vegetated areas; and (ii) is on southerly to easterly facing slopes not exceeding 15% gradient; or (iii) on flat lands at the base of north to western facing slopes not exceeding 15% gradient. (b) A fire protection buffer is established around the complete perimeter of the dwelling unit within a lot for a minimum width of 50m.

Performance outcomes	Requirements for accepted development and assessment benchmarks
Flood hazard overlay	
<p>PO18 Development is not exposed to risk from flood events by responding to flood potential and maintains personal safety at all times.</p>	<p>AO18.1 All new allotments include an area of sufficient size to accommodate the intended land use outside the area identified on Overlay Map 03.</p> <p>and</p> <p>AO18.2 New buildings are not located within the area identified on Overlay Map 03.</p> <p>or</p> <p>AO18.3 Development is sited above the 1%AEP flood event where known, or the highest known flood event, as follows:</p> <ul style="list-style-type: none"> (a) Habitable floor levels - 500mm; (b) Non-habitable floor levels - 300mm; (c) On-site sewage treatment and storage areas for potential contaminants - 300mm; (d) All other development - 0mm. <p>and</p> <p>AO18.4 Building work below the nominated flood level allows for the flow through of flood water at ground level:</p> <ul style="list-style-type: none"> (a) The structure below flood level is unenclosed; or (b) Any enclosure below flood level aligns with the direction of water flow; or (c) Any enclosure not aligning with the direction of water flow must have openings that are at least 50% of the enclosed area with a minimum opening of 75mm. <p>and</p> <p>AO18.5 Resilient building materials are used below the nominated flood level in accordance with the relevant building assessment provisions.</p> <p>and</p> <p>AO18.6 Signage is provided on site indicating the position and path of all safe evacuation routes off the site.</p>
<p>PO19 Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level, and does not increase the potential for flood damage either on site or other properties.</p>	<p>AO19.1 Works associated with the proposed development do not:</p> <ul style="list-style-type: none"> (a) involve a net increase in filling greater than 50m³; or (b) result in any reductions of on-site flood storage capacity and contain within the site any changes to depth / duration/velocity of flood waters; or (c) change flood characteristics outside the site in ways that result in: <ul style="list-style-type: none"> (i) loss of flood storage; (ii) loss of/changes to flow paths;

Performance outcomes	Requirements for accepted development and assessment benchmarks
	(iii) acceleration or retardation of flows; or (iv) any reduction in flood warning times.
PO20 Community infrastructure in any area mapped as Flood Hazard is able to function effectively during and immediately after flood.	No outcome specified.
Landslide hazard overlay	
PO21 Development does not increase the risk of harm to people and property as a result of landslide, by:- (a) avoiding development in a landslide hazard area; or (b) undertaking development in a landslide hazard area only where strictly in accordance with best practice geotechnical principles.	AO21.1 Development, including associated access, is not located in a landslide hazard area as identified on Overlay Map 10. or AO21.2 Development, including associated access, is located in a low or very low land landslide hazard area as determined by a site-specific geotechnical assessment prepared by a competent person.
PO22 Community infrastructure in any area mapped as Landslide Hazard is able to function effectively during and immediately after landslide events.	No outcome specified.
In the Rural Residential 4,000 RR1 Precinct PO23 New lots are not constrained by: (a) excessive slope; (b) poor drainage; or (c) instability.	In the Rural Residential 4,000 RR1 Precinct AO23.1 New lots are not on land steeper than 15% over 50% or more of the lot. or AO23.2 Where lots are proposed on land steeper than 15%, the proposal is supported by a geotechnical assessment prepared by a suitably qualified specialist that demonstrates that each lot has a building envelope 25m x 40m suitable for construction of a house and outbuildings.
Regional infrastructure overlay	
PO24 Stock routes and trails identified on Overlay Map 04 are protected from incompatible development on adjoining sites.	No outcome specified.
PO25 Development is sufficiently separated from major electricity infrastructure or substations to minimise the likelihood of nuisance or complaint.	AO25.1 Sensitive land use (as defined in the Regulation) maintain the following separation distances from substations or easement for major electricity infrastructure identified on Overlay Map 04: (a) 20 m for transmission lines up to 132 kilovolts (b) 30 m for transmission lines between 133 kilovolts and 275 kilovolts and (c) 40 m for transmission lines exceeding 275 kilovolts.

Performance outcomes	Requirements for accepted development and assessment benchmarks
	Editor's Note: Information relating to the voltage of transmission lines is available from the relevant energy supplier.
<p>PO26 There is sufficient space within the site to establish landscaping which substantively assists in screening and softening obtrusive major electricity infrastructure identified on Overlay Map 04.</p>	<p>AO26.1 A minimum 3m wide densely planted landscaped buffer is provided along the boundary adjoining the major electricity infrastructure, including provision for advanced trees and shrubs that will grow to a minimum height of 10m.</p>
Water catchments overlay	
<p>PO27 There are no significant adverse effects on the water quality of the Region's drinking water supply.</p>	<p>AO27.1 Development within the Bjelke-Petersen Dam Water Resource Catchment Area and the 800m buffer to Boondooma and Gordonbrook Dams shown on Overlay Map 06 has no significant adverse effect on the quantity and availability of raw water for consumption, as determined by a suitably qualified water quality expert.</p>

6.2.15 Specialised centre zone

6.2.15.1 Application

This code applies to assessing a material change of use or a reconfiguring a lot for development in the Specialised centre zone. When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

6.2.15.2 Purpose

- (1) The purpose of the specialised centre zone code provides for 1 or more specialised uses including, for example, conference centres, entertainment centres, education and research facilities or university campuses.
- (2) The overall outcomes sought for the zone code are as follows:
 - (a) Development is to be of a moderate scale and intensity, commensurate with a commercial environment in a rural town.
 - (b) Development is to be compatible with the intended commercial environment. Land uses are to be a mix of large commercial and low impact industrial activities. Due to the likely presence of families, frequent movements by large trucks are to be minimised, either through scale, nature of the use, site planning or operating hours restrictions that would not generally apply in an industrial zone.
 - (c) Recognise and facilitate the role played by dedicated showroom areas in accommodating retail showrooms and other large commercial activities where goods sold are insufficiently portable to be accommodated in the principal or local centres without disrupting a desirable continuous passage of pedestrians along their streets.
 - (d) Due to the commercial environment, development is to present a high quality, public-friendly street environment.
 - (e) Development standards reflect the level of infrastructure otherwise apparent in the town.
 - (f) Sites that are contaminated or pose a health risk from prior activities are remediated prior to being developed for sensitive land use (as defined in the Regulation).

6.2.15.3 Criteria for assessment

Table 6.2.15—Accepted development subject to requirements and assessable development

Performance outcomes	Requirements for accepted development and assessment benchmarks
Section 1 General	
<p>PO1 The scale, bulk and design of buildings provides a safe and welcoming built environment that reflects a commercial environment despite the industrial scaled and proportioned buildings.</p>	<p>AO1.1 Buildings are a maximum of 10m high. and AO1.2 Buildings are set back at least 6m from the street alignment. and AO1.3 Architectural features are used to make building entrances clearly distinguishable from the street. and AO1.4 At least 50% of parking sits behind the front building line. and AO1.5 The façade incorporates substantial articulation or fenestration. and AO1.6 Plant and service equipment (air conditioning, exhaust fans, lift motor rooms, refuse bins, telecommunication devices, etc) are integrated into buildings.</p>
<p>PO2 Development provides a safe and secure environment.</p>	<p>AO2.1 Development provides: (a) opportunities for casual surveillance and sightlines to and from open spaces, streets and adjacent development; (b) activity areas adjacent to pedestrian pathways; (c) pathways, underpasses and other spaces that minimise sudden changes of grade and blind corners; (d) lighting of external areas; (e) increased visibility of high risk areas such as car parks, stairwells and the like; (f) entrances to buildings that are oriented to face open or ‘active’ spaces; and (g) clear sight lines from within the building at the entry point. and AO2.2 Parking areas with more than 20 parking spaces provide dedicated, obvious and direct pedestrian paths linking parking spaces with public streets and/or entry points to on-site commercial premises. and AO2.3 Pedestrian movement areas involve minimal vehicle conflict points and facilitate equitable access. and</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
	AO2.4 The ground level of buildings facing the primary frontage comprises at least 50% glass.
PO3 Development is adequately serviced.	AO3.1 Development is connected to reticulated water supply and sewerage. and AO3.2 Stormwater is discharged to a lawful point of discharge.
PO4 Refuse storage areas are located for convenient collection, screened from public view and provided with facilities for self-contained cleaning.	AO4.1 Refuse storage areas allow the appropriately-sized collection vehicle to enter and exit in a forward gear. The use of staff car parking areas to accommodate internal manoeuvring is permissible. and AO4.2 The refuse storage area is provided in a building or other enclosed structure screened to a minimum height of 0.2m above the height of the refuse receptacles. and AO4.3 Refuse storage areas are provided with an impervious base that is drained to an approved waste disposal system and provided within a dedicated hose cock.
PO5 Development is located and designed to ensure that land uses are not exposed to: (a) Areas that pose a health risk from previous activities; and (b) Unacceptable levels of contaminants.	AO5.1 Development does not occur: (a) In areas that pose a health risk from previous activities; and (b) On sites listed on the Contaminated Land Register or Environmental Management Register. or AO5.2 Areas that pose a health risk from previous activities and contaminated soils which are subject to development are remediated prior to plan sealing, operational works permit, or issuing of building works permit.
Section 2 For development affected by one or more overlays	
Airport environs overlay	
PO6 Development does not significantly increase the risk of wildlife hazard particularly flying vertebrates, such as birds and bats, intruding within an airport operational airspace.	No outcome specified.

6.2.16 Township zone

6.2.16.1 Application

This code applies to assessing a material change of use or a reconfiguring a lot for development in the Township zone. When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

6.2.16.2 Purpose

- (1) The purpose of the township zone code is to provide for–
 - (a) small to medium urban areas in a rural or coastal area; and
 - (b) a variety of uses and activities to service local residents, including, for example, business, community, education, industrial, open space, recreation, residential or retail uses or activities; and
 - (c) tourist attractions and short-term accommodation, if appropriate for the area.
- (3) The overall outcomes sought for the zone code are as follows:
 - (a) A range of small-scale non-residential uses such as retail, commercial, industrial and cultural activities supports a predominantly low density residential area.
 - (b) Maintain the distinctive form and limited geographical spread of the smaller villages of Benarkin, Kumbia, Maidenwell, Memerambi, Wooroolin, Tingoora, Hivesville and Proston. Development provides for the limited growth of these villages, provides a high level of amenity and protects and enhances their local or historic character and compact settlement pattern.
 - (c) Development services the needs of local residents and visitors.
 - (d) Development has access to infrastructure and essential services of a standard normally expected in isolated communities.
 - (e) The quality of the surrounding natural environment is maintained and protected from any detriment caused by urban waste.
 - (f) Development is reflective of and responsive to the environmental constraints of the land and the impacts of natural hazards are avoided or safely managed.
 - (g) Sites that are contaminated or pose a health risk from prior activities are remediated prior to being developed for sensitive land use (as defined in the Regulation).
 - (h) Community facilities and infrastructure which directly supports the local community is facilitated.

6.2.16.3 Criteria for assessment

Table 6.2.16—Accepted development subject to requirements and assessable development

Performance outcomes	Requirements for accepted development and assessment benchmarks
Section 1 General	
PO1 The extent of development complements the intended low-density character of the Zone.	AO1.1 For residential uses, site cover does not exceed 50%. and AO1.2 For non-residential uses, site cover does not exceed 60%.

Performance outcomes	Requirements for accepted development and assessment benchmarks
<p>PO2 The scale, bulk and design of development are consistent with established scale, character, street presentation and streetscape in the locality.</p>	<p>AO2.1 Buildings are a maximum of 8.5m above natural ground level.</p> <p>and</p> <p>AO2.2 Buildings are built the same distance from the road alignment as the average of the 2 adjoining buildings.</p> <p>and</p> <p>AO2.3 If no adjoining buildings, or if the average setback of adjoining buildings from road alignments exceeds 6m, buildings are at least 3m from road alignments.</p>
<p>PO3 Development is to be adequately serviced.</p>	<p>AO3.1 Development in Benarkin, Kumbia, Wooroolin, Tingoorra and Proston is connected to the reticulated water supply network and, in the case of Kumbia and Wooroolin, supplemented by a 9,000L roofwater storage.</p> <p>or</p> <p>AO3.2 In all other circumstances, development is provided with water supply of:</p> <p>(a) For residential uses – a 45,000L rainwater tank per dwelling;</p> <p>(b) For non-residential uses – a potable supply at 140L/head/day and fire-fighting supply at 3,000L/hour for a 5 hour period.</p> <p>and</p> <p>AO3.3 Development in Proston is connected to Council's common effluent drainage scheme.</p> <p>or</p> <p>AO3.4 In all other circumstances, the provision of on-site sewage treatment conforms to the requirements of the <i>Queensland Plumbing and Wastewater Code</i>.</p> <p>and</p> <p>AO3.5 Stormwater discharge must be to a lawful point of discharge or to downstream properties but only with the consent of the affected landowners.</p> <p>and</p> <p>AO3.6 Development has direct access to a sealed road.</p> <p>and</p> <p>AO3.7 Development is provided with a connection to the electricity supply and telecommunications networks.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
<p>PO4 Development is located and designed to ensure that land uses are not exposed to:</p> <ul style="list-style-type: none"> (a) Areas that pose a health risk from previous activities; and (b) Unacceptable levels of contaminants. 	<p>AO4.1 Development does not occur:</p> <ul style="list-style-type: none"> (a) In areas that pose a health risk from previous activities; and (b) On sites listed on the Contaminated Land Register or Environmental Management Register. <p>or</p> <p>AO4.2 Areas that pose a health risk from previous activities and contaminated soils which are subject to development are remediated prior to plan sealing, operational works permit, or issuing of building works permit.</p>
Section 2 Residential activities	
<p>PO5 The density of development complements the intended low-density character of the Zone.</p>	<p>AO5.1 Dwelling density does not exceed 1 dwelling per 500m² of site area.</p>
Section 3 Residences within 100m of an existing industrial use	
<p>PO6 Residential development is not subject to the adverse impacts associated with existing or intended industrial development.</p>	<p>AO6.1 The main living areas of new dwellings are oriented away from adjoining or nearby industrial areas.</p> <p>and</p> <p>AO6.2 New residential development provides 2m of dense landscaping to a mature height of 5m to the common boundary where adjoining an industrial site.</p> <p>and</p> <p>AO6.3 An acoustic barrier no less than 1.8m is located opposite any outdoor activities or building openings of an adjoining industrial use.</p>
Section 4 Caretaker's accommodation	
<p>PO7 Caretaker's accommodations are subsidiary to and compatible with the principal use on the same site.</p>	<p>AO7.1 Only one caretaker's accommodation is established on the site.</p> <p>and</p> <p>AO7.2 A caretaker's accommodation is not located at the front of the major use on the site.</p> <p>and</p> <p>AO7.3 A caretaker's accommodation is separated from the principal activity areas of the primary use of the site by at least 10m.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
<p>PO8 Caretaker's accommodations are compatible with the scale, character and appearance of the setting and provide for the accommodation needs of a caretaker and their family.</p>	<p>AO8.1 Where adjoining land used, or approved for use, for uses in the accommodation activities use group, a caretaker's accommodation is located adjacent to the adjoining use.</p> <p>and</p> <p>AO8.2 A caretaker's accommodation has a floor area no greater than 125m², has a balcony, verandah or deck with a minimum area of 6m² with minimum dimensions of 3m.</p> <p>and</p> <p>AO8.3 A caretaker's accommodation is provided with private open space which is directly accessible from a habitable room.</p> <p>and</p> <p>AO8.4 A caretaker's accommodation is setback:</p> <ul style="list-style-type: none"> (a) A minimum of 1.5m from the common property boundary to an adjoining residential use; or (b) A minimum of 10m from the principal activity areas of an industrial or commercial use on an adjoining allotment. <p>and</p> <p>AO8.5 The caretaker's accommodation is provided with 1 car parking space segregated from the car parking supply for the non-residential use of the site.</p>
Section 5 Dual occupancy	
<p>PO9 Dual occupancies are dispersed to maintain the intended low density residential character of the Zone.</p>	<p>AO9.1 No dual occupancy is established on a site adjoining an existing or approved dual occupancy.</p>
<p>PO10 Development provides sufficient open space to meet the recreational and privacy needs of residents.</p>	<p>AO10.1 Each dwelling in a dual occupancy is provided with private open space of a minimum consolidated area of 40m² with a minimum dimension of 3m.</p> <p>and</p> <p>AO10.2 Private open space is directly accessible from the living areas of the dwelling and is screened from adjoining development.</p> <p>and</p> <p>AO10.3 Internal screen fencing of ground level private open space is provided to a minimum height of 1.5m.</p>
Section 6 Home-based business	
<p>PO11 Home-based businesses are a small-scale component of the principal use on the site.</p>	<p>AO11.1 The area used for a home-based business is:</p> <ul style="list-style-type: none"> (a) for a bed and breakfast – bedrooms with a maximum capacity of 6 people (b) for outdoor activities – maximum 20m² (c) in all other circumstances – maximum 50m²

Performance outcomes	Requirements for accepted development and assessment benchmarks
	<p>and</p> <p>AO11.2 Except for a bed and breakfast, the home-based business is conducted in, under or with 20m of the principal dwelling.</p> <p>or</p> <p>AO11.3 A home-based business is setback from the road frontage of the site a distance greater than the existing building line.</p> <p>and</p> <p>AO11.4 No more than one non-resident of the site is employed in the home-based business.</p>
<p>PO12 The conduct of home-based businesses minimises the off-site impacts on the amenity of the local residential area and the health and safety of its residents.</p>	<p>AO12.1 Except for a bed and breakfast, operating hours are limited to 7am to 8pm Monday to Friday (excluding public holidays) and 8am to 4pm on other days.</p> <p>and</p> <p>AO12.2 The use does not produce noise emissions more than 3dB(A) above background noise levels at the property boundary.</p> <p>and</p> <p>AO12.3 The use does not generate dust or other particle emissions measurable at the property boundary.</p> <p>and</p> <p>AO12.4 The use does not involve the storage of hazardous or noxious materials in quantities beyond that reasonably associated with the dwelling.</p> <p>and</p> <p>AO12.5 The use does not involve the servicing or repair of vehicles not reasonably associated with the use of the dwelling.</p> <p>and</p> <p>AO12.6 The occupation does not rely on transport provided by vehicles larger than a 3-tonne rigid vehicle.</p> <p>and</p> <p>AO12.7 The occupation does not involve the hiring out of any machinery or equipment.</p>
<p>PO13 Car parking and access is provided in a safe, attractive and functional manner.</p>	<p>AO13.1 Except for a bed and breakfast, home-based businesses provide a maximum of one parking space in addition to the requirements of the principal dwelling.</p> <p>or</p> <p>AO13.2 A bed and breakfast provides parking in addition to the requirements of the principal dwelling at the rate of one space per bedroom.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
Section 7 Secondary dwelling	
<p>PO14 A secondary dwelling must be subsidiary to its primary dwelling.</p>	<p>AO14.1 A secondary dwelling is no larger than 70m² in gross floor area or 40% of the gross floor area of the primary dwelling, whichever is less.</p> <p>and</p> <p>AO14.2 Parking is provided for one vehicle and access to it is via the same driveway as the primary dwelling.</p>
Section 8 Business activities	
<p>PO15 The scale, bulk and design of buildings provides a safe and welcoming built environment and is consistent with the intended streetscape character in the township.</p>	<p>AO15.1 Buildings are a maximum of 2 storeys above ground level.</p> <p>and</p> <p>AO15.2 Building entrances are clearly visible from the street.</p> <p>and</p> <p>AO15.3 Development incorporates an all-weather awning built to a line 0.5m short of all carriageways with at least 3m vertical clearance.</p> <p>and</p> <p>AO15.4 Plant and service equipment (air conditioning, exhaust fans, lift motor rooms, refuse bins, telecommunication devices, etc) are integrated into buildings.</p>
<p>PO16 Development respects the amenity and intended urban form of adjoining residential sites.</p>	<p>AO16.1 Where adjoining land is used, or approved for use, for a residential use, development provides:</p> <ul style="list-style-type: none"> (a) 1.8m high screen fencing to all side and rear boundaries; and (b) minimum 5m side and rear boundary setbacks; and (c) minimum 3m boundary setback to street frontages.
<p>PO17 Buildings maximise shop-front exposure to streets.</p>	<p>AO17.1 Buildings are built to side boundaries, except for pedestrian and vehicular access.</p> <p>and</p> <p>AO17.2 The ground level comprises display windows and active space (e.g. shops, cafés, offices, personal services, hotels, medical facilities and small showrooms).</p> <p>and</p> <p>AO17.3 Buildings incorporate windows and doors opening to the street.</p>
<p>PO18 Refuse storage areas are located for convenient collection, screened from public view and provided with facilities for self-contained cleaning.</p>	<p>AO18.1 Refuse storage areas are located behind the front building line.</p> <p>and</p> <p>AO18.2 The refuse storage area is provided in a building or other enclosed structure screened to a minimum height of 0.2m above the height of the refuse receptacles.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
	and AO18.3 Refuse storage areas are provided with an impervious base that is drained to an approved waste disposal system and provided within a dedicated hose cock.
Section 9 Industrial activities	
PO19 Buildings are sited to achieve an acceptable standard of visual amenity.	AO19.1 Where adjoining land used, or approved for use, for a residential use, buildings are setback a minimum of 10m from the common property boundary. or AO19.2 Where adjoining land is used, or approved for use, for industrial use, buildings have no minimum setbacks to the common property boundary. and AO19.3 In all other circumstances, buildings are setback a minimum of 4m from the common property boundary.
PO20 Development presents a high quality appearance when viewed from public areas.	AO20.1 Where adjoining land is used, or approved for use, for uses in the residential or accommodation activities use group, the maximum length of any wall without articulation or change of material is no more than half the length of the common boundary. or In all other circumstances, the maximum length of any wall without articulation or change of material is no more than 30m. and AO20.2 All parts of the building facades visible from an arterial or higher order road are constructed predominantly of brick or coloured concrete or masonry and do not incorporate highly reflective materials. and AO20.3 Buildings include variation in parapet design, roofing heights and treatments. and AO20.4 The main entry to the building is easily identifiable from and directly accessible from the principal street frontage of the site and any ancillary office or sales area is located at the front of the building.
PO21 Landscaping is provided to enhance the established streetscape, protect visual amenity, preserve sight lines and offer effective screening of unsightly activities.	AO21.1 A minimum of 3% of the site is used to provide landscaping. and AO21.2 Landscaping comprising large trees and spreading groundcovers is

Performance outcomes	Requirements for accepted development and assessment benchmarks
	<p>provided along all road frontages of the site, for a minimum depth of:</p> <ul style="list-style-type: none"> (a) 2m along a State-controlled road or an arterial road; or (b) 1m along any other road frontage. <p>and</p> <p>AO21.3 Landscaping is provided to side and rear boundaries for a minimum depth of:</p> <ul style="list-style-type: none"> (a) 2m where adjoining a sensitive receptor; (b) 0m where adjoining an industrial use; or (c) 1m in all other circumstances. <p>and</p> <p>AO21.4 Existing trees that already contribute to these requirements are retained where their removal is not required to site the use.</p>
<p>PO22 Site access facilitates the efficient, effective, safe and convenient functioning of transport infrastructure.</p>	<p>AO22.1 Access arrangements preclude the need for vehicles to reverse on or off the site.</p> <p>and</p> <p>AO22.2 Site access is provided that is at least 15m from an uncontrolled intersection or 30m from an intersection with traffic lights or islands.</p> <p>and</p> <p>AO22.3 Where practical, adjoining industrial uses utilise a shared access point.</p>
<p>PO23 Development does not adversely affect the safety and security of people and property.</p>	<p>AO23.1 Storage of dangerous goods and combustible liquids is limited to Classes 1.2-1.6, 2.2, 3 and 5.1 items of the <i>Australian Code for the Transport of Dangerous Goods by Road and Rail</i> in amounts not exceeding 50 kilograms or litres and stored internally or under cover.</p> <p>and</p> <p>AO23.2 The office component is designed with 25% of un-obscured glazing in facades facing public areas of the site and the street.</p>
<p>PO24 Development minimises disturbance to the geotechnical, hydrological, and environmental characteristics of the site and its setting.</p>	<p>AO24.1 Development is located on land with less than 10% slope.</p> <p>and</p> <p>AO24.2 Development occurs in areas outside of stormwater discharge points, overland flow paths and natural drainage features.</p> <p>and</p> <p>AO24.3 Stormwater is directed away from areas of potential contamination.</p> <p>and</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
	<p>AO24.4 Areas where potentially contaminating substances are stored or used are covered and bunded.</p> <p>and</p> <p>AO24.5 Provision is made for spills to be controlled on-site for removal and disposal by an approved means.</p> <p>and</p> <p>AO24.6 Liquid or solid wastes are not discharged directly to land or waters.</p>
<p>PO25 Refuse storage areas are located for convenient collection, screened from public view and provided with facilities for self-contained cleaning.</p>	<p>AO25.1 Refuse storage areas are located behind the front building line.</p> <p>and</p> <p>AO25.2 The refuse storage area is provided in a building or other enclosed structure screened to a minimum height of 0.2m above the height of the refuse receptacles.</p> <p>and</p> <p>AO25.3 Refuse storage areas are provided with an impervious base that is drained to an approved waste disposal system and provided within a dedicated hose cock.</p>
<p>PO26 The operation of the development does not adversely impact on the amenity of any nearby residential or other sensitive land use (as defined in the Regulation).</p>	<p>AO26.1 Outdoor lighting is designed, installed and maintained in accordance with <i>AS4282 – Control of the Obtrusive Effects of Outdoor Lighting</i>.</p> <p>and</p> <p>AO26.2 Noise emission from the use meets the standards prescribed in the <i>Environmental Protection (Noise) Policy 2019</i>.</p> <p>and</p> <p>AO26.3 New plant, equipment and service areas are located no less than 2m from the landscape buffer required by AO19.3 of this Code or are housed in the building.</p> <p>and</p> <p>AO26.4 Outdoor activities and heavy vehicle movements are restricted to between 7am to 7pm Monday to Saturday.</p> <p>and</p> <p>AO26.5 Indoor activities occurring between 7pm and 7am or on Sundays are limited to office and administrative tasks or are not audible or visible from outside the building.</p> <p>and</p> <p>AO26.6 All on-site manoeuvring areas are sealed.</p> <p>and</p> <p>AO26.7 No building openings occur in walls facing a common boundary shared with a residential or accommodation activity.</p> <p>and</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
	<p>AO26.8 Where the site is on the opposite side of the road to a public park or residential zone, all on-site activity, open storage and servicing is located at the rear of the building.</p> <p>or</p> <p>The full length of the property boundary, excluding site access, between external storage areas and road frontages, public parks or residential zones are provided with a 1.8m high screen fence. The screen fence includes a 5m return along any side boundary.</p> <p>and</p> <p>AO26.9 Where the site has a common boundary with a sensitive receptor, effective acoustic screening is provided to all areas where work could be conducted outside the building, including refuse collection.</p>
Section 10 For development affected by one or more overlays	
Biodiversity overlay	
<p>PO27 Areas of environmental significance, including biodiversity values, are identified, protected and enhanced.</p>	<p>AO27.1 Uses and associated works are confined to areas not identified on Overlay Map 05.</p> <p>or</p> <p>AO27.2 Development is compatible with the environmental values of the area.</p> <p>or</p> <p>AO27.3 Where development within an area identified on Overlay Map 05 is unavoidable, measures recommended by a suitably qualified ecologist are incorporated to protect and retain the environmental values and underlying ecosystem processes within or adjacent to the development site to the greatest extent practical.</p>
<p>PO28 Biodiversity values of identified areas of environmental significance are protected from the impacts of development</p>	<p>AO28.1 Development adjacent to Protected Areas identified on Overlay Map 05 is set back a minimum of 100m from the park boundaries in the absence of any current 'Management Plans' for these areas.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
<p>PO29 There are no significant adverse effects on water quality, ecological and biodiversity values.</p>	<p>AO29.1 Uses and associated works are confined to areas outside overland flow paths and natural drainage features.</p> <p>and</p> <p>AO29.2 All buildings, on-site effluent disposal, external activities or storage areas are located 100m from the top of the bank of a river, creek, stream or wetland identified on Overlay Map 05.</p> <p>Note: This setback does not apply to equipment such as pumps that are necessary to access water or waterway crossings.</p> <p>and</p> <p>AO29.3 The Waterway Corridors identified on Overlay Map 05 are maintained in a natural state.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
Bushfire hazard	

Performance outcomes	Requirements for accepted development and assessment benchmarks
<p>PO30 Development is not placed at unacceptable risk from bushfire, does not increase the extent or severity of bushfire and maintains the safety of people and property from bushfire</p>	<p>AO30.1 Development does not occur in areas mapped as Very High or High Potential Bushfire Intensity Areas on the SPP Interactive Mapping (Plan Making).</p> <p>or</p> <p>AO30.2 A written assessment by a suitably experienced or qualified person confirms that the site is of Low Potential Bushfire Hazard.</p> <p>or</p> <p>AO30.3 For areas mapped as Medium Potential Bushfire Intensity Areas on the SPP Interactive Mapping (Plan Making), bushfire risk is mitigated through a Bushfire Management Plan incorporating:</p> <ul style="list-style-type: none"> (a) Lot design and the siting of buildings and uses so: <ul style="list-style-type: none"> (i) high intensity uses are located on the least bushfire prone area on the site and activities least susceptible to fire are sited closest to the bushfire hazard; and (ii) efficient emergency access is optimised; and (iii) bushfire risk is effectively minimised having regard to aspect, elevation, slope and vegetation. (b) Including firebreaks that provide adequate: <ul style="list-style-type: none"> (i) setbacks between buildings/ structures and hazardous vegetation; and (ii) access for fire fighting or other emergency vehicles; and (c) Road access for fire-fighting appliances and firebreaks are provided through a perimeter road that separates the use from areas of bushfire hazard and that road has a minimum cleared width of 20 metres; and (d) Where a reticulated water supply is not available and development involves buildings with a gross floor area greater than 50m², one tank within 100m of each residential building that has: <ul style="list-style-type: none"> (i) fire brigade tank fittings; and (ii) 25,000 litres dedicated for fire fighting purposes.

Performance outcomes	Requirements for accepted development and assessment benchmarks
PO31 Community infrastructure in any area mapped as Very High to Medium (Potential Intensity) Areas are able to function effectively during and immediately after bushfire events.	No outcome specified.
PO32 Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.	AO32.1 No hazardous materials, manufactured or stored in bulk, are on land mapped as Very High to Medium (Potential Intensity) Areas.
PO33 Major risks to the safety or property and to the wellbeing of occupants in areas mapped as Very High to Medium (Potential Intensity) Areas is minimised through appropriate siting, servicing and managing of residential premises.	AO33.1 New dwellings on land mapped as Very High to Medium (Potential Intensity) Areas are located: <ul style="list-style-type: none"> (a) Centrally within existing cleared areas on a lot which allows a regular shaped area (with a minimum dimension of 50m) of 5,000m² to be identified that: <ul style="list-style-type: none"> (i) is free of highly combustible vegetated areas; and (ii) is on southerly to easterly facing slopes not exceeding 15% gradient; or (iii) on flat lands at the base of north to western facing slopes not exceeding 15% gradient. (b) A fire protection buffer is established around the complete perimeter of the dwelling unit within a lot for a minimum width of 50m.
Flood hazard overlay	
PO34 Development is not exposed to risk from flood events by responding to flood potential and maintains personal safety at all times.	AO34.1 All new allotments include an area of sufficient size to accommodate the intended land use outside the area identified on Overlay Map 03. and AO34.2 New buildings are not located within the area identified on Overlay Map 03. or AO34.3 Development is sited above the 1%AEP flood event where known, or the highest known flood event, as follows: <ul style="list-style-type: none"> (a) Habitable floor levels - 500mm; (b) Non-habitable floor levels - 300mm; (c) On-site sewage treatment and storage areas for potential contaminants - 300mm; (d) All other development - 0mm. and AO34.4 Building work below the nominated flood level allows for the flow through of flood water at ground level:

Performance outcomes	Requirements for accepted development and assessment benchmarks
	<ul style="list-style-type: none"> (a) The structure below flood level is unenclosed; or (b) Any enclosure below flood level aligns with the direction of water flow; or (c) Any enclosure not aligning with the direction of water flow must have openings that are at least 50% of the enclosed area with a minimum opening of 75mm. <p>and</p> <p>AO34.5 Resilient building materials are used below the nominated flood level in accordance with the relevant building assessment provisions.</p> <p>and</p> <p>AO34.6 Signage is provided on site indicating the position and path of all safe evacuation routes off the site.</p>
<p>PO35 Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level, and does not increase the potential for flood damage either on site or other properties.</p>	<p>AO35.1 Works associated with the proposed development do not:</p> <ul style="list-style-type: none"> (a) involve a net increase in filling greater than 50m³; or (b) result in any reductions of on-site flood storage capacity and contain within the site any changes to depth/duration / velocity of flood waters; or (c) change flood characteristics outside the site in ways that result in: <ul style="list-style-type: none"> (i) loss of flood storage; (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows; or (iv) any reduction in flood warning times.
<p>PO36 Development avoids the release of hazardous materials into floodwaters.</p>	<p>AO36.1 Materials manufactured or stored on site are not hazardous in nature.</p> <p>or</p> <p>AO36.2 Hazardous materials and any associated manufacturing equipment are located above the nominated flood level.</p>
<p>PO37 Community infrastructure in any area mapped as Flood Hazard is able to function effectively during and immediately after flood.</p>	<p>No outcome specified.</p>
<p>Historic subdivisions overlay</p>	
<p>PO38 Historic subdivisions are only developed in locations where there is adequate access to physical and social services</p> <p>Editor's Note: This does not apply to outbuildings and extensions to an existing house.</p>	<p>AO38.1 The site is within 5km distance by road of a school if not on a current school bus route.</p>

<p>PO39 A site identified on the Overlay Map 09 is not developed where:</p> <ul style="list-style-type: none"> (a) the site characteristics, including impacts from natural hazards, make it unsuitable for development; and (b) infrastructure, including water, sewerage, stormwater and roads are not adequate or result in environmental harm. 	<p>AO39.1 The site has frontage to a gazetted and constructed road.</p> <p>Editor's Note: The construction standard for unmade roads is defined in the 'Construction of Unmade Roads' policy resolved by South Burnett Regional Council and adopted on 19 August 2009</p> <p>and</p> <p>AO39.2 The site has sufficient area to provide for on-site effluent disposal in accordance with the requirements of the <i>Queensland Plumbing and Wastewater Code</i>.</p> <p>and</p> <p>AO39.3 The site is:</p> <ul style="list-style-type: none"> (a) within a reticulated town water area, and reticulated watersupply is provided, or; (b) outside a reticulated town water area, and a rainwater tank or other supplementary water supply system is installed with a minimum capacity of 45,000 litres. <p>and</p> <p>AO39.4 Habitable rooms within new buildings are 300mm above the highest known flood level, located on the highest part of the site and elevated to enhance flood immunity.</p> <p>Editor's Note: Where historical flood data exists, it may be possible to use this information to determine the highest know flood level. Historical data may include:</p> <ul style="list-style-type: none"> ▪ formally recorded gauge heights records for a number of floods; ▪ formally surveyed peak flood levels; ▪ photographs of a historic flood; ▪ 'high-water' marks recorded on public or private property; and ▪ Interviews with long-term residents. <p>and</p> <p>AO39.5 New buildings are provided with a service line connection to the electricity supply and telecommunications networks.</p> <p>and</p> <p>AO39.6 Stormwater drainage is discharged from the boundary of a development site:</p> <ul style="list-style-type: none"> (a) without nuisance and annoyance to adjoining or downstream properties, (b) into natural systems, and (c) with conveyance to a lawful point of discharge including by way of easement where drainage systems traverse private property into natural systems. <p>and</p>
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Performance outcomes	Requirements for accepted development and assessment benchmarks
	AO39.7 New buildings are confined to areas outside of overland flow paths and natural drainage features.
Water catchments overlay	
PO40 There are no significant adverse effects on the water quality of the Region's drinking water supply.	AO40.1 Development within the Bjelke-Petersen Dam Water Resource Catchment Area and the 800m buffer to Boondooma and Gordonbrook Dams shown on Overlay Map 06 has no significant adverse effect on the quantity and availability of raw water for consumption, as determined by a suitably qualified water quality expert.

Part 7 Overlays

7.1 Preliminary

- (1) Overlays identify areas within the planning scheme that reflect state and local level interests and that have one or more of the following characteristics:
 - (a) there is a particular sensitivity to the effects of development;
 - (b) there is a constraint on land use or development outcomes;
 - (c) there is the presence of valuable resources;
 - (d) there are particular opportunities for development.
- (2) Overlays are mapped and included in Schedule 2.
- (3) The changed categories of development or assessment, if applicable, for development affected by an overlay are in Part 5.
- (4) Some overlays may be included for information purposes only. This should not result in a change to the category of development or assessment or any additional assessment benchmarks.
- (5) Assessment benchmarks for an overlay may be contained in one or more of the following:
 - (a) a map for an overlay
 - (b) a code for an overlay
 - (c) a zone code
 - (d) a local plan code
 - (e) a development code
- (6) Where development is proposed on premises partly affected by an overlay, the assessment benchmarks for the overlay only relates to the part of the premises affected by the overlay.
- (7) The following overlays for the planning scheme without code(s) are:
 - (a) Agricultural land overlay;
 - (b) Airport environs overlay;
 - (i) Public safety sub-area;
 - (ii) Wildlife hazards sub-area;
 - (iii) Aviation facility sub-area;
 - (iv) Aviation navigational facilities sub-area;
 - (c) Biodiversity overlay;
 - (i) Waterway corridors sub area;
 - (ii) Matters of State environmental significance sub-area;
 - (d) Bushfire hazard overlay;
 - (e) Extractive resources overlay;
 - (f) Flood hazard overlay;
 - (g) Historic subdivisions overlay;
 - (h) Landslide hazard overlay;
 - (i) Regional infrastructure overlay;
 - (j) Sensitive uses separation overlay;
 - (k) Water catchments overlay;
 - (i) Water resource catchment sub-area;
 - (ii) Dam buffer sub-area;

Part 8 Development codes

8.1 Preliminary

- (1) Development codes are codes for assessment where identified as an applicable code in Part 5.
- (2) The following codes and requirements apply to development under schedule 6 of the Regulation are relevant for the planning scheme.
- (3) Use codes and other development codes are specific to each local government area.
- (4) The following are the codes and requirements under the Regulation for development in the planning scheme area:
 - (a) Community residence code requirements applying to development that may not be made assessable development under the planning scheme;
 - (b) Cropping (involving forestry for wood production code) applying to development that may not be made assessable development under the planning scheme;
 - (c) Reconfiguring a lot (subdividing one lot into two lots) and associated operational works code applying to development for which code assessment is required under schedule 10, part 12 and schedule 10, part 14, division 2 of the Regulation.
- (5) There are no use codes for the planning scheme.
- (6) The following are the other development codes for the planning scheme:
 - (a) Reconfiguring a lot code;
 - (b) Services and works code;
 - (c) Local heritage place code; and
 - (d) Third party sign code.

8.2 Development that cannot be made assessable in accordance with schedule 6 of the Planning Regulation 2017

Editor's note—The following schedules of the Regulation are relevant to the South Burnett Regional Council Planning Scheme 2017:

- Schedule 6, Part 2, 6 of the Regulation, Material change of use for community residence;
- Schedule 12 of the Regulation, Particular reconfiguring a lot requiring code assessment;
- Schedule 13 of the Regulation, Requirements for cropping involving forestry for wood production.

8.3 Use codes

There are no use codes for the planning scheme area.

8.4 Other development codes

8.4.1 Reconfiguring a lot code

8.4.1.1 Application

This code applies to assessing development for reconfiguring a lot, with the exception of lot amalgamation, where identified as code or impact assessable in Part 5. When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

8.4.1.2 Purpose

- (1) The purpose of the Reconfiguring a lot code is to ensure development:
 - (a) Provides a compact urban form of safe, attractive and well-connected neighbourhoods that provide a variety of housing options and convenient access to services.
 - (b) Provides opportunities for rural residential living with good access to services.
 - (c) Manages the potential risks from natural and man-made hazards.
 - (d) Avoids unnecessary impacts on the natural environmental, features and resources.
 - (e) Allows for the efficient and sequential provision of urban infrastructure and an enhanced open space network.
- (2) The purpose of the code will be achieved through the following overall outcomes:

- (a) Lots are of a size and dimension suitable for their intended use and have due regard to local geographical constraints, identified hazards, fragmentation of agricultural land and community expectations of residential separation and character.
- (b) Reconfiguring a lot contributes to good urban design outcomes, safe and attractive neighbourhoods and functional industrial areas that are consistent with the intended character of the particular locality.
- (c) In-fill and consolidation of existing urban areas is maximised where consistent with the intended nature of the zone.
- (d) Reconfiguring a lot does not compromise the viability and productivity of identified agricultural land, extractive and coal resources and the Swickers Bacon Factory and maintains appropriate buffers to these resources.
- (e) Areas or features of environmental significance are not adversely impacted by habitat loss, fragmentation or isolation.
- (f) A structured road hierarchy is created that provides safe, convenient and efficient connectivity and circulation for vehicles, cyclists and pedestrians.
- (g) An integrated public open space network is available to meet the needs of the community for outdoor recreation and social activities and the protection of valuable features.
- (h) Lots are provided with water supply, stormwater disposal, sustainable effluent and waste disposal, telecommunications and power, to standards appropriate for the zone.

8.4.1.3 Criteria for assessment

Table 8.4.1—Assessable development

Performance outcomes	Assessment benchmarks
Section 1 Boundary realignment	
<p>PO1 The boundary realignment:</p> <ul style="list-style-type: none"> (a) results in lots that are consistent with the established subdivision pattern of the local area; (b) maintains or improves the utility of the lots; (c) does not create a situation where the use or buildings on the resulting lots become unlawful. 	<p>AO1.1 Development provides that allotment area, dimension and shape are in accordance with the standards in Table 8.4.2, except where the reconfiguration is boundary realignment and the outcome is preferable to the current allotment configuration.</p> <p>and</p> <p>AO1.2 The utility of the lots is maintained or improved where:</p> <ul style="list-style-type: none"> (a) a frontage to depth ratio exceeds that of the existing allotments; (b) access is provided to an allotment that previously had no access or an unsuitable access; (c) an existing boundary encroachment by a building or areas is corrected; <p>and</p> <p>AO1.3 The realignment does not result in a building contravening the setback, standards required by this Planning Scheme or relevant building assessment provisions.</p> <p>and</p> <p>AO1.4 The realignment results in a larger lot that is a more viable farming unit.</p>

Performance outcomes	Assessment benchmarks
<p>PO2 The boundary realignment facilitates the creation or consolidation of a viable farming unit.</p>	<p>AO2.1 Where covered by the Overlay Map 08:</p> <ul style="list-style-type: none"> (a) new lot boundaries enhance viable farming units; and (b) the boundaries ensure that a new dwelling is not on agricultural land. and (c) the reconfiguration satisfies the acceptable outcomes in section 6 of the Rural Zone code.
Section 2 Reconfiguration under a Community Title Scheme	
<p>PO3 Community Title Scheme development for a specific use does not detract from the character of surrounding areas as the result of increased density or the introduction of an incompatible land use.</p>	<p>AO3.1 The Community Title Scheme is approved as part of or following approval of a Material Change of Use application over the site.</p> <p>or</p> <p>AO3.2 Where it is proposed to register a Community Title Scheme over land on which there is an existing building or buildings, the lots include only the area of the building on the lot, except that multiple dwelling buildings lots may include a balcony, courtyard, veranda and garage.</p>
<p>PO4 The setback of residential buildings makes efficient use of the site, provides privacy and amenity for residents and contributes to positive urban design.</p>	<p>AO4.1 The minimum separation between the front of buildings on either side of an access way is 8m.</p> <p>and</p> <p>AO4.2 Except for private landscaped courtyards, all landscaped open space, landscaped setbacks to frontages and buffer areas are included within common property.</p> <p>and</p> <p>AO4.3 The common property is used for street access, utilities and recreation.</p>
<p>PO5 Adequate access is provided to public utilities for servicing, maintenance and repair.</p>	<p>AO5.1 Suitable easements are granted (at no cost to the Council) to contain all public utility service mains which traverse the site under the control of the Council.</p>
<p>PO6 Fire hydrants are easily accessible in times of emergency and are of a standard consistent with service needs.</p>	<p>AO6.1 Fire hydrant installation is provided in accordance with the requirements of the relevant Australian Standard.</p>

Performance outcomes	Assessment benchmarks
Section 3 All other reconfiguration	
<p>PO7 Allotments are of sufficient size and dimensions to meet the requirements of the users and provide for servicing of the intended use.</p>	<p>AO7.1 Development provides that allotment area, dimension and shape are in accordance with the standards in Table 8.4.2.</p> <p>and</p> <p>AO7.2 The minimum allotment size for any rear allotment shall be calculated exclusive of the area of the access corridor of the allotment.</p> <p>and</p> <p>AO7.3 Irregularly shaped allotments are designed to allow a building area of 15m by 10m to be setback 6m from the site frontage.</p>
<p>PO8 Lots have lawful, safe and practical access.</p>	<p>AO8.1 Access is provided via either:</p> <ul style="list-style-type: none"> (a) Direct road frontage; (b) Access strip with a minimum width of 3.5m (for rear lots only); or (c) Access easement with a minimum width of 6m (where lots only have legal road frontage that does not provide, safe or practical access to the existing street network). <p>and</p> <p>AO8.2 Newly created lots do not have direct access to sub-arterial or higher order roads.</p> <p>and</p> <p>AO8.3 Except in the Rural Zone, new lots, are provided with access to a sealed road.</p>
<p>PO9 The number of rear lots is minimised having regard to the outlook, topography of the site, intended land use and general amenity of the area.</p>	<p>AO9.1 Only one rear lot is provided behind each full street frontage regular lot.</p> <p>and</p> <p>AO9.2 No more than two rear lot access strips directly adjoin each other.</p> <p>and</p> <p>AO9.3 No more than two rear lots gain access from the head of a cul-de-sac.</p> <p>and</p> <p>AO9.4 Rear lots are only created where the site gradient is greater than 5%.</p>

Performance outcomes	Assessment benchmarks
<p>PO10 The design and construction of new roads:</p> <ul style="list-style-type: none"> (a) Maintain safe and efficient access to the transport network; (b) Creates integrated neighbourhoods; and (c) Are constructed to a standard that is commensurate with the intended use of allotments. 	<p>AO10.1 Intersection shall be spaced at no less than 45m from any other intersection.</p> <p>and</p> <p>AO10.2 Any intersections with existing roads shall be treated with a T-intersection or a roundabout.</p> <p>and</p> <p>AO10.3 The road layout indicates connections to adjoining development sites.</p> <p>and</p> <p>AO10.4 Other than in the Rural or Rural Residential Zones, new streets are provided with layback kerb and channel.</p> <p>or</p> <p>AO10.5 In the Rural Residential Zone, new streets are provided with concrete flush kerbs and swale drains.</p>
<p>PO11 The provision of services is resistant to inclement weather and does not degrade the character of the area.</p>	<p>AO11.1 Where the reconfiguration involves the opening of a new road, all electricity and telecommunications services are located underground.</p>
<p>PO12 Reconfiguration facilitates integration of walking and cycling networks that provide a safe and convenient environment for users having regard to appropriate gradients and distances to be travelled.</p>	<p>No outcome specified.</p>
<p>PO13 Public open space is provided in response to community need.</p>	<p>AO13.1 Public open space is provided in accordance with the Priority Infrastructure Plan.</p>
<p>PO14 Reconfiguration into allotments less than 400m² in the Medium Density Residential zone is facilitated where design outcomes are consistent with expectations for the zone.</p>	<p>AO14.1 Reconfiguration in the Medium Density Residential zone involving allotments less than 400m² where creating allotments for individual units in an approved and completed multiple dwelling or dual occupancy.</p>
<p>PO15 Reconfiguration into allotments less than 400m² in the Medium Density Residential zone is to provide for suitable living environments.</p>	<p>For allotments less than 400m² –</p> <p>AO15.1 All lots are orientated to within 20° of north.</p> <p>AO15.2 All lots are to be sized and shaped to accommodate a 10m x 20m rectangle.</p>
Section 4 All reconfiguring a lot subject to an overlay	
Agricultural land overlay	
<p>PO16 The productive capacity and utility of agricultural land for rural activities is maintained.</p>	<p>AO16.1 In the Rural zone only, no additional allotments are created in the area identified as agricultural land on SPP Interactive Mapping (Plan Making);</p> <p>or</p> <p>AO16.2 In the Rural zone only, a Farm management plan prepared by a suitably qualified agronomist demonstrates that the existing productivity of the land area is not reduced.</p>

Performance outcomes	Assessment benchmarks
Airport environs overlay	
Public safety sub-area	
<p>PO17 Development located at the end of runways does not increase the risk to public safety.</p>	<p>AO17.1 Development does not include a significant increase in the number of people living, working or congregating in an airport’s public safety area as depicted on Overlay Map 01</p>
Biodiversity overlay	
<p>PO18 Development avoids, minimises or mitigates adverse impacts on environmentally significant areas and values.</p>	<p>AO18.1 Development is confined to areas not mapped as high or general ecological significance on Overlay Map 05. or AO18.2 Proposed boundaries do not create additional barriers to species movement. and AO18.3 Proposed allotments do not create circumstances where additional accepted development clearing of protected vegetation may occur.</p>
Bushfire hazard overlay	
<p>PO19 Development is not placed at unacceptable risk from bushfire, does not increase the extent or severity of bushfire and maintains the safety of people and property from bushfire.</p>	<p>AO19.1 Development does not occur in areas mapped as Very High, High or Medium Potential Bushfire Intensity Areas on the SPP Interactive Mapping (Plan Making). or AO19.2 A written assessment by a suitably experienced or qualified person confirms that the site is of Low Potential Bushfire Hazard. or AO19.3 Bushfire risk is mitigated through a Bushfire Management Plan incorporating: (a) Lot design that (i) Locates high intensity uses on the least bushfire prone area on the site and activities least susceptible to fire closest to the bushfire hazard; and (ii) Optimises efficient emergency access; and (iii) Considers the bushfire risk associated with aspect, elevation, slope and vegetation. (b) Firebreaks to protected vegetation included in the subdivision layout providing access for fire fighting or other emergency vehicles and AO19.4 Road layouts facilitate easy and safer access and movement by emergency vehicles in the event of encroaching fire and provides that an alternative safe access (if one direction is</p>

Performance outcomes	Assessment benchmarks
	blocked in the event of fire) is maintained at all times.
Flood hazard overlay	
PO20 Development is not exposed to risk from flood events by responding to flood potential and maintains personal safety at all times	AO20.1 All new allotments include an area of sufficient size to accommodate the intended land use outside the area identified on Overlay Map 03.
PO21 Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level, and does not increase the potential for flood damage either on site or other properties.	AO21.1 Works associated with the proposed development do not: <ul style="list-style-type: none"> (a) involve a net increase in filling greater than 50m³; or (b) result in any reductions of on-site flood storage capacity and contain within the site any changes to depth / duration/velocity of flood waters; or (c) change flood characteristics outside the site in ways that result in: <ul style="list-style-type: none"> (i) loss of flood storage; (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows; or (iv) any reduction in flood warning times.
Regional infrastructure overlay	
PO22 Infrastructure networks and trails identified on Overlay Map 04 are protected from incompatible development on adjoining sites.	AO22.1 No new allotments are created within or adjacent to the networks and trails identified on Overlay Map 04.
Waterways, wetlands and catchments overlay	
PO23 There are no significant adverse effects on water quality, including drinking water, ecological and biodiversity values.	AO23.1 Development and associated works are confined to areas outside overland flow paths and natural drainage features. and AO23.2 New allotments in the waterway and wetland buffer areas identified on Overlay Map 06 include a building envelope of sufficient size to accommodate the intended land use outside the buffer area. and AO23.3 Development within the Bjelke-Petersen Dam Water Resource Catchment Area and the 800m buffer to Boondooma and Gordonbrook Dams shown on Overlay Map 06 has no significant adverse effect on the quantity and availability of raw water for consumption, as determined by a suitably qualified water quality expert. or AO23.4 Development within the Cooyar Creek water supply buffer area shown on Overlay Map 06 complies with the specific outcomes and measures of the <i>Seqwater Development Guidelines: Development Guidelines</i>

Performance outcomes	Assessment benchmarks
	<i>for Water Quality Management in Drinking Water Catchments 2012.</i>

Table 8.4.2 — Minimum Lot Dimensions

Zone	Minimum Area ^(a)	Minimum road frontage	Minimum rectangle contained within a lot ^(b)
Low density residential zone	600m ²	Standard lot – 17m Corner lot – 25m Rear lot – 6m	10m x 20m
Medium density residential zone	400m ²	Standard lot – 14m Corner lot – 20m	10m x 20m
Principal centre zone	400m ²	Not specified	Not specified
Local centre zone	400m ²	Not specified	Not specified
Low impact industry zone	1,000m ²	20m	20m x 25m
Medium impact industry zone	1,500m ²	20m	20m x 25m
Emerging community zone	600m ²	Standard lot – 17m Corner lot – 25m Rear lot – 6m	10m x 15m
Rural zone	100ha if not in the Winery precinct	100m	Not specified.
	20ha if in the Winery precinct	100m	Not specified
Rural residential zone other than in a precinct	2ha	Standard lot – 80m Rear lot – 10m	60m x 90m
Rural residential zone (4,000m ² RR1 precinct)	4,000m ²	Standard lot – 30m Rear lot – 10m	25 x 40m
Township zone	1,000m ²	20m	15m x 20m
All other circumstances (including community titles scheme in any zone)	Not specified	Not specified	Not specified

^(a) For rear allotments, the minimum area excludes the area of the proposed access way.

^(b) A minimum street frontage setback of 6m applies to this rectangle.

8.4.2 Services and works code

8.4.2.1 Application

This code applies to assessing material change of use, reconfiguring a lot and operational works (where not associated with a material change of use or reconfiguring a lot) for where identified as code assessment or impact assessment). When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

8.4.2.2 Purpose

- (1) The purpose of the Works and services code is to provide for the adequate provision of services and control of operational works.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Infrastructure is provided in a cost-effective, efficient and co-ordinated manner to a standard ordinarily expected in the locality.
 - (b) Development is planned, designed, constructed and operated to manage stormwater and wastewater in ways that protect environmental values and achieve water quality objectives;
 - (c) Development is provided with sufficient vehicle parking and servicing in a manner that provides safe and efficient access and circulation.
 - (d) Landscaping enhances visual amenity, integrates the built and natural environments, maximises water efficiency, minimises soil loss, provides shade in large paved areas and does not adversely impact on infrastructure.
 - (e) Filling or excavation maintains the amenity and health of the community and environment.

- (f) Development is reflective of and responsive to the environmental constraints of the land and is established where the impacts of natural hazards are avoided or safely managed.

8.4.2.3 Criteria for assessment

Table 8.4.3—Assessable development

Performance outcomes	Assessment benchmarks
Section 1 General	
PO1 The development is planned and designed considering the land use constraints of the site for achieving stormwater design objectives.	AO1.1 A stormwater quality management plan provides for achievable stormwater quality treatment measures that meet the design objectives identified in Table 9.4.4.
PO2 Development does not discharge wastewater to a waterway or off-site unless demonstrated to be best practice environmental management for that site.	AO2.1 A wastewater management plan prepared by a suitably qualified person and addresses : (a) wastewater type; (b) climatic conditions; (c) water quality objectives; (d) best-practice environmental management; and AO2.2 Wastewater is managed in accordance with a waste management hierarchy that: (a) avoids wastewater discharge to waterways; or (b) minimises wastewater discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water and groundwater.
PO3 Construction activities avoid or minimise adverse impacts on stormwater quality.	AO3.1 An erosion and sediment control plan addresses the design objectives for the construction phase in Table 9.4.4.
PO4 Operational activities avoid or minimise changes to waterway hydrology from adverse impacts of altered stormwater quality and flow.	AO4.1 Development incorporates stormwater flow control measures to achieve the design objectives for the post-construction phase in Table 9.4.4.
Section 2 Infrastructure	
PO5 Development is provided with infrastructure which: (a) conforms with industry standards for quality; (b) is reliable and service failures are minimised; and (c) is functional and readily augmented.	AO5.1 Except in the Rural zone, all development occurs on a site with frontage to a sealed road. and AO5.2 Infrastructure is designed and constructed in accordance with the standards contained in PSP1 – Design and Construction Standards.

Performance outcomes	Assessment benchmarks
Section 3 Vehicle parking	
<p>PO6 Vehicle parking and access is provided to meet the needs of occupants, employees, visitors and other users.</p>	<p>AO6.1 Vehicle parking spaces are provided on-site in accordance with Table 9.4.5.</p> <p>and</p> <p>AO6.2 A service bay is provided on-site for the service vehicle nominated in Table 9.4.5.</p> <p>and</p> <p>AO6.3 Driveway crossings are provided to the standard contained in PSP1 – Design and Construction Standards.</p> <p>and</p> <p>AO6.4 Vehicle parking and manoeuvring areas are provided in accordance with the standards contained in PSP1 – Design and Construction Standards.</p>
Section 4 Landscaping	
<p>PO7 Landscaping is appropriate to the setting and enhances local character and amenity.</p>	<p>AO7.1 Landscaping is provided in accordance with the relevant zone code provisions.</p> <p>and</p> <p>AO7.2 Where shade tree planting is required in vehicle parking areas each planting bed has a minimum area of 2m² and is unsealed and permeable.</p> <p>and</p> <p>AO7.3 Plantings along frontages or boundaries are in the form of defined gardens with three tier planting comprised of groundcovers, shrubs (understorey), and trees (canopy) and provided with a drip irrigation system, mulching and border barriers.</p>
<p>PO8 Plant species avoid adverse impacts on the natural and built environment, infrastructure and the safety of road networks.</p>	<p>AO8.1 Landscaping utilises plant species that are appropriate for the location and intended purpose of the landscaping.</p> <p>and</p> <p>AO8.2 Species selection avoids non-invasive plants.</p> <p>Editor's Note. Guidance on plant selection is provided in Branching Out - Your Handy Guide to tree Planting in the South Burnett available from Council.</p>

Performance outcomes	Assessment benchmarks
Section 5 Filling and excavation	
<p>PO9 Development results in ground levels that retain:</p> <ul style="list-style-type: none"> (a) access to natural light; (b) aesthetic amenity; (c) privacy; and (d) safety. 	<p>AO9.1 The depth of:</p> <ul style="list-style-type: none"> (a) fill is less than 2m above ground level; or (b) excavation is less than 2m below ground level. <p>and</p> <p>AO9.2 The toe of the fill, or top of the excavation is not less than 0.5m inside the site property boundary.</p> <p>and</p> <p>AO9.3 Works do not occur on slopes over 15% in grade.</p> <p>and</p> <p>AO9.4 Retaining walls over 1m in height are terraced 1.5m for every 1m in height and landscaped.</p> <p>and</p> <p>AO9.5 Batter slopes are not steeper than 25% and are grassed and terraced 1.5m for every 1m in height.</p> <p>and</p> <p>AO9.6 Filling or excavation for the purpose or retention of water:</p> <ul style="list-style-type: none"> (a) is certified by an RPEQ engineer to safely withstand the hydraulic loading; (b) directs overflow such that no scour damage or nuisance occurs on adjoining lots.
<p>PO10 Filling or excavation does not cause damage to public utilities.</p>	<p>AO10.1 Filling or excavation does not occur within 2m horizontally of any part of an underground water supply, sewerage, stormwater, electricity or telecommunications system.</p>
<p>PO11 Filling and excavation avoids water ponding on the premises or nearby premises that will adversely impact on the health of the community.</p>	<p>AO11.1 Following filling or excavation:</p> <ul style="list-style-type: none"> (a) the premises: <ul style="list-style-type: none"> (i) are self-draining; and, (ii) has a minimum slope of 0.25%; and, (b) surface water flow is: <ul style="list-style-type: none"> (i) directed away from neighbouring properties; or (ii) discharged into a stormwater drainage system designed and constructed in accordance with AS3500 section 3.2.
Section 6 All operational work subject to an overlay	
Biodiversity overlay	
<p>PO12 Development avoids, minimises or mitigates adverse impacts on areas of environmental significance.</p>	<p>AO12.1 Uses and associated works are confined to areas not identified on Overlay Map 05.</p> <p>or</p> <p>AO12.2 Development is compatible with the environmental values of the area.</p> <p>or</p>

Performance outcomes	Assessment benchmarks
	AO12.3 Where development within an area identified on Overlay Map 05 is unavoidable, measures recommended by a suitably qualified ecologist are incorporated to protect and retain the environmental values and underlying ecosystem processes within or adjacent to the development site to the greatest extent practical.
PO13 Biodiversity values of identified areas of environmental significance are protected from the impacts of development	AO13.1 Development adjacent to Protected Areas identified on Overlay Map 05 is set back a minimum of 100m from the park boundaries in the absence of any current 'Management Plans' for these areas.
PO14 There are no significant adverse effects on water quality, ecological and biodiversity values.	AO14.1 Uses and associated works are confined to areas outside overland flow paths and natural drainage features. and AO14.2 The Waterway Corridors identified on Overlay Map 05 are maintained in a natural state.
Flood hazard overlay	
PO15 Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level, and does not increase the potential for flood damage either on site or other properties.	AO15.1 Works associated with the proposed development do not: (a) involve a net increase in filling greater than 50m ³ in the area identified on Overlay Map 03; (b) result in any reductions of on-site flood storage capacity and contain within the site any changes to depth / duration/velocity of flood waters; or (c) change flood characteristics outside the site in ways that result in: (i) loss of flood storage; (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows; or (iv) any reduction in flood warning times.
Regional infrastructure overlay	
PO16 Earthworks do not restrict access to and along major electricity infrastructure corridors by the electricity providers, using their normal vehicles and equipment.	AO16.1 Earthworks do not alter levels along the boundaries of existing easements by more than 300mm and do not result in increased inundation of electricity infrastructure.
PO17 There is no worsening of drainage or erosion conditions affecting the bulk supply and linear infrastructure.	No outcome specified.

Performance outcomes	Assessment benchmarks
Water catchments overlay	
PO18 There are no significant adverse effects on the water quality of the Region’s drinking water supply.	<p>AO18.1 Development within the Bjelke-Petersen Dam Water Resource Catchment Area and the 800m buffer to Boondooma and Gordonbrook Dams shown on Overlay Map 06 has no significant adverse effect on the quantity and availability of raw water for consumption, as determined by a suitably qualified water quality expert.</p> <p>or</p> <p>AO18.2 Development within the Cooyar Creek water supply buffer area shown on Overlay Map 06 complies with the specific outcomes and measures of the <i>Seqwater Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012</i>.</p>

Table 8.4.4—Stormwater management design objectives

Construction phase		
Issue	Design objectives	
Drainage control	Temporary drainage works	(1) Design life and design storm for temporary drainage works (a) Disturbed area open for < 12 months – 50%AEP event (b) Disturbed area open for 12-24 months – 20%AEP event (c) Disturbed area open for > 24 months – 10%AEP event (2) Design capacity excludes minimum 150mm freeboard (3) Temporary culver crossing – minimum 100%AEP hydraulic capacity
Erosion control	Erosion control measures	(1) Minimise exposure of disturbed soil at any time (2) Divert run-off around disturbed areas (3) Determine the erosion risk rating using local rainfall erosivity, rainfall depth, soil-loss rate or other acceptable method (4) Implement erosion control methods corresponding to erosion risk rating
Sediment control	Sediment control measures Design storm for sediment control basins Sediment basin dewatering	(1) Determine appropriate sediment control measure using: (a) Potential soil loss rate; or (b) Monthly erosivity; or (c) Average monthly rainfall (2) Collect and drain stormwater to a sediment basin to accommodate a 80 th five-day event or similar (3) Site discharge during dewatering: (a) TSS < 50mg/L; (b) Turbidity not >10% receiving water turbidity; and (c) pH 6.5-8.5

Water quality	Litter and other waste, hydrocarbons and other contaminants	(1) Avoid wind-blown litter; (2) Remove gross pollutants; (3) Ensure there is no visible oil or grease sheen on released waters; (4) Dispose of contaminated waste at authorised facilities		
Waterway stability and flood flow management	Changes to the natural waterway hydraulics and hydrology	For peak flow for the 100%AEP and 1%AEP event, use constructed sediment basins to attenuate rate of stormwater discharge		
Post-construction phase				
Design objectives Minimum reductions in mean annual load from unmitigated development (%)		Application		
Total suspended solids	Total phosphorus	Total nitrogen	Gross pollutants > 5mm	
85	60	45	90	Development for urban purposes on centres greater than 3,000 people.

Table 8.4.5—Vehicle parking and service vehicle requirements

Use type	Minimum car parking spaces	Service vehicle
Agricultural supplies store	1 space per 50m ² gross floor area	AV
Animal keeping	1 space per employee and 1 space per 30 animals	SRV
Bulk landscape supplies	1 space per 150m ² total use area (minimum 6 spaces)	AV
Car wash	1 space per wash bay	Not specified
Childcare centre	1 space per 3 employees and 1 space per 5 children On-site queuing space for 3 vehicles	Not specified
Club	30 spaces	MRV
Community use	1 space per 2 employees and 1 space per 50m ² gross floor or public assembly area	AV
Dual occupancy	1 space per unit plus 1 visitor space	Not specified
Food and drink outlet	In the Retail core precinct – 1 space per 20m ² gross floor area Otherwise – 1 space per 15m ² gross floor area On-site queuing space for 10 vehicles per drive-through facility	SRV
Function facility	1 space per 2 employees and 1 space per 50m ² gross floor or public assembly area	AV
Funeral parlour	1 space per 50m ² gross floor area and 1 space per 10 chapel seats	Not specified
Garden centre	1 space per 150m ² total use area	AV
Hardware and trade supplies	1 space per 40m ² gross floor area	AV
Health care service	1 space per 30m ² gross floor area	Ambulance
Industry	1 space per 50m ² gross floor area for first 500m ² , then 1 space per 100m ² gross floor area thereafter	AV
Hospital	1 space per 4 beds plus 1 space per 2 employees plus 1 space per 50m ² gross floor area	AV plus one ambulance space per 50 beds
Hotel	1 space per 2m ² barroom areas plus 1 space per 14m ² lounge or beer garden floor area plus 1 space per 3 employees plus 1 space per accommodation room (on-site queuing for 12 vehicles per drive through facility)	AV

Use type	Minimum car parking spaces	Service vehicle
Indoor sport and recreation	1 space per 20m ² gross floor area; or 1 space per 5 spectator seats; or 4 spaces per court/lane/pitch; or 15 spaces per playing field Whichever is the greater	AV
Market	1 space per 20m ² gross floor area; or 1 space per stall Whichever is the greater	HRV
Motor sport facility	1 space per 5 spectator seats	AV
Multiple dwelling	1 space per unit plus 1 visitor space per 5 units	SRV where more than 10 units
Nightclub	1 space per 2m ² bar areas plus 1 space per 3 employees	AV
Office	In the Retail core precinct – 1 space per 70m ² gross floor area Otherwise – 1 space per 50m ² gross floor area	Not specified
Outdoor sales	1 space per 150m ² total use area (minimum 6 spaces)	AV
Outdoor sport and recreation	1 space per 5 spectator seats; or 30 spaces per playing field; or 30 spaces per club house; or 6 spaces per tennis court Whichever is the greater	AV
Place of worship	1 space per 30m ² gross floor area; and 1 space per 10 people able to be seated in any facility for the conduct of services.	Not specified
Residential care facility	1 space per 4 beds plus 1 space per 2 employees	Ambulance
Rooming accommodation	1 space per 2 rooms plus 1 space per employee	SRV
Service station	5 spaces	AV
Shop	In the Retail core precinct – 1 space per 25m ² gross floor area 1 space per 20m ² gross floor area	HRV
Shopping centre	In the Retail core precinct – 1 space per 25m ² for first 2,000m ² gross floor area then 1 space per 20m ² gross floor area thereafter Otherwise – 1 space for 20m ² for first 2,000m ² gross floor area then 1 space per 15m ² gross floor area thereafter	AV
Short term accommodation	1 space plus 1 space per accommodation unit plus 1 space per 20m ² gross floor area of restaurant / conference facility	MV
Showroom	1 space for 20m ² for first 2,000m ² gross floor area then 1 space per 15m ² gross floor area thereafter	AV
Theatre	1 space per 20m ² gross floor area; or 1 space per 5 seats Whichever is the greater	MRV
Tourist park	1 space per site plus 1 space per 10 cabins/van sites plus 1 space per 3 employees	HRV
Transport depot	1 space per 2 employees	AV
Veterinary services	1 space per 30m ² gross floor area	SRV

Use type	Minimum car parking spaces	Service vehicle
Warehouse	1 space per tenancy plus 1 space per 500m ² gross floor area	AV
Wholesale nursery	1 space per 150m ² total use area (minimum 6 spaces)	AV
All other circumstances	Sufficient vehicle and bus parking having regard to the nature, scale and intensity of the use.	
Where the calculated number of vehicle parking spaces results in a fraction, the required number is rounded up to the next whole number.		

8.4.3 Local heritage place code

8.4.3.1 Application

This code applies to assessing building work and operational work where identified as code assessable in Part 5. When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

8.4.3.2 Purpose

- (1) The purpose of the Local heritage place code is to protect and enhance the cultural heritage significance of local heritage places, townscapes and streetscapes.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) The built heritage values of historic streetscapes and individual sites within those streetscapes are protected and (where feasible) enhanced;
 - (b) Development on or adjacent to a Heritage Place will not have an adverse impact in terms of visibility, public accessibility, physical change, damage or removal;

8.4.3.3 Criteria for assessment

Table 8.4.6—Accepted development subject to requirements and assessable development

Performance outcomes	Requirements for accepted development and assessment benchmarks
Section 1 Accepted development subject to requirements and assessable development	
PO1 Development conserves the features and values of the local heritage place that contribute to its cultural heritage significance.	AO1.1 Significant features of the place remain unaltered, intact and visible.
Section 2 Assessable development	
PO2 Local heritage places are retained in their setting, unless there is no feasible alternative to the demolition.	AO2.1 Engineering documentary evidence is provided to substantiate demolition need. and AO2.2 Recording of buildings or structures is undertaken by a suitably qualified person.
PO3 Changes to a local heritage place occur appropriately and sensitively.	AO3.1 Development is compatible with a conservation management plan prepared in accordance with the Australia ICOMOS Charter for Places of Cultural Heritage Significance.

Performance outcomes	Requirements for accepted development and assessment benchmarks
PO4 Filling or excavation does not have a detrimental impact on sites of local heritage significance.	<p>AO4.1 The impact of excavation is minor and limited to parts of the local heritage place disturbed by previous excavation.</p> <p>AO4.2 If involving a high level of surface or subsurface disturbance an investigation precedes the commencement of work to confirm that the local heritage values of the site are undiminished.</p>

8.4.4 Third party sign code

8.4.4.1 Application

This code applies to assessing operational work where identified as code assessable in Part 5. When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.



8.4.4.2 Purpose

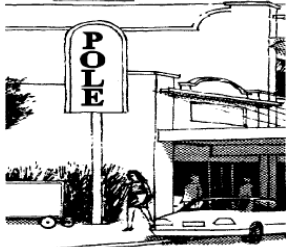
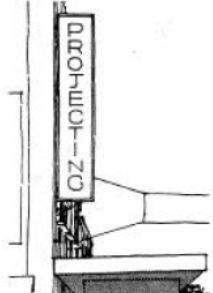

- (1) The purpose of the Third party sign code is to manage the visual and other off-site impacts of advertising signs that promote products, services, events or activities on sites other than the site on which they are erected.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Third party signs contribute to a cohesive built form for the locality in which they are placed;
 - (b) Third party signs are placed so that the appearance of the surrounding area is not adversely affected by a proliferation of signs;
 - (c) Light impacts from third party signs are managed to avoid any adverse impacts on surrounding properties or the safety of the road network;
 - (d) Third party signs provide for the safe and unhindered movement of vehicles and pedestrians;
 - (e) Personal and property safety is not compromised by unstable third party signs;



8.4.4.3 Criteria for assessment

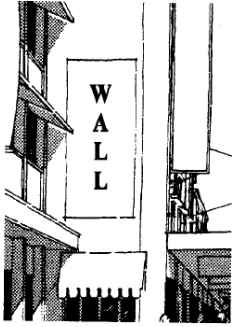
Table 8.4.7—Assessable development

Performance outcomes	Requirements for accepted development and assessment benchmarks
<p>PO1 An above awning sign is consistent with the scale and design of buildings and other works in the area, does not contribute to visual clutter and maintains recognised acceptable limits of light emissions.</p> <p>Editor's Note. An example of an above awning sign is provided below.</p>	<p>AO1.1 The above awning sign:</p> <ol style="list-style-type: none"> (i) does not have a face area in excess of 2.5m² or more than 2 faces; (ii) where it has 2 faces — has a maximum angle between each face of 45 degrees; (iii) has a maximum height of 1.5m above the awning on which it is displayed; (iv) is not displayed less than 3m from another above awning sign; (v) is be displayed less than 1.5m from any side boundary; (vi) has a face area length greater than the face area height;

Performance outcomes	Requirements for accepted development and assessment benchmarks
	<ul style="list-style-type: none"> (vii) if illuminated — does not result in light nuisance on a light-sensitive use off-site; (viii) is installed without “guide wires” or exposed supporting framework
<p>PO2 A billboard/hoarding sign is consistent with the scale of development in the area and does not contribute to visual clutter.</p> <p>Editor’s Note. An example of a billboard/hoarding sign is provided below.</p> 	<p>AO2.1 The sign:</p> <ul style="list-style-type: none"> (a) has a maximum face area of 45m²; (b) has a maximum height of 15m; (c) does not directly face adjoining premises unless it is more than 3m from each boundary of the premises; (d) is not located or constructed so as to expose an unsightly back view of the sign; (e) does not have more than 2 faces; <p>and</p> <p>AO2.2 If the sign has 2 faces — has a maximum angle between each face of 45 degrees;</p> <p>and</p> <p>AO2.3 Only 1 double-sided sign is displayed on premises except where the street front boundary of the premises exceeds 100m.</p> <p>and</p> <p>AO2.4 If the street front boundary of the premises exceeds 100m, more than 1 double-sided sign is permitted, however, the signs are a minimum 100m apart.</p> <p>and</p> <p>AO2.5 The sign is not displayed less than 3m from any side boundary.</p> <p>and</p> <p>AO2.6 The sign is installed without “guide wires” or exposed supporting framework.</p>
<p>PO3 A pole sign is consistent with the scale of development in the area and does not contribute to visual clutter.</p> <p>Editor’s Note. An example of a pole sign is provided below.</p>	<p>AO3.1 The sign has a maximum height of 5m above ground level.</p> <p>and</p> <p>AO3.2 The sign is not displayed less than 3m from any side boundary.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
	
<p>PO4 A projecting sign is consistent with the scale of development in the area, does not obstruct vehicle movement and does not contribute to visual clutter.</p> <p>Editor's Note. An example of a projecting sign is provided below.</p> 	<p>AO4.1 The front elevation of the sign does not project beyond the outline of the wall to which it is attached.</p> <p>and</p> <p>AO4.2 The sign is positioned and designed in a manner which is compatible with the architecture of the building to which it is attached.</p> <p>and</p> <p>AO4.3 The sign maintains a minimum clearance of 2.4m from any road related area directly adjacent to the sign.</p> <p>and</p> <p>AO4.4 The sign is installed without "guide wires" or exposed supporting framework.</p>
<p>PO5 A pylon sign is consistent with the scale of development in the area and does not contribute to visual clutter.</p> <p>Editor's Note. An example of a pylon sign is provided below.</p> 	<p>AO5.1 If the sign has 2 faces — has a maximum angle between each face of 45 degrees.</p> <p>and</p> <p>AO5.2 The sign has a maximum face area of 40m².</p> <p>and</p> <p>AO5.3 The sign has a maximum height of 15m above ground level.</p> <p>and</p> <p>AO5.4 Only 1 double-sided sign is displayed on premises except where the street front boundary of the premises exceeds 100m.</p> <p>and</p> <p>AO5.5 If the street front boundary of the premises exceeds 100m, more than 1 double-sided sign is permitted, however, the signs are a minimum 100m apart.</p> <p>and</p> <p>AO5.6 The sign is not located or constructed so as to expose an unsightly back view of the sign.</p> <p>and</p> <p>AO5.7 The sign is not displayed less than 3m from any side boundary.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
<p>PO6 A roof/sky sign is consistent with the scale of development in the area, does not contribute to visual clutter, maintains recognised acceptable limits of light emissions and does not represent a hazard to public safety.</p> <p>Editor's Note. An example of a roof/sky sign is provided below.</p> 	<p>and</p> <p>AO5.8 The sign is installed without “guide wires” or exposed supporting framework.</p> <p>AO6.1 The sign is contained within the existing or created outline of the building on which it is displayed.</p> <p>or</p> <p>AO6.2 The sign is designed to appear as if it were part of the original building, or in some other way match or complement the architecture of the building.</p> <p>and</p> <p>AO6.3 The sign does not extend horizontally beyond the edge of the roof of the building on which it is displayed.</p> <p>and</p> <p>AO6.4 The sign is not less than 3m from any other roof/sky sign displayed on the building and the signs match, align or are otherwise compatible with each other.</p> <p>and</p> <p>AO6.5 The sign is installed without “guide wires” or exposed supporting framework.</p> <p>and</p> <p>AO6.6 The sign may be internally illuminated but does not cause excessive light spill.</p> <p>and</p> <p>AO6.7 For signs with a face area greater than 1.2m², an engineer’s certificate for any supporting structure for the sign is obtained.</p>
<p>PO7 A sign-written roof sign is consistent with the scale of development in the area, does not contribute to visual clutter and results in no light nuisance off-site.</p> <p>Editor's Note. An example of a sign-written roof sign is provided below.</p> 	<p>AO7.1 The sign is contained within the existing or created outline of the building on which it is displayed.</p> <p>and</p> <p>AO7.2 The sign does not cover more than 25% of the roof of the building on which it is displayed.</p> <p>and</p> <p>AO7.3 The sign does not extend horizontally beyond the edge of the building roof.</p> <p>and</p> <p>AO7.4 The sign is visually compatible with other sign written roof signs on the building.</p> <p>and</p> <p>AO7.5 The sign is not visible from any residential building located adjacent to the building on which it is displayed.</p> <p>and</p> <p>AO7.6 The sign is not illuminated.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
<p>PO8 A wall sign is consistent with the scale of development in the area and maintains recognised acceptable limits of light emissions.</p> <p>Editor's Note. An example of a wall sign is provided below.</p> 	<p>AO8.1 The sign does not project in excess of 100mm from the wall to which it is affixed.</p> <p>and</p> <p>AO8.2 The sign does not project beyond any edge of the wall.</p> <p>and</p> <p>AO8.3 The sign integrates, and is compatible, with the architecture of the building on which it is placed.</p> <p>and</p> <p>AO8.4 The shape of the sign is similar to the shape of the wall on which it is placed.</p> <p>and</p> <p>AO8.5 The face area of the sign does not cover more than 75% of the area of the wall on which it is placed.</p> <p>and</p> <p>AO8.6 The sign is installed without “guide wires” or exposed supporting framework.</p> <p>and</p> <p>AO8.7 The sign may be internally but not externally illuminated and does not result in light nuisance on a light-sensitive use off-site</p>

Schedule 1 Definitions

SC1.1 Use definitions

- (1) Use definitions have a specific meaning for the purpose of the planning scheme.
- (2) Any use not listed in Table SC1.1.2 column 1 is an undefined use.

Note—development comprising a combination of defined uses is not considered to be an undefined use.

- (3) A use listed in Table SC1.1.2 column 1 has the meaning set out beside that term in column 2.
- (4) The use definitions listed here are the definitions used in this planning scheme.
- (5) Column 3 of Table SC1.1.2 identifies examples of the types of activities that are consistent with the use identified in column 1.
- (6) Column 4 of Table SC1.1.2 identifies examples of activities that are not consistent with the use identified in column 1.
- (7) Columns 3 and 4 of Table SC1.1.2 are not exhaustive lists.
- (8) Uses listed in Table SC1.1.2 columns 3 and 4 that are not listed in column 1, do not form part of the definition.

Table SC 1.1.1-Index of use definitions

Index of use definitions		
<ul style="list-style-type: none"> • Adult store • Agricultural supplies store • Air service • Animal husbandry • Animal keeping • Aquaculture • Bulk landscape supplies • Caretaker's accommodation • Car wash • Cemetery • Childcare centre • Club • Community care centre • Community residence • Community use • Crematorium • Cropping • Detention facility • Dual occupancy • Dwelling house • Dwelling unit • Educational establishment • Emergency services • Environment facility • Extractive industry • Food and drink outlet • Function facility • Funeral parlour • Garden centre • Hardware and trade supplies • Health care service 	<ul style="list-style-type: none"> • High impact industry • Home-based business • Hospital • Hotel • Indoor sport and recreation • Intensive animal industry • Intensive horticulture • Landing • Low impact industry • Major electricity infrastructure • Market • Medium impact industry • Motor sport facility • Multiple dwelling • Nature-based tourism • Nightclub entertainment facility • Office • Outdoor sales • Outdoor sport and recreation • Outstation • Park • Parking station • Party house • Permanent plantation • Place of worship • Relocatable home park • Renewable energy facility 	<ul style="list-style-type: none"> • Research and technology industry • Residential care facility • Resort complex • Retirement facility • Roadside stall • Rooming accommodation • Rural industry • Rural workers' accommodation • Sales office • Service industry • Service station • Shop • Shopping centre • Short-term accommodation • Showroom • Special industry • Substation • Telecommunications facility • Theatre • Tourist attraction • Tourist park • Transport depot • Utility installation • Veterinary service • Warehouse • Wholesale nursery • Winery • Workforce accommodation

Table SC 1.1.2-Use definitions

Use	Definition	Examples include	Does not include the following examples
Adult store	Premises used for the primary purpose of displaying or selling: (a) sexually explicit materials; or (b) products and devices that are associated with, or used in, a sexual practice or activity.		
Agricultural supplies store	Premises used for the sale of agricultural supplies and products.	Animal feed, bulk veterinary supplies, chemicals, farm clothing, fertilisers, irrigation materials, saddlery, seeds	Bulk landscape supplies, garden centre, outdoor sales, wholesale nursery
Air service	Premises used for any of the following: (a) the arrival and departure of aircraft; (b) the housing, servicing, refuelling, maintenance and repair of aircraft; (c) the assembly and dispersal of passengers or goods on or from an aircraft; (d) training and education facilities relating to aviation; (e) aviation facilities; (f) an activity that— (i) is ancillary to an activity or facility state in paragraphs (a) to (e); and (ii) directly services the needs of aircraft passengers.	Airport, airstrip, helipad, public or private airfield	

<p>Animal husbandry</p>	<p>Premises used for– (a) producing animals or animal products on native or improved pastures or vegetation; or (b) a yard, stable, temporary holding facility or machinery repairs and servicing, if the use is ancillary to the use in paragraph (a).</p>	<p>Cattle studs, grazing of livestock, non-feedlot dairy</p>	<p>Animal keeping, intensive animal industry, aquaculture, feedlots, piggeries</p>
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Use	Definition	Examples include	Does not include the following examples
Animal keeping	Premises used for– (a) boarding, breeding or training animals; or (b) a holding facility or machinery repairs and servicing, if the use is ancillary to the use in paragraph (a).	Aviaries, catteries, kennels, stables, wildlife refuge	Aquaculture, cattle studs, domestic pets, feedlots, grazing of livestock, non-feedlot dairying, piggeries, poultry meat and egg production, animal husbandry
Aquaculture	Premises used for cultivating, in a confined area, aquatic animals or plants for sale.	Pond farms, tank systems, hatcheries, raceway system, rack and line systems, sea cages	Intensive animal industry
Bulk landscape supplies	Premises used for bulk storage and sale of mainly non-packaged landscaping and gardening supplies, including, for example, soil, gravel, potting mix or mulch.		Garden centre, outdoor sales, wholesale nursery
Caretaker's accommodation	Premises used for a dwelling for a caretaker of a non-residential use on the same premises.		Dwelling house
Car wash	Premises used for the commercial cleaning of motor vehicles.		Service station
Cemetery	Premises used for interment of bodies or ashes after death.	Burial ground, crypt, columbarium, lawn cemetery, pet cemetery, mausoleum	Crematorium, funeral parlour
Childcare centre	Premises used for the care, education and minding, but not residence, of children.	Crèche, early childhood centre, kindergarten, before and after school care, vacation care	Educational establishment, home-based child care, family day care

Use	Definition	Examples include	Does not include the following examples
Club	Premises used for– (a) an association established for social, literary, political, sporting, athletic or other similar purposes; or (b) preparing and selling food and drink, if the use is ancillary to the use in paragraph (a).	Club house, guide and scout clubs, surf lifesaving club, RSL, bowls club	Hotel, nightclub entertainment facility, place of worship, theatre
Community care centre	(a) Premises used for– (i) providing social support to members of the public; or (ii) Providing medical care to members of the public, if the use is ancillary to the use in subparagraph (i); but (b) Does not include the use of premises for providing accommodation to members of the public.	Disability support services, drop in centre, respite centre, integrated Indigenous support centre	Childcare centre, family day care, home-based childcare, health care services, residential care facility

Use	Definition	Examples include	Does not include the following examples
Community residence	(a) means the use of premises for— (i) No more than— (A) 6 children, if the accommodation is provided as part of a program or service under the <i>Youth Justice Act 1992</i> ; or (B) 6 persons who require assistance or support with daily living needs; and (ii) No more than 1 support worker; and (b) Includes a building or structure that is reasonably associated with the use in paragraph (a).	Hospice	Dwelling house, dwelling unit, residential care facility, rooming accommodation, short-term accommodation
Community use	Premises used for— (a) providing artistic, social or cultural facilities or community support services to the public; (b) preparing and selling food and drink, if the use is ancillary to the use in paragraph (a).	Art gallery, community centre, community hall, library, museum	Cinema, club, hotel, nightclub entertainment facility, place of worship
Crematorium	Premises used for the cremation or aquamation of bodies.		Cemetery

Use	Definition	Examples include	Does not include the following examples
Cropping	Premises used for– (a) growing and harvesting plants, or plant material, that are cultivated in soil, for commercial purposes; or (b) harvesting, storing or packing plants or plant material grown on the premises, if the use is ancillary to the use in paragraph (a); or (c) repairing and servicing machinery used on the premises, if the use is ancillary to the use in paragraph (a).	Fruit, nut, vegetable and grain production, forestry for wood production, fodder and pasture production, plant fibre production, sugar cane growing, vineyard	Permanent plantations, intensive horticulture, rural industry
Dual occupancy	(a) Means a residential use of premises for two households involving– (i) 2 dwellings (whether attached or detached) on a single lot or 2 dwellings (whether attached or detached) on separate lots that share a common property; and (ii) Any domestic outbuilding associated with the dwelling; but (b) Does not include a residential use of premises that involves a secondary dwelling.	Duplex, two dwellings on a single lot (whether or not attached), two dwellings within one single community title scheme under the <i>Body Corporate and Community Management Act 1997</i> , two dwellings within the one body corporate to which the <i>Building Units and Group Title Act 1980</i> continues to apply.	Dwelling house, multiple dwelling
Dwelling house	A residential use of premises involving: (a) 1 dwelling for a single household and any domestic outbuildings associated with the dwelling; or (b) 1 dwelling for a single household, a secondary dwelling and any domestic outbuildings associated with either dwelling.		Caretaker's accommodation, dual occupancy, rooming accommodation, short-term accommodation, student accommodation, multiple dwelling

Use	Definition	Examples include	Does not include the following examples
Dwelling unit	Use of premises containing a non-residential use for a single dwelling, other than a dwelling for a caretaker of the non-residential use.	“Shop-top” apartment	Caretaker’s accommodation, dwelling house
Educational establishment	Premises used for– (a) training and instruction to impart knowledge and develop skills; or (b) Student accommodation, before or after school care, or vacation care, if the use is ancillary to the use in paragraph (a)	Pre-preparatory, preparatory and primary school, secondary school, special education, college, university, technical institute, outdoor education centres	Childcare centre, home-based childcare, family day care
Emergency services	Premises used by a government entity or community organization to provide– (a) essential emergency services; or (b) disaster management services or (c) management support facilities for the services.	State emergency service facility, ambulance station, rural fire brigade, auxiliary fire and rescue station, urban fire and rescue station, police station, emergency management support facility, evacuation centres	Community use, hospital, residential care facility
Environment facility	(a) means the use of premises for a facility for the appreciation, conservation or interpretation of an area of cultural, environmental or heritage value; but (b) does not include the use of premises to provide accommodation for tourists and travellers	Nature-based attractions, walking tracks, seating, shelters, boardwalks, observation decks, bird hides	
Extractive industry	Premises used for– (a) extracting or processing extractive resources; and (b) Any related activities, including, for example, transporting the resources to market.	Quarry	

Use	Definition	Examples include	Does not include the following examples
Food and drink outlet	Premises used for– (a) Preparing and selling food and drink for consumption on or off the premises; or (b) Providing liquor for consumption on and off the premises, if the use is ancillary to the use in paragraph (a).	Bistro, café, coffee shop, drive-through facility, kiosk, milk bar, restaurant, snack bar, takeaway, tea room	Bar, club, hotel, shop, theatre, nightclub entertainment facility
Function facility	Premises used for– (a) receptions or functions; or (b) preparing and providing food and liquor for consumption on the premises as part of a reception or function.	Conference centre, reception centre	Community use, hotel
Funeral parlour	(a) Premises used for– (i) arranging and conducting funerals, memorial and other similar events; or (ii) a mortuary; or (iii) storing and preparing bodies for burial or cremation; but (b) does not include the use of premises for the burial or cremation of bodies.		Cemetery, crematorium, place of worship
Garden centre	Premises used for– (a) selling plants; or (b) selling gardening and landscape products and supplies that are mainly in pre-packaged form; or (c) a food and drink outlet that is ancillary to the use in paragraph (a).	Retail plant nursery	Bulk landscape supplies, wholesale nursery, outdoor sales

Use	Definition	Examples include	Does not include the following examples
Hardware and trade supplies	Premises used for selling, displaying or hiring hardware and trade supplies, including, for example, house fixtures, timber, tools, paint, wallpaper or plumbing supplies.		Shop, showroom, outdoor sales and warehouse
Health care services	Premises used for medical purposes, paramedical purposes, alternative health therapies or general health care, if overnight accommodation is not provided on the premises.	Dental clinics, medical centres, natural medicine practices, nursing services, physiotherapy clinic	Community care centre, hospital
High impact industry	Premises used for an industrial activity— (a) that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and (b) that a local planning instrument applying to the premises states is a high impact industry; and (c) that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity.	Abattoirs, concrete batching plant, boiler making and engineering and metal foundry Note—additional examples are shown in SC1.1.1 industry thresholds.	Tanneries, rendering plants, oil refineries, waste incineration, manufacturing or storing explosives, power plants, manufacturing fertilisers, service industry, low impact industry, medium impact industry, special industry
Home-based business	The use of a dwelling or domestic outbuilding on premises for a business activity that is subordinate to the residential use of the premises.	Bed and breakfast, home office, home-based childcare	Hobby, office, shop, warehouse, transport depot

Use	Definition	Examples include	Does not include the following examples
Hospital	Premises used for— (a) the medical or surgical care or treatment of patients, whether or not the care or treatment requires overnight accommodation; or (b) providing accommodation for patients; or (c) providing accommodation for employees, or any other use, if the use is ancillary to the use in paragraph (a) or (b).		Health care services, residential care facility
Hotel	(a) means the use of premises for— (i) selling liquor for consumption on the premises; or (ii) a dining or entertainment activity, or providing accommodation to tourists or travellers, if the use is ancillary to the use in subparagraph (i); but (b) does not include a bar.	Pub, tavern	Nightclub entertainment facility
Indoor sport and recreation	Premises used for a leisure, sport or recreation activity conducted wholly or mainly indoors.	Amusement parlour, bowling alley, gymnasium, squash courts, enclosed tennis courts	Cinema, hotel, nightclub entertainment facility, theatre
Intensive animal industry	(a) Premises used for— (i) the intensive production of animals or animal products, in an enclosure, that requires the food and water to be provided mechanically or by hand; or (ii) Storing and packing feed and produce, if the use	Feedlots, piggeries, poultry and egg production	Animal husbandry, aquaculture, drought feeding, milking sheds, shearing sheds, weaning pens

Use	Definition	Examples include	Does not include the following examples
	<p>is ancillary to the use in subparagraph (i); but</p> <p>(b) Does not include the cultivation of aquatic animals.</p>		
Intensive horticulture	<p>(a) Premises used for–</p> <p>(i) the intensive production of plants or plant material carried out indoors on imported media; or</p> <p>(ii) the intensive production of plants or plant material carried out outside using artificial lights or containers; or</p> <p>(iii) storing and packing plants or plant material grown on the premises, if the use is ancillary to the use in subparagraph (i) or (ii); but</p> <p>(ii) Does not include the cultivation of aquatic plants.</p>	Greenhouse and shade house plant production, hydroponic farms, mushroom farms	Wholesale nursery

Use	Definition	Examples include	Does not include the following examples
Low impact industry	<p>Premises used for an industry activity—</p> <ul style="list-style-type: none"> (a) that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and (b) that a local planning instrument applying to the premises states is a low impact industry; and (c) that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity. 	<p>Repairing motor vehicles, fitting and turning workshop</p> <p>Note—additional examples are shown in SC1.1.1 industry thresholds.</p>	<p>Panel beating, spray painting or surface coating, tyre recycling, drum re-conditioning, wooden and laminated product manufacturing, service industry, medium impact industry, high impact industry, special industry</p>
Major electricity infrastructure	<ul style="list-style-type: none"> (a) means the use of premises for— <ul style="list-style-type: none"> (i) a transmission grid or supply network; or (ii) a telecommunication facility, if the use is ancillary to the use in subparagraph (i); but (b) does not include the use of premises for a supply network or private electricity works stated in schedule 6, section 26 (5), unless the use involves— <ul style="list-style-type: none"> (i) a new zone substation or bulk supply substation; or (ii) the augmentation of a zone substation or bulk 	Powerlines greater than 66kV	Minor electricity infrastructure, substation

Use	Definition	Examples include	Does not include the following examples
	supply substation that significantly increases the input or output standard voltage.		
Market	Premises used on a regular basis for— (a) selling goods to the public mainly from temporary structures, including, for example, stalls, booths or trestle tables; or (b) providing entertainment, if the use is ancillary to the use in paragraph (a).	Flea market, farmers market, car boot sales	Shop, roadside stall
Medium impact industry	Premises used for an industrial activity— (a) that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and (b) that a local planning instrument applying to the premises states is a medium impact industry; and (c) that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity.	Spray painting and surface coating, wooden and laminated product manufacturing (including cabinet making, joining, timber truss making or wood working) Note—additional examples are shown in SC1.1.1 industry thresholds.	Concrete batching, tyre manufacturing and retreading, metal recovery (involving a fragmentiser), textile manufacture, chemically treating timber and plastic product manufacture, service industry, low impact industry, high impact industry, special industry

Use	Definition	Examples include	Does not include the following examples
Motor sport facility	Premises used for— (a) organised or recreational motor sports; (b) facilities for spectators, including, for example, stands, amenities and food and drink outlets, if the use is ancillary to the use in paragraph (a).	Go-karting, lawn mower race tracks, trail bike parks, 4WD and all terrain parks, motocross tracks, off road motorcycle facility, motorcycle or car race tracks	Major sport, recreation and entertainment facility, outdoor sport and recreation
Multiple dwelling	A residential use of premises involving 3 or more dwellings, whether attached or detached, for separate households.	Apartments, flats, units, townhouses, row housing, triplex	Rooming accommodation, dual occupancy, duplex, granny flat, residential care facility, retirement facility
Nature-based tourism	The use of premises for a tourism activity, including accommodation for tourists, for the appreciation, conservation or interpretation of— (a) An area of environmental, cultural or heritage value; or (b) A local ecosystem; or (iii) The natural environment.	Environmentally responsible accommodation facilities including lodges, cabins, huts and tented camps	Environment facility
Nightclub entertainment facility	Premises used for— (a) providing entertainment that is cabaret, dancing or music; or (b) selling liquor, and preparing and selling food, for consumption on the premises, if the use is ancillary to the use in paragraph (a).		Club, hotel, tavern, pub, indoor sport and recreation, theatre, concert hall
	(a)		

Use	Definition	Examples include	Does not include the following examples
Office	(a) Premises used for– (i) providing an administrative, financial, management or secretarial service or function; (ii) the practice of a profession; (iii) Providing business or professional advice or services; but (b) Does not include the use of premises for making, selling or hiring goods.	Bank, real estate agent, administration building	Home-based business, home office, shop, outdoor sales
Outdoor sales	Premises used for– (a) displaying, selling, hiring or leasing of vehicles, boats, caravans, machinery, equipment or other similar products, if the use is mainly conducted outdoors; or (b) repairing, servicing, selling or fitting accessories for the products stated in paragraph (a), if the use is ancillary to the use in paragraph (a).	Agricultural machinery sales yard, motor vehicles sales yard	Bulk landscape supplies, market
Outdoor sport and recreation	Premises used for– (a) a recreation or sporting activity that is carried on outdoors and requires areas of open space; or (b) providing and selling food and drink, change room facilities or storage facilities, if the use is ancillary to the use in paragraph (a).	Driving range, golf course, swimming pool, tennis courts, football ground, cricket oval	Major sport, recreation and entertainment facility, motor sport, park, community use
Park	Use of premises, accessible to the public free of charge, for sport, recreation and leisure activities and facilities.	Urban common	Tourist attraction, outdoor sport and recreation

Use	Definition	Examples include	Does not include the following examples
Parking station	Premises used for parking vehicles where the parking is not ancillary to another use.	Car park, 'park and ride', bicycle parking	
Permanent plantation	Premises used for growing, but not harvesting, plants for carbon sequestration, biodiversity, natural resource management or another similar purpose.	Permanent plantations for carbon sequestration, biodiversity or natural resource management	Forestry for wood production, biofuel production
Place of worship	Premises used for– (a) Organised worship and other religious activities; or (b) social, educational and charitable activities, if the use is ancillary to the use in paragraph (a).	Church, chapel, mosque, synagogue, temple	Community use, childcare centre, funeral parlour, crematorium
Relocatable home park	Premises used for– (a) relocatable dwellings for long-term residential accommodation; or (b) Amenity facilities, food and drink outlets, a manager's residence, or recreation facilities for the exclusive use of residents, if the use is ancillary to the use in paragraph (a).		Tourist park
Renewable energy facility	Use of premises for the generation of electricity or energy from a renewable energy source, including, for example, sources of bioenergy, geothermal energy, hydropower, ocean energy, solar energy or wind energy; but does not include the use of premises to generate electricity or energy to be used mainly on the premises.		

Research and technology industry	Means the use of premises for an innovative or emerging industry that involves designing and researching, assembling, manufacturing, maintaining, storing or testing machinery or equipment.	Aeronautical engineering, biotechnology industries, computer component manufacturing , computer server facilities, energy industries, medical laboratories.	
Residential care facility	Premises used for supervised accommodation, and medical and other support services, for persons who— (a) can not live independently; and (b) require regular nursing or personal care	Convalescent home, nursing home	Community residence, dwelling house, dual occupancy, hospital, multiple dwelling, retirement facility
Retirement facility	A residential use of premises for— (a) accommodation for older members of the community, or retired persons, in independent living	Retirement village	Residential care facility

Use	Definition	Examples include	Does not include the following examples
	(b) amenity and community facilities, a manager's residence, health care and support services, preparing food and drink or staff accommodation, if the use is ancillary to the use in paragraph (a).		
Roadside stall	Premises used for the roadside display and sale of goods in a rural area.	Produce stall	Market

Use	Definition	Examples include	Does not include the following examples
Rooming accommodation	<p>Premises used for–</p> <p>(a) Residential accommodation, if each resident–</p> <p>(i) has the right to occupy 1 or more rooms on the premises; and</p> <p>(ii) does not have a right to occupy the whole of the premises; and</p> <p>(iii) does not occupy a self-contained unit, as defined under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i>, schedule 2, or has only limited facilities available for private use; and</p> <p>(iv) shares other rooms, facilities, furniture or equipment outside of the resident's room with 1 or more other residents, whether or not the rooms, facilities, furniture or equipment are on the same or different premises; or</p> <p>(b) a manager's residence, an office or providing food or other services to residents, if the use is ancillary to the use in paragraph (a).</p>	Boarding house, hostel, monastery, offsite student accommodation	Hospice, community residence, dwelling house, short-term accommodation, multiple dwelling

Use	Definition	Examples include	Does not include the following examples
Rural industry	Premises used for– (a) storing, processing or packaging products from a rural use carried out on the premises or adjoining premises; or (b) selling products from a rural use carried out on the premises or adjoining premises, if the use is ancillary to the use in paragraph (a).	Packing shed	Intensive animal industry, intensive horticulture, roadside stall, wholesale nursery, winery, abattoir, agricultural supply store
Rural workers' accommodation	(a) Use of premises for accommodation, whether or not self-contained, for employees of a rural use, if the premises, and the premises where the rural use is carried out, are owned by the same person.	Farm workers' accommodation	Short-term accommodation, caretaker's accommodation, dual occupancy, dwelling house, nature or rural based tourist accommodation, workforce accommodation, multiple dwellings
Sales office	The use of premises for the temporary display of land parcels or buildings that– I are for sale or proposed to be sold; or (b) can be won as a prize in a competition.	Display dwelling	Bank, office
Service industry	Premises used for an industrial activity that – (a) does not result in off-site air, noise or odour emissions; and (b) is suitable for location with other non-industrial uses.	Audio visual equipment repair, film processing bicycle repairs, clock and watch repairs, computer repairs, dry cleaning, hand engraving, jewellery making, laundromat, locksmith, picture framing, shoe repairs, tailor	Small engine mechanical repair workshop, cabinet making, shop fitting, sign writing, tyre depot, low impact industry, medium impact, high impact industry, special industry

Use	Definition	Examples include	Does not include the following examples
Service station	Premises used for— (a) selling fuel, including, for example, petrol, liquid petroleum gas, automotive distillate or alternative fuels; or (b) a food and drink outlet, shop, trailer hire, or maintaining, repairing, servicing or washing vehicles, if the use is ancillary to the use in paragraph (a).		Car wash
Shop	Premises used for— (a) displaying, selling or hiring goods; or (b) providing personal services or betting to the public.	Hairdresser, liquor store, department store, discount department store, discount variety stores, betting agencies, supermarket, corner store	Adult store, food and drink outlet, showroom, market
Shopping centre	Use of premises for an integrated shopping complex consisting mainly of shops.		
Short-term accommodation	(a) premises used for— (i) Providing accommodation of less than 3 consecutive months to tourists or travellers; or (ii) A manager's residence, office or recreation facilities for the exclusive use of guests, if the use is ancillary to the use in subparagraph (i); but (b) Does not include a hotel, nature-based tourism, resort complex or tourist park.	Motel, backpackers accommodation, cabins, serviced apartments, hotel, farm stay	Hostel, rooming accommodation, tourist park
Showroom	Premises used for the sale of goods that are of— (a) a related product line; and	Bulky goods sales, motor vehicles sales showroom, bulk stationary supplies	Food and drink outlet, shop, outdoor sales

Use	Definition	Examples include	Does not include the following examples
	<p>(b) a size, shape or weight that requires—</p> <p>(i) a large area for handling, display or storage; and</p> <p>(ii) direct vehicle access to the building that contains the goods by members of the public, to enable the loading and unloading of the goods.</p>		
Special industry	<p>Premises used for an industrial activity—</p> <p>(a) that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and</p> <p>(b) That a local planning instrument applying to the premises states is a special industry; and</p> <p>(c) That complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufacture or the level of emissions produces by the activity.</p>	<p>Tanneries, rendering plants, oil refineries, waste incineration, manufacturing or storing explosives, power plants, manufacturing fertilisers</p> <p>Note—additional examples are shown in SC1.1.1 industry thresholds.</p>	Low impact industry, medium impact industry, high impact industry, service industry
Substation	<p>Use of premises—</p> <p>(a) as part of a transmission grid or supply network to—</p> <p>(i) convert or transform electrical energy from one voltage to another; or</p> <p>(ii) regulate voltage in an electrical circuit; or</p>	Substations, switching yards	Major electricity infrastructure, minor electricity infrastructure

Use	Definition	Examples include	Does not include the following examples
	<ul style="list-style-type: none"> (iii) control electrical circuits; or (iv) switch electrical current between circuits; or (b) for a telecommunications facility for– <ul style="list-style-type: none"> (i) works as defined under the <i>Electricity Act 1994</i>, section 12(1); or (ii) workforce operational and safety communications. 		
Telecommunications facility	Premises used for a facility that is capable of carrying communications and signals by guided or unguided electromagnetic energy.	Telecommunication tower, broadcasting station, television station	Aviation facility, “low-impact telecommunications facility” as defined under the <i>Telecommunications Act 1997</i>
Theatre	Premises used for– <ul style="list-style-type: none"> (a) presenting movies, live entertainment or music to the public; or (b) the production of film or music; or (c) The following activities or facilities, if the use is ancillary to a use in paragraph (a) or (b)– <ul style="list-style-type: none"> (i) preparing and selling food and drink for consumption on the premises; (ii) facilities for editing and post-production; (iii) facilities for wardrobe, laundry and make-up; (iv) set construction workshop; (v) sound stages. 	Cinema, movie house, concert hall, dance hall, film studio, music recording studio	Community hall, hotel, indoor sport and recreation facility, temporary film studio

Use	Definition	Examples include	Does not include the following examples
Tourist attraction	Use of premises for: (a) providing entertainment to, or a recreation facility for, the general public; or (b) preparing and selling food and drink for consumption on the premise, if the use is ancillary to the use in paragraph (a).	Theme park, zoo.	
Tourist park	Premises used for— (a) holiday accommodation in caravans, self-contained cabins, tents or other similar structures; or (b) amenity facilities, a food and drink outlet, a manager's residence, offices, recreation facilities for the use of occupants and their visitors, or staff accommodation, if the use is ancillary to the use in paragraph (a).	Camping ground, caravan park, holiday cabins	Relocatable home park, tourist attraction, short-term accommodation, workforce accommodation
Transport depot	Premises used for— (a) storing vehicles, or machinery, that are used for a commercial or public purpose; or (b) cleaning, repairing or servicing vehicles or machinery, if the use is ancillary to the use in paragraph (a).	Contractor's depot, bus depot, truck yard, heavy machinery yard	Home-based business, warehouse, low impact industry, service industry

Utility installation	Premises used for– (a) a service for supplying or treating water, hydraulic power or gas; or (b) a sewerage, drainage or stormwater service; or (c) a transport service; or (d) a waste management service; or (e) a maintenance depot, storage depot or other facility for a service state in paragraphs (a) to (d).	Sewage treatment plant, mail depot, pumping station, water treatment plant	Telecommunications tower, major electricity infrastructure, minor electricity infrastructure, substation, renewable energy facility, transport depot
Veterinary services	Premises used for– (a) The medical or surgical treatment of animals; or (b) The short-term stay of animals, if the use is ancillary to the use in paragraph (a).		Animal keeping

Use	Definition	Examples include	Does not include the following examples
Warehouse	Premises used for– (a) storing or distributing goods, whether or not carried out in a building; or (b) the wholesale of goods, if the use is ancillary to the use in paragraph (a).	Self-storage sheds	Hardware and trade supplies, outdoor sales, showroom, shop
Wholesale nursery	Premises used for– (a) the wholesale of plants grown on or next to the premises; or (b) selling gardening materials, if the use is ancillary to the use in paragraph (a).		Bulk landscape supplies, garden centre

Winery	Premises used for– (a) making wine; or (b) selling wine that is made on the premises.		Rural industry
Workforce accommodation	(a) Use of premises for: (i) accommodation that is provided for persons who perform work as part of: (A) a resource extraction project; or (B) a project identified in a planning scheme as a major industry or infrastructure project; or (C) a rural use; or (ii) recreation and entertainment facilities for persons residing at the premises and their visitors, if the use is ancillary to the use in subparagraph (i); but (b) does not include rural workers' accommodation.		

SC1.1.1 Industry thresholds

- (1) The industry thresholds listed below are to be used in conjunction with the defined use terms listed in Table SC1.1.2—low impact industry, medium impact industry, high impact industry and special industry.

Table SC 1.1.3-Industry thresholds

Column 1 Use	Column 2 Additional examples include
Low impact industry	<ul style="list-style-type: none"> (1) Repairing and servicing motor vehicles, including mechanical components, radiators, electrical components, wheel alignments, exhausts, tyres, suspension or air conditioning, not including spray painting; (2) Repairing and servicing lawn mowers and outboard engines; (3) Fitting and turning workshop; (4) Assembling or fabricating products from sheet metal or welding steel, producing less than 10 tonnes a year and not including spray painting; (5) Assembling wood products not involving cutting, routing, sanding or spray painting; (6) Dismantling automotive or mechanical equipment, not including debonding brake or clutch components.
Medium impact industry	<ul style="list-style-type: none"> (1) Metal foundry producing less than 10 tonnes of metal castings per annum; (2) Boiler making or engineering works producing less than 10,000 tonnes of metal product per annum; (3) Facility, goods yard or warehouse for the storage and distribution of dangerous goods not involving manufacturing processes and not a major hazard facility under the <i>Work Health and Safety Act 2011</i>; (4) Abrasive blasting facility using less than 10 tonnes of abrasive material per annum; (5) Enamelling workshop using less than 15,000 litres of enamel per annum; (6) Galvanising works using less than 100 tonnes of zinc per annum;

Column 1 Use	Column 2 Additional examples include
	<p>(7) Anodising or electroplating workshop where tank area is less than 400 square metres;</p> <p>(8) Powder coating workshop using less than 500 tonnes of coating per annum;</p> <p>(9) Spray painting workshop (including spray painting vehicles, plant, equipment or boats) using less than 20,000 litres of paint per annum;</p> <p>(10) Scrap metal yard (not including a fragmentiser), dismantling automotive or mechanical equipment including debonding brake or clutch components;</p> <p>(11) Manufacturing clay or ceramic products including bricks, tiles, pipes and pottery goods, less than 200 tonnes per annum;</p> <p>(12) Processing, smoking, drying, curing, milling, bottling or canning food, beverages or pet food, less than 200 tonnes per annum;</p> <p>(13) Vegetable oil or oilseed processing in works with a design production capacity of less than 1,000 tonnes per annum;</p> <p>(14) Manufacturing wooden products including cabinet making, joinery, wood working, producing less than 500 tonnes per annum;</p> <p>(15) Manufacturing medium density fibreboard, chipboard, particle board, plywood, laminated board or wood veneer products, less than 250 tonnes per annum;</p> <p>(16) Sawmilling, wood chipping and kiln drying timber and logs, producing less than 500 tonnes per annum;</p> <p>(17) Recycling and reprocessing batteries;</p> <p>(18) Repairing or maintaining boats;</p> <p>(19) Manufacturing substrate for mushroom growing;</p> <p>(20) Manufacturing or processing plaster, producing less than 5,000 tonnes per annum;</p> <p>(21) Recycling or reprocessing tyres including retreading;</p> <p>(22) Printing advertising material, magazines, newspapers, packaging and stationery;</p> <p>(23) Manufacturing fibreglass, foam plastic, composite plastic or rigid fibre-reinforced plastic or plastic products, less than 5 tonnes per annum (except fibreglass boats, tanks and swimming pools);</p> <p>(24) Manufacturing PET, PETE, polypropylene and polystyrene plastic or plastic products, less than 10,000 tonnes per annum;</p> <p>(25) Reconditioning metal or plastic drums;</p> <p>(26) Glass fibre manufacture less than 200 tonnes per annum;</p> <p>(27) Manufacturing glass or glass products, where not glass fibre, less than 250 tonnes per annum.</p> <p>(28) assembling or fabricating products from sheet metal or welding steel, producing 10 tonnes or greater a year and not including spray painting</p>

High impact industry	<ul style="list-style-type: none"> (1) Metal foundry producing 10 tonnes or greater of metal castings per annum; (2) Boiler making or engineering works producing 10,000 tonnes or greater of metal product per annum; (3) Major hazard facility for the storage and distribution of dangerous goods not involving manufacturing processes; (4) Scrap metal yard including a fragmentiser; (5) Manufacturing clay or ceramic products including bricks, tiles, pipes and pottery goods of 200 tonnes or greater per annum; (6) Processing, smoking, drying, curing, milling, bottling or canning food, beverages or pet food of 200 tonnes or greater per annum; (7) Vegetable oil or oilseed processing in works with a design production capacity of 1,000 tonnes or greater per annum; (8) Manufacturing wooden products including cabinet making, joinery, wood working, producing 500 tonnes or greater per annum; (9) Manufacturing medium density fibreboard, chipboard, particle board, plywood, laminated board or wood veneer products, 250 tonnes or greater per annum;
Column 1 Use	Column 2 Additional examples include

	<ul style="list-style-type: none"> (10) Sawmilling, wood chipping and kiln drying timber and logs, producing 500 tonnes or greater per annum; (11) Manufacturing or processing plaster, producing 5,000 tonnes or greater per annum; (12) Enamelling workshop using 15,000 litres or greater of enamel per annum; (13) Galvanising works using 100 tonnes or greater of zinc per annum; (14) Anodising or electroplating workshop where tank area is 400 square metres or greater; (15) Powder coating workshop using 500 tonnes or greater of coating per annum; (17) Spray painting workshop (including spray painting vehicles, plant, equipment or boats) using 20,000 litres or greater of paint per annum; (18) Concrete batching and producing concrete products; (19) Treating timber for preservation using chemicals including copper, chromium, arsenic, borax and creosote; (20) Manufacturing soil conditioners by receiving, blending, storing, processing, drying or composting organic material or organic waste, including animal manures, sewage, septic sludges and domestic waste; (21) Manufacturing fibreglass pools, tanks and boats; (22) Manufacturing, fibreglass, foam plastic, composite plastic or rigid fibre-reinforced plastic or plastic products, 5 tonnes or greater per annum (except fibreglass boats, tanks and swimming pools); (23) Manufacturing PET, PETE, polypropylene and polystyrene plastic or plastic products, 10,000 tonnes or greater per annum; (24) Manufacturing tyres, asbestos products, asphalt, cement, glass or glass fibre, mineral wool or ceramic fibre; (25) Abattoir; (26) Recycling chemicals, oils or solvents; (27) Waste disposal facility (other than waste incinerator); (28) Recycling, storing or reprocessing regulated waste; (29) Manufacturing batteries; (30) Abrasive blasting facility using 10 tonnes or greater of abrasive material per annum; (31) Glass fibre manufacture producing 200 tonnes or greater per annum; (32) Manufacturing glass or glass products, where not glass fibre, less than 250 tonnes per annum.
Special industry	<ul style="list-style-type: none"> (1) Oil refining or processing; (2) Producing, refining or processing gas or fuel gas; (3) Distilling alcohol in works producing 2 500 litres or greater per annum; (4) Power station; (5) Producing, quenching, cutting, crushing or grading coke; (6) Waste incinerator; (7) Sugar milling or refining; (8) Pulp or paper manufacturing; (9) Tobacco processing; (10) Tannery or works for curing animal skins, hides or finishing leather; (11) Textile manufacturing, including carpet manufacturing, wool scouring or carbonising, cotton milling, or textile bleaching, dyeing or finishing; (12) Rendering plant; (13) Manufacturing chemicals, poisons and explosives; (14) Manufacturing fertilisers involving ammonia; (15) Manufacturing polyvinyl chloride plastic.

SC1.2 Administrative terms

- (1) Administrative terms and definitions assist with the interpretation of the planning scheme but do not have a meaning in relation to a use term.
- (2) An administrative term listed in Table SC1.2.2 column has the meaning set out beside that administrative term in column 2 under the heading.
- (3) The administrative terms and definitions listed here are the terms and definitions for the purpose of the planning scheme.

Table SC 1.2.1-Index of administrative definitions

Index of administrative definitions		
Agricultural land	Ground level	Service catchment
Average width	Minor building work	Setback
Base date	Minor electricity infrastructure	Site
Building height	Net developable area	Site cover
Commercial building	Planning assumptions	Storey
Demand unit	Plot ratio	Temporary use
Domestic outbuilding	Projection area(s)	Third party sign
	Rural activity	
	Rural lifestyle lot	
	RV camping	
Dwelling	Secondary dwelling	Total use area
Gross floor area		Urban purpose

Table SC 1.2.2

Column 1 Term	Column 2 Definition
Agricultural land	Means Agricultural Land Classification Class A and Class B.
Average width	In regard to a lot, the distance measured in metres, between the midpoint on each side boundary of the lot.
Base date	The date from which a local government has estimated its future infrastructure demands and costs for the local government area.
Building height	(a) the vertical distance, measured in metres, between the ground level of the building and the highest point on the roof of the building, other than a point that is part of an aerial, chimney, flagpole or load-bearing antenna; or (b) the number of storeys above ground level
Commercial building	Any building lawfully used for food and drink outlet, office, service industry, shop, shopping centre and health care services or any combination thereof.
Demand unit	Means a unit of measurement for measuring the level of demand for infrastructure.
Domestic outbuilding	Non-habitable Class 10a building that is— (a) a shed, garage and carport; and (b) Ancillary to a residential use carried out on the premises where the building is.
Dwelling	All or part of a building that— (a) Is used or capable of being used, as a self-contained residence; and (b) contains— (i) food preparation facilities; and (ii) a bath or shower; and (iii) a toilet; and (iv) a wash basin; and (v) facilities for washing clothes.

Gross floor area	For a building, means the total floor area of all storeys of a building, measured from the outside of the external walls and the centre of any common walls of the building, other than areas used for—building services, plant and equipment; or (a) access between levels; or (b) ground floor public lobby; or (c) a mall; or (d) parking, loading and manoeuvring vehicles; or
Column 1 Term	Column 2 Definition
	(e) unenclosed private balconies whether roofed or not.
Ground level	Means— (a) the level of the natural ground; or (b) if the level of the natural ground has been changed, the level as lawfully changed.
Industry activity	Means – (a) an extractive industry; or (b) a high impact industry; or (c) a low impact industry; or (d) a marine industry; or (e) a medium impact industry; or (f) a research and technology industry; or (g) a service industry; or (h) a special industry; or (i) a warehouse.
Minor building work	Building work that increase the gross floor area of the building by no more than the lesser of the following— a) 50m ² ; b) An area equal to 5% of the gross floor area of the building.
Minor electricity infrastructure	Means development state in the Planning Regulation 2017, schedule 6, section 26(5)
Net developable area	The area of the premises that— a) Is able to be developed; and b) Is not subject to a development constraint, including for example, a constraint relating to acid sulphate soils, flooding or slope. Note—for the purpose of a local government infrastructure plan, net developable area is usually measured in hectares, net developable hectares (net dev ha).
Planning assumptions	Means an assumption about the type, scale, location and timing of future growth in the local government area.
Plot ratio	The ratio of gross floor area of a building on a site to the area of the site.
Projection area(s)	Means a part of the local government area for which the local government has carried out demand growth projection.
Rural activity	Means – a) an agricultural supplies store; or b) animal husbandry; or

	<ul style="list-style-type: none"> c) animal keeping; or d) aquaculture; or e) cropping; or f) an intensive animal industry; or g) intensive horticulture; or h) a permanent plantation; or i) a roadside stall; or j) a rural industry; or k) rural workers' accommodation; or l) a wholesale nursery; or m) a winery.
Rural lifestyle lot	Means a lot less than 100ha in the Rural zone.
RV camping	<p>Means camping in a self-contained vehicle.</p> <p>A self-contained vehicle is a vehicle that:</p> <ul style="list-style-type: none"> (a) includes water supply, plumbed sink, greywater holding tank, toilet, refuse container; and (b) is capable of retaining all waste generated, by the occupants of the vehicle, for a minimum of three days.
Secondary dwelling	A dwelling, whether attached or detached, that is used in conjunction with, and subordinate to, a dwelling house on the same lot.
Service catchment	An area serviced by an infrastructure network.
Setback	For a building or structure, means the shortest distance, measured horizontally, between the outermost projection of the building or structure to the vertical projection of the boundary of the lot where the building or structure is.
Site cover	<p>Means the proportion of the site, expressed as a percentage, that will be covered by a building or structure, measured to its outermost projection, after the development is carried out, other than a building or structure, that is—</p> <ul style="list-style-type: none"> a) In a landscaped or open space area, including, for example, a gazebo or shade structure; or b) A basement that is completely below ground level and used for car parking; or c) The eaves of a building; or d) A sun shade.
Storey	<ul style="list-style-type: none"> (a) A space within a building between 2 floors levels, or a floor level and a ceiling or roof, other than— <ul style="list-style-type: none"> (i) a space containing only a lift shaft, stairway or meter room; or

Column 1 Term	Column 2 Definition
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	<ul style="list-style-type: none"> (ii) a space containing only a bathroom, shower room, laundry, toilet, or other sanitary compartment; or (iii) a space containing only a combination of the things stated in subparagraph (i) or (ii); or (iv) a basement with a ceiling that is not more than 1m above ground level; and <p>b) includes—</p> <ul style="list-style-type: none"> (i) a mezzanine; and (ii) roofed structure that is on, or part of, a rooftop, if the structure does not only accommodate building plant and equipment.
Temporary use	Means a use that— <ul style="list-style-type: none"> (a) is carried out on a non-permanent basis; and (b) does not involve the construction of, or significant changes to, permanent buildings or structures.
Third party sign	An advertising device that promotes a product, service, event or activity that is not supplied, available or occurring on the site on which the device is placed. For the purposes of the Planning Scheme, third party signs are limited to the sign types defined in Table SC1.2.3 below.
Total use area	The sum of all parts of the lot used for that particular “use”, including any ancillary use, but does not include areas used for: <ul style="list-style-type: none"> (a) car parking; (b) landscaping; and (c) vehicle manoeuvring. For the purpose of calculating car parking requirements the term includes the total floor area of all “buildings”.
Urban purpose	For the purpose of priority infrastructure plans, urban purposes includes residential (other than rural residential), retail, commercial, industrial, community and government related purposes.

Table SC 1.2.3

Sign type	Definition
Above awning sign	an advertising device located on top of an awning or verandah of a building used for purposes other than residential purposes, with no part of the advertising device projecting: <ul style="list-style-type: none"> (a) above the roof, parapet or ridge line of the building (b) beyond the edge of the awning or verandah
Billboard/hoarding sign	an advertising device which <ul style="list-style-type: none"> (a) is free-standing; and (b) has a face area greater than 2.4m²; and (c) has a face area width greater than its face area height; and (d) is normally elevated from the ground and supported by 1 or more vertical columns, pylons or poles
Pole sign	an advertising device which is free-standing on 1 or more vertical supports which has a face area not in excess of 2.4m ² on any side and may have a face area consisting of separate slats, panels or components which are removable and replaceable
Projecting sign	an advertising device which: <ul style="list-style-type: none"> (a) is displayed on the wall of a building; and (b) projects at right angles to the building more than 1.5m from the wall on which it is displayed; and (c) does not project higher than the height of the building to which it is attached.
Pylon sign	an advertising device which may have a face area consisting of separate slats, panels or components which are removable and replaceable and: <ul style="list-style-type: none"> (a) is free-standing; and (b) has a face area greater than 2.4m²; and (c) has a face area height greater than its face area width; and (d) is normally elevated from the ground and supported by 1 or more vertical columns, pylons or poles
Roof/sky sign	an advertising device fitted to the roof of a building
Sign-written roof sign	an advertising device which is painted or otherwise affixed to the roof of a building and directed at, or visible from, a road
Wall sign	an advertising device painted or otherwise affixed flat to the wall of a building that does not protrude from the wall more than 100mm

Schedule 2 Mapping

SC2.1 Map index

- (1) The table below lists any strategic framework, zoning, local plan and overlay maps applicable to the planning scheme area.

Editor's note—mapping for the LGIP is contained within Schedule 3 of the planning scheme.

Table SC 2.1-Map index

Map number	Map title	Gazettal date
Strategic framework maps		
Strategic Plan Map 1	Strategic Plan Map	
Zone maps		
Zone Map – 01	South Burnett	
Zone Map – 02	Kingaroy	
Zone Map – 03	Nanango	
Zone Map – 04	Blackbutt	
Zone Map – 05	Murgon	
Zone Map – 06	Wondai	
Zone Map – 07	Proston	
Overlay maps		
Overlay Map – 1	Airport Environs Overlay	
Overlay Map – 2.1	Bushfire Hazard Overlay – South Burnett	
Overlay Map – 2.2	Bushfire Hazard Overlay – Kingaroy	
Overlay Map – 2.3	Bushfire Hazard Overlay – Nanango	
Overlay Map – 2.4	Bushfire Hazard Overlay – Blackbutt	
Overlay Map – 2.5	Bushfire Hazard Overlay – Murgon	
Overlay Map – 2.6	Bushfire Hazard Overlay – Wondai	
Overlay Map – 2.7	Bushfire Hazard Overlay – Proston	
Overlay Map – 3.1	Flood Hazard Overlay – South Burnett	
Overlay Map – 3.2	Flood Hazard Overlay – Kingaroy	
Overlay Map – 3.3	Flood Hazard Overlay – Nanango	
Overlay Map – 3.4	Flood Hazard Overlay – Blackbutt	
Overlay Map – 3.5	Flood Hazard Overlay – Murgon	
Overlay Map – 3.6	Flood Hazard Overlay – Wondai	
Overlay Map – 3.7	Flood Hazard Overlay – Proston	
Overlay Map – 4.1	Regional Infrastructure Overlay – South Burnett	
Overlay Map – 4.2	Regional Infrastructure Overlay – Kingaroy	
Overlay Map – 4.3	Regional Infrastructure Overlay – Nanango	
Overlay Map – 4.4	Regional Infrastructure Overlay – Blackbutt	
Overlay Map – 4.5	Regional Infrastructure Overlay – Murgon	
Overlay Map – 4.6	Regional Infrastructure Overlay – Wondai	
Overlay Map – 4.7	Regional Infrastructure Overlay – Proston	
Overlay Map – 5.1	Biodiversity Areas Overlay – South Burnett	
Overlay Map – 5.2	Biodiversity Areas Overlay – Kingaroy	
Overlay Map – 5.3	Biodiversity Areas Overlay – Nanango	
Overlay Map – 5.4	Biodiversity Areas Overlay – Blackbutt	
Overlay Map – 5.5	Biodiversity Areas Overlay – Murgon	
Overlay Map – 5.6	Biodiversity Areas Overlay – Wondai	
Overlay Map – 5.7	Biodiversity Areas Overlay – Proston	
Overlay Map – 6.1	Water Catchments Overlay – South Burnett	
Overlay Map – 6.2	Water Catchments Overlay – Lake Boondoomba	
Overlay Map – 6.3	Water Catchments Overlay – Gordonbrook Dam	

Map number	Map title	Gazettal date
Overlay Map – 6.4	Water Catchments Overlay – Lake Barambah	
Overlay Map – 6.5	Water Catchments Overlay – Cooyar Creek	
Overlay Map – 7.1	Extractive Resources Overlay – South Burnett	
Overlay Map – 7.2	Extractive Resources Overlay – West of Wondai	
Overlay Map – 7.3	Extractive Resources Overlay – Murgon Area	
Overlay Map – 7.4	Extractive Resources Overlay – Nanango Area	
Overlay Map – 8.1	Agricultural Land Overlay – South Burnett	
Overlay Map – 8.2	Agricultural Land Overlay – Kingaroy	
Overlay Map – 8.3	Agricultural Land Overlay – Nanango	
Overlay Map – 8.4	Agricultural Land Overlay – Blackbutt	
Overlay Map – 8.5	Agricultural Land Overlay – Murgon	
Overlay Map – 8.6	Agricultural Land Overlay – Wondai	
Overlay Map – 8.7	Agricultural Land Overlay – Proston	
Overlay Map – 9.1	Historic Subdivisions Overlay – South Burnett	
Overlay Map – 9.2	Historic Subdivisions Overlay – Blackbutt & Benarkin	
Overlay Map – 9.3	Historic Subdivisions Overlay – Proston	
Overlay Map – 9.4	Historic Subdivisions Overlay – Cloyna	
Overlay Map – 9.5	Historic Subdivisions Overlay – Mondure	
Overlay Map – 9.6	Historic Subdivisions Overlay – Memerambi & Wooroolin	
Overlay Map – 9.7	Historic Subdivisions Overlay – Crawford	
Overlay Map – 9.8	Historic Subdivisions Overlay – Coolabunia & Hodgeleigh	
Overlay Map – 9.9	Historic Subdivisions Overlay – Goodger	
Overlay Map – 9.10	Historic Subdivisions Overlay – Tarong Village	
Overlay Map – 10.1	Landslide Hazard Overlay – South Burnett	
Overlay Map – 10.2	Landslide Hazard Overlay – Bunya Mountains	
Overlay Map – 10.3	Landslide Hazard Overlay – East Nanango	
Overlay Map – 11	Sensitive Uses Separation Overlay	

SC2.2 Strategic framework maps

<insert mapping>

SC2.3 Zone maps

<insert mapping>

SC2.4 Overlay maps

<insert mapping>

Schedule 3 Local government infrastructure plan mapping and support material

SC3.1 Planning assumption tables

Table SC3.1.1: Existing and projected population

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected population					Ultimate development (capacity)
		2016	2021	2026	2031	2036	
Kingaroy	Single dwelling	8,285	9,077	9,827	10,580	11,158	13,686
	Multiple dwelling	747	819	886	954	1,006	1,234
	Other dwelling	171	187	203	218	230	282
	Total	9,203	10,083	10,916	11,752	12,395	15,202
Nanango	Single dwelling	2,615	2,742	2,879	3,022	3,141	3,915
	Multiple dwelling	130	137	144	151	157	195
	Other dwelling	96	101	106	111	115	144
	Total	2,841	2,979	3,128	3,284	3,413	4,254
Murgon	Single dwelling	2,235	2,368	2,501	2,636	2,774	3,487
	Multiple dwelling	129	137	145	152	160	202
	Other dwelling	26	27	29	30	32	40
	Total	2,390	2,532	2,674	2,819	2,966	3,729
Blackbutt	Single dwelling	773	845	918	993	1,066	1,427
	Multiple dwelling	2	3	3	3	3	4
	Other dwelling	16	18	19	21	23	30
	Total	792	865	940	1,017	1,092	1,462
Wondai	Single dwelling	1,746	1,835	1,915	1,996	2,092	2,846
	Multiple dwelling	107	112	117	122	128	174
	Other dwelling	48	50	52	55	57	78
	Total	1,901	1,998	2,085	2,173	2,277	3,098
Proston	Single dwelling	319	334	352	358	368	422
	Multiple dwelling	5	6	6	6	6	7
	Other dwelling	19	19	20	21	21	24
	Total	343	359	378	385	396	453
Inside priority infrastructure area (total)	Single dwelling	15,974	17,201	18,392	19,586	20,599	25,782
	Multiple dwelling	1,121	1,213	1,300	1,388	1,461	1,816
	Other dwelling	375	402	429	456	478	598

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected population					Ultimate development (capacity)
		2016	2021	2026	2031	2036	
	Total	17,470	18,816	20,122	21,430	22,538	28,197
Outside priority infrastructure area (total)	Single dwelling	16,258	16,440	16,933	17,440	18,116	33,509
	Multiple dwelling	31	31	32	33	34	63
	Other dwelling	508	514	529	545	566	1,048
	Total	16,797	16,985	17,494	18,018	18,716	34,620
Total inside and outside priority infrastructure area	Single dwelling	32,232	33,640	35,325	37,026	38,715	59,292
	Multiple dwelling	1,152	1,244	1,332	1,421	1,495	1,880
	Other dwelling	883	916	959	1,001	1,045	1,646
	Total	34,267	35,800	37,616	39,448	41,254	62,817

Table SC3.1.2 – Existing and projected employees

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and Projected Employees					Ultimate development (capacity)
		2016	2021	2026	2031	2036	
Kingaroy	Retail	699	743	785	828	861	1,003
	Commercial	1,632	1,738	1,837	1,937	2,014	2,350
	Industry	1,144	1,233	1,318	1,403	1,468	1,754
	Community Purposes	759	812	862	913	952	1,122
	Rural and Other Uses	536	591	643	696	736	912
	Total	4,769	5,117	5,446	5,777	6,031	7,140
Nanango	Retail	63	68	74	79	84	114
	Commercial	126	137	148	160	170	234
	Industry	124	132	140	149	157	205
	Community Purposes	124	132	140	149	156	202
	Rural and Other Uses	168	175	182	189	195	234
	Total	606	643	684	726	761	990
Murgon	Retail	95	102	109	116	123	159
	Commercial	223	238	253	267	282	360
	Industry	112	121	130	139	149	197
	Community Purposes	171	183	194	206	217	279
	Rural and Other Uses	78	84	90	96	102	133
	Total	680	728	775	824	873	1,128
Blackbutt	Retail	14	17	19	21	24	35
	Commercial	21	24	28	32	36	54
	Industry	51	57	63	69	75	104
	Community Purposes	26	29	32	35	38	53
	Rural and Other Uses	42	47	51	55	60	81
	Total	154	173	192	212	231	327
Wondai	Retail	14	16	17	18	19	30
	Commercial	21	23	25	26	29	46
	Industry	51	55	58	60	64	91
	Community Purposes	26	28	29	31	32	46
	Rural and Other Uses	43	45	47	49	52	72
	Total	155	166	175	185	196	285

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and Projected Employees					Ultimate development (capacity)
		2016	2021	2026	2031	2036	
Proston	Retail	12	13	14	14	14	16
	Commercial	13	14	15	15	15	18
	Industry	11	11	12	12	13	15
	Community Purposes	28	29	31	31	32	37
	Rural and Other Uses	15	16	17	17	18	21
	Total	79	83	88	89	92	106
Inside priority infrastructure area (total)	Retail	898	959	1,017	1,076	1,124	1,357
	Commercial	2,037	2,173	2,305	2,438	2,546	3,063
	Industry	1,493	1,609	1,721	1,833	1,925	2,366
	Community Purposes	1,133	1,212	1,288	1,364	1,427	1,739
	Rural and Other Uses	883	957	1,030	1,102	1,162	1,452
	Total	6,443	6,909	7,361	7,813	8,184	9,977
Outside priority infrastructure area (total)	Retail	433	433	447	461	484	1,135
	Commercial	1,165	1,182	1,232	1,283	1,356	3,070
	Industry	1,099	1,118	1,167	1,216	1,284	2,811
	Community Purposes	688	697	724	752	791	1,744
	Rural and Other Uses	1,948	2,008	2,096	2,185	2,285	3,954
	Total	5,333	5,439	5,665	5,897	6,201	12,715
Total inside and outside priority infrastructure area	Retail	1,331	1,392	1,464	1,536	1,608	2,492
	Commercial	3,201	3,355	3,537	3,721	3,902	6,133
	Industry	2,591	2,727	2,887	3,049	3,209	5,177
	Community Purposes	1,822	1,909	2,012	2,116	2,219	3,483
	Rural and Other Uses	2,831	2,966	3,126	3,287	3,446	5,406
	Total	11,776	12,348	13,025	13,709	14,385	22,692

Table SC3.1.3 – Planned density and demand generation rate for a trunk infrastructure network

Column 1 Zone	Column 2 Precinct/Location	Column 3 Planned density		Column 4 Demand generation rate for a trunk infrastructure network				
		Non-residential plot ratio	Residential density (dwellings/ dev ha)	Water supply network (EP / dev ha)	Wastewater network (EP / dev ha)	Stormwater network (imp ha/dev ha)	Transport network (vpd/dev ha)	Parks and land for community facilities network (persons / dev ha)
Residential development								
Emerging Community	Kingaroy	-	16.3	29.2	29.2	0.7	163.3	29.2
Emerging Community	Other Areas	-	10.4	23.2	23.2	0.6	103.8	23.2
Low density residential	Kingaroy	-	11.1	23.3	23.3	0.6	111.3	23.3
Low density residential	Other Areas	-	10.4	23.2	23.2	0.6	103.8	23.2
Low density residential	LD1 - Bunya Mountains	-	4.5	10.4	10.4	0.6	45.0	10.4
Medium density residential		-	16.6	30.8	30.8	0.7	165.7	30.8
Rural residential		-	0.5	1.1	1.1	0.1	4.8	1.1
Rural residential	RR1 - 4,000	-	2.3	5.2	5.2	0.2	22.5	5.2
Rural		-	0.0	0.0	0.0	0.0	0.1	0.0
Township		-	7.0	16.2	16.2	0.4	70.0	16.2
Non-residential development and mixed development*								
Community Facilities		0.4	N/A	N/A	11.6	11.6	0.4	50
Community Facilities	CF1 - Education	0.4	N/A	N/A	11.6	11.6	0.4	50
Community Facilities	CF2 - Hospitals	0.4	N/A	N/A	23.1	23.1	0.4	50
Community Facilities	CF3 - Community Infrastructure	0.4	N/A	N/A	11.6	11.6	0.4	50
Community Facilities	CF4 - Transport Facilities	0.4	N/A	N/A	5.8	5.8	0.4	50
Community Facilities	CF5 - Public Utilities	0.4	N/A	N/A	11.6	11.6	0.4	50
Community Facilities	CF6 - Government	0.4	N/A	N/A	11.6	11.6	0.4	50
Environmental Management and Conservation		0	N/A	N/A	0.0	0.0	0.0	0
Environmental Management and Conservation	EM1 - Bunya Mountains	0	N/A	N/A	0.0	0.0	0.0	0
Extractive Industry		0	N/A	N/A	17.4	17.4	0.0	75
Local Centre		1.2	3	2.1	34.7	34.7	0.9	300
Low Impact Industry		0.5	N/A	N/A	34.7	34.7	0.9	75
Medium Impact Industry		0.5	N/A	N/A	34.7	34.7	0.9	75
Specialised Centre		1.2	N/A	N/A	46.3	46.3	1.0	400
Recreation and Open Space		0	N/A	N/A	0.0	0.0	0.0	0

Column 1 Zone	Column 2 Precinct/Location	Column 3 Planned density		Column 4 Demand generation rate for a trunk infrastructure network				
		Non-residential plot ratio	Residential density (dwellings/ dev ha)	Water supply network (EP / dev ha)	Wastewater network (EP / dev ha)	Stormwater network (imp ha/dev ha)	Transport network (vpd/dev ha)	Parks and land for community facilities network (persons / dev ha)
Principal Centre		2.1	7.0	4.9	46.3	46.3	1.0	400
Principal Centre	PC1 - Retail Core	2.1	7.0	4.9	46.3	46.3	1.0	400
Special Industry		0.5	N/A	N/A	34.7	34.7	0.9	75

* Mixed development is development that includes residential and non-residential development.

Table SC3.1.4: Existing and projected residential dwellings

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected residential dwellings					Ultimate development (capacity)
		2016	2021	2026	2031	2036	
Kingaroy	Single dwelling	3,402	3,768	4,119	4,470	4,748	5,824
	Multiple dwelling	509	564	616	669	710	871
	Other dwelling	96	107	116	126	134	165
	Total	4,007	4,439	4,851	5,266	5,593	6,860
Nanango	Single dwelling	1,074	1,138	1,207	1,277	1,337	1,666
	Multiple dwelling	89	94	100	106	111	138
	Other dwelling	54	57	61	64	67	84
	Total	1,217	1,290	1,367	1,447	1,514	1,888
Murgon	Single dwelling	918	983	1,048	1,114	1,180	1,484
	Multiple dwelling	88	94	101	107	113	142
	Other dwelling	14	15	16	17	19	23
	Total	1,020	1,093	1,165	1,238	1,312	1,649
Blackbutt	Single dwelling	317	351	385	420	454	607
	Multiple dwelling	2	2	2	2	2	3
	Other dwelling	9	10	11	12	13	18
	Total	328	363	398	434	469	628
Wondai	Single dwelling	717	762	803	844	890	1,211
	Multiple dwelling	73	77	81	86	90	123
	Other dwelling	27	29	30	32	33	46

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected residential dwellings					
		2016	2021	2026	2031	2036	Ultimate development (capacity)
	Total	817	868	914	961	1,014	1,379
Proston	Single dwelling	131	139	148	151	157	179
	Multiple dwelling	4	4	4	4	4	5
	Other dwelling	10	11	12	12	12	14
	Total	145	154	163	167	174	199
Inside priority infrastructure area (total)	Single dwelling	6,559	7,141	7,709	8,276	8,766	10,971
	Multiple dwelling	764	835	904	973	1,031	1,282
	Other dwelling	211	229	247	264	279	349
	Total	7,535	8,205	8,859	9,513	10,076	12,603
Outside priority infrastructure area (total)	Single dwelling	6,676	6,825	7,097	7,369	7,709	14,259
	Multiple dwelling	21	21	22	23	24	45
	Other dwelling	286	293	304	316	331	612
	Total	6,983	7,139	7,424	7,708	8,064	14,916
Total inside and outside priority infrastructure area	Single dwelling	13,235	13,966	14,805	15,645	16,474	25,230
	Multiple dwelling	785	857	926	996	1,055	1,327
	Other dwelling	498	522	551	580	610	961
	Total	14,518	15,344	16,283	17,221	18,140	27,519

Table SC3.1.5: Existing and projected non-residential floor space

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and non-residential floor space (m ² GFA)					Ultimate development (capacity)
		2016	2021	2026	2031	2036	
Kingaroy	Retail	20,958	22,296	23,564	24,838	25,815	30,089
	Commercial	48,973	52,130	55,120	58,124	60,429	70,508
	Industry	171,606	185,019	197,719	210,478	220,272	263,083
	Community Purposes	18,963	20,294	21,554	22,820	23,792	28,041
	Rural and Other Uses	10,716	11,818	12,862	13,911	14,716	18,235
	Total	271,215	291,558	310,820	330,172	345,026	409,955
Nanango	Retail	1,898	2,048	2,209	2,377	2,517	3,427
	Commercial	3,793	4,110	4,452	4,809	5,105	7,034
	Industry	18,531	19,726	21,017	22,362	23,479	30,761
	Community Purposes	3,104	3,295	3,501	3,716	3,895	5,058
	Rural and Other Uses	3,369	3,496	3,634	3,778	3,897	4,673
	Total	30,696	32,676	34,813	37,042	38,892	50,954
Murgon	Retail	2,861	3,061	3,263	3,468	3,676	4,756
	Commercial	6,702	7,137	7,575	8,020	8,471	10,815
	Industry	16,808	18,163	19,529	20,913	22,317	29,619
	Community Purposes	4,279	4,563	4,850	5,141	5,436	6,970
	Rural and Other Uses	1,565	1,680	1,796	1,914	2,034	2,655
	Total	32,215	34,604	37,014	39,456	41,934	54,815
Blackbutt	Retail	427	495	565	636	705	1,047
	Commercial	615	725	839	954	1,066	1,623
	Industry	7,635	8,503	9,398	10,307	11,192	15,579
	Community Purposes	644	718	794	872	947	1,322
	Rural and Other Uses	846	930	1,018	1,106	1,193	1,621
	Total	10,167	11,371	12,614	13,875	15,103	21,192
Wondai	Retail	432	470	503	538	578	898
	Commercial	621	683	737	794	859	1,379
	Industry	7,709	8,195	8,626	9,069	9,589	13,683
	Community Purposes	650	691	728	766	810	1,160
	Rural and Other Uses	854	901	943	986	1,037	1,437
	Total	10,265	10,940	11,538	12,153	12,874	18,556
Proston	Retail	367	385	408	415	428	495
	Commercial	397	416	438	445	459	525

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and non-residential floor space (m ² GFA)					
		2016	2021	2026	2031	2036	Ultimate development (capacity)
	Industry	1,586	1,677	1,791	1,827	1,892	2,225
	Community Purposes	697	729	769	781	804	921
	Rural and Other Uses	305	321	341	347	358	416
	Total	3,352	3,528	3,747	3,815	3,941	4,582
Inside priority infrastructure area (total)	Retail	26,943	28,755	30,512	32,272	33,719	40,711
	Commercial	61,102	65,201	69,162	73,145	76,389	91,883
	Industry	223,876	241,283	258,080	274,957	288,742	354,952
	Community Purposes	28,336	30,290	32,197	34,097	35,685	43,471
	Rural and Other Uses	17,654	19,147	20,594	22,043	23,235	29,038
	Total	357,910	384,677	410,546	436,514	457,769	560,055
Outside priority infrastructure area (total)	Retail	12,982	12,994	13,398	13,822	14,530	34,042
	Commercial	34,942	35,450	36,945	38,476	40,676	92,115
	Industry	164,834	167,743	175,007	182,446	192,668	421,611
	Community Purposes	17,205	17,426	18,097	18,801	19,784	43,606
	Rural and Other Uses	38,965	40,170	41,918	43,699	45,695	79,089
	Total	268,928	273,784	285,365	297,243	313,354	670,463
Total inside and outside priority infrastructure area	Retail	39,925	41,749	43,910	46,093	48,249	74,753
	Commercial	96,044	100,651	106,107	111,621	117,065	183,998
	Industry	388,710	409,026	433,087	457,403	481,410	776,563
	Community Purposes	45,541	47,717	50,294	52,898	55,468	87,077
	Rural and Other Uses	56,619	59,317	62,512	65,742	68,930	108,127
	Total	626,838	658,461	695,910	733,757	771,123	1,230,517

Table SC3.1.6: Existing and projected demand for the water supply network

Column 1 Service Catchment*	Column 2 Existing and projected demand (EP)					
	2016	2021	2026	2031	2036	Ultimate development
Blackbutt	1,112	1,195	1,290	1,389	1,484	2,215
Kingaroy	12,212	13,015	14,012	15,140	16,050	28,844
Murgon	3,369	3,563	3,803	4,058	4,300	6,512
Nanango	4,076	4,197	4,423	4,688	4,882	8,731
Proston	407	422	443	452	465	557
Wondai	3,652	3,834	4,058	4,298	4,567	7,420
Total	24,827	26,224	28,028	30,024	31,748	54,277

* The service catchments for the water supply network are identified on Local Government Infrastructure Plan Maps LGIP-CM-WS (Local government infrastructure plan catchment maps water supply network) and Local Government Infrastructure Plan Map LGIP-WS (Plans for trunk infrastructure water supply network) in Schedule 3 (local government infrastructure mapping and tables).

Table SC3.1.7: Existing and projected demand for the wastewater network

Column 1 Service Catchment*	Column 2 Existing and projected demand (EP)					
	2016	2021	2026	2031	2036	Ultimate development
Blackbutt	980	1,063	1,153	1,247	1,340	1,920
Kingaroy	11,523	12,309	13,287	14,391	15,242	25,611
Murgon	3,244	3,440	3,677	3,928	4,169	6,301
Nanango	3,502	3,622	3,807	4,025	4,169	6,485
Proston	444	458	479	489	502	596
Wondai	2,253	2,451	2,654	2,867	3,117	5,340
Total	21,946	23,343	25,057	26,947	28,539	46,253

* The service catchments for the wastewater network are identified on Local Government Infrastructure Plan Map LGIP-CM-SEW (Local government infrastructure plan catchment maps wastewater network) and Local Government Infrastructure Plan Map LGIP-SEW (Plans for trunk infrastructure wastewater network) in Schedule 3 (local government infrastructure mapping and tables).

Table SC3.1.8: Existing and projected demand for the stormwater network

Column 1 Service Catchment*	Column 2 Existing and projected demand (imp ha)					
	2016	2021	2026	2031	2036	Ultimate development
Murgon	117	119	123	126	129	163
Wondai	82	84	85	87	89	103
Kingaroy	447	460	479	498	515	715
Nanango	166	168	170	174	176	217
Blackbutt	35	37	39	40	42	60
Proston	18	19	19	19	19	21
Total	8,246	8,267	8,306	8,349	8,383	8,872

* The service catchments for the stormwater network are identified on Local Government Infrastructure Plan Map LGIP-CM-SW (Local government infrastructure plan catchment maps stormwater network) and Local Government Infrastructure Plan Map LGIP-SW (Plan for trunk infrastructure stormwater network) in Schedule 3 (local government infrastructure mapping and tables).

Table SC3.1.9: Existing and projected demand for the transport network

Column 1 Service Catchment*	Column 2 Existing and projected demand (vpd)					
	2016	2021	2026	2031	2036	Ultimate development
Murgon	18,194	19,296	20,731	22,194	23,659	39,341
Wondai	14,209	14,932	15,801	16,714	17,736	27,042
Kingaroy	59,911	63,573	68,600	73,942	78,643	133,231
Nanango	27,483	28,717	30,599	32,638	34,418	61,145
Blackbutt	8,170	8,589	9,150	9,727	10,310	16,636
Proston	2,128	2,207	2,332	2,405	2,497	3,151
Remainder of LGA	70,081	69,513	71,431	73,719	74,652	105,868
Total	200,177	206,827	218,644	231,340	241,915	386,414

* The service catchments for the transport network are identified on Local Government Infrastructure Plan Map LGIP-CM-TR (Local government infrastructure plan catchment maps transport network) and Local Government Infrastructure Plan Map LGIP-TR (Plan for trunk infrastructure transport network) in Schedule 3 (local government infrastructure mapping and tables).

Table SC3.1.10: Existing and projected demand for the parks and land for community facilities network

Column 1 Service Catchment*	Column 2 Existing and projected demand (Persons)					
	2016	2021	2026	2031	2036	Ultimate development
<i>Level 1 - Murgon</i>	2,287	2,463	2,673	2,879	3,094	5,442
<i>Level 1 - Wondai</i>	1,910	2,036	2,160	2,286	2,440	3,782
<i>Level 1 - Kingaroy</i>	9,185	10,139	11,067	11,997	12,937	22,145
<i>Level 1 - Nanango</i>	2,860	3,064	3,261	3,457	3,665	6,036
<i>Level 1 - Blackbutt</i>	756	845	943	1,040	1,142	2,255
<i>Level 1 - Proston</i>	340	356	377	384	396	473
<i>Level 1 - Hivesville</i>	140	147	165	181	196	530
<i>Level 1 - Tingoorra</i>	260	260	266	272	276	436
<i>Level 1 - Wooroolin</i>	137	142	155	166	177	426
<i>Level 1 - Memerambi</i>	159	159	164	169	173	296
<i>Level 1 - Kumbia</i>	239	239	244	249	253	397
<i>Level 1 - Remainder of LGA</i>	469	479	505	529	553	942
<i>Level 2 - Murgon</i>	2,394	2,566	2,773	2,978	3,190	5,529
<i>Level 2 - Wondai</i>	1,962	2,082	2,206	2,330	2,482	3,815
<i>Level 2 - Kingaroy</i>	9,258	10,199	11,125	12,054	12,987	22,174
<i>Level 2 - Nanango</i>	3,200	3,343	3,515	3,693	3,856	6,076
<i>Level 2 - Blackbutt</i>	795	877	974	1,070	1,170	2,278
<i>Level 2 - Proston</i>	343	359	380	387	399	476
<i>Level 2 - Hivesville</i>	143	150	167	184	198	532
<i>Level 2 - Tingoorra</i>	260	260	266	272	276	436

<i>Level 2 - Wooroolin</i>	140	144	157	169	179	428
<i>Level 2 - Memerambi</i>	161	162	167	172	175	299
<i>Level 2 - Kumbia</i>	239	239	244	249	253	397
<i>Level 2 - Remainder of LGA</i>	15,373	15,419	15,642	15,892	16,088	20,378

* The service catchments for the parks and land for community facilities network are identified on Local Government Infrastructure Plan Map LGIP-CM-PLCF (Local government infrastructure plan catchment maps parks and land for community facilities) and Local Government Infrastructure Plan Map LGIP-PLCF (Plan for trunk infrastructure parks and land for community facilities) in Schedule 3 (local government infrastructure mapping and tables).

SC3.2 Schedules of works

Table SC3.2.1: Water supply network schedule of works

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment cost*
WPS_024	Future Pump Station - Kingaroy	2019	\$390,225
RES_028	New Reservoir - Mt Wooroolin	2019	\$6,503,750
RES_029	New Reservoir - Kingaroy	2019	\$6,503,750
FWM_001	500mm Water Main - Kingaroy (2,486m)	2019	\$3,316,913
FWM_002	450mm Water Main - Kingaroy (1,572m)	2019	\$1,912,103
FWM_003	450mm Water Main - Kingaroy (777m)	2019	\$936,540
FWM_004	450mm Water Main - Kingaroy (327m)	2019	\$494,285
FWM_005	200mm Water Main - Kingaroy (623m)	2026	\$572,330
FWM_006	300mm Water Main - Kingaroy (1,426m)	2026	\$1,125,563
FWM_007	300mm Water Main - Kingaroy (929m)	2026	\$733,229
FWM_008	300mm Water Main - Kingaroy (1,319m)	2026	\$1,041,103
FWM_009	300mm Water Main - Kingaroy (376m)	2026	\$250,228
FWM_010	225mm Water Main - Kingaroy (1,302m)	2026	\$998,250
FWM_011	225mm Water Main - Kingaroy (813m)	2026	\$718,740
FWM_012	225mm Water Main - Nanango (3,305m)	2031	\$1,975,930
FWM_013	225mm Water Main - Wondai (2,880m)	2031	\$3,631,815
FWM_014	200mm Water Main - Kingaroy (52m)	2026	\$41,045
FWM_015	250mm Water Main - Kingaroy (51m)	2026	\$40,501
KN-PIP	300mm Water Main - Kingaroy (15,082m)	2027	\$13,255,805
TOTAL			\$44,442,103

*Column 4. The establishment cost is expressed in current cost terms as at the base date.

Table SC3.2.2: Wastewater network schedule of works

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment cost*
FPS_01	Pump Station - Upgrade SPS Capacity -62.5L/s - Murgon	2026	\$266,200

FPS_02	Pump Station - Capacity Upgrade ~5L/s - Kingaroy	2022	\$199,650
FPS_03	Pump Station - Capacity Upgrade - Nanango	2031	\$278,300
FTP_01	Wastewater Treatment Plant - Capacity/Process Upgrade - Nanango	2026	\$6,655,000
FTP_02	Wastewater Treatment Plant - Capacity/Process Upgrade - Murgon	2026	\$6,655,000
FSM_01	375mm Gravity Main - Kingaroy (4496m)	2022	\$7,320,500
FSM_01	Manholes associated with GM upgrade - Kingaroy (69)	2022	incl. in project cost
FSM_02	300mm Gravity Main - Kingaroy (1469m)	2021	\$1,951,125
FSM_02	Manholes associated with GM upgrade - Kingaroy (26)	2021	incl. in project cost
FSM_03	225mm Gravity Main - Kingaroy (490m)	2031	\$500,940
FSM_03	Manholes associated with GM upgrade - Kingaroy (6)	2031	incl. in project cost
FSM_04	225mm Gravity Main - Kingaroy (316m)	2031	\$347,875
FSM_04	Manholes associated with GM upgrade - Kingaroy (5)	2031	incl. in project cost
FSM_05	600mm Gravity Main - Kingaroy (1572m)	2031	\$1,808,950
FSM_05	Manholes associated with GM upgrade - Kingaroy (20)	2031	incl. in project cost
FSM_06	225mm Gravity Main - Murgon (1044m)	2026	\$1,078,110
FSM_06	Manholes associated with GM upgrade - Murgon (17)	2026	incl. in project cost
FSM_07	225mm Gravity Main - Murgon (537m)	2031	\$584,430
FSM_07	Manholes associated with GM upgrade - Murgon (8)	2031	incl. in project cost
FSM_08	225mm Gravity Main - Nanango (398m)	2026	\$572,330
FSM_08	Manholes associated with GM upgrade - Nanango (8)	2026	incl. in project cost
FSM_09	300mm Gravity Main - Nanango (395m)	2031	\$556,600
FSM_09	Manholes associated with GM upgrade - Nanango (10)	2031	incl. in project cost
FSM_10	300mm Gravity Main - Nanango (1281m)	2031	\$1,808,950
FSM_10	Manholes associated with GM upgrade - Nanango (13)	2031	\$61,693
FSM_11	225mm Gravity Main - Nanango (798m)	2026	\$825,220
FSM_12	225mm Gravity Main - Nanango (423m)	2031	\$500,940
FSM_12	Manholes associated with GM upgrade - Nanango (8)	2031	incl. in project cost
FSM_13	150mm Gravity Main - Nanango (166m)	2031	\$80,707

FSM_13	Manholes associated with GM upgrade - Nanango (14)	2031	\$66,438
FSM_14	150mm Gravity Main - Nanango (385m)	2031	\$187,853
FSM_14	Manholes associated with GM upgrade - Nanango (1)	2031	\$4,746
TOTAL			\$32,311,556

*Column 4. The establishment cost is expressed in current cost terms as at the base date.

Table SC3.2.3: Stormwater network schedule of works

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment cost*
SWF_001	Underground Stormwater - Blackbutt	2019	\$954,130
TOTAL			\$954,130

*Column 4. The establishment cost is expressed in current cost terms as at the base date.

Table SC3.2.4: Transport network schedule of works

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment cost*
RD_1870	Arterial Road - Cherbourg Road (Upgrade)	2019	\$200,093
RD_1871	Local Access - First Avenue (Upgrade)	2019	\$812,879
RD_1872	Major Collector - Memerambi Barkers Creek Road (Upgrade)	2019	\$876,244
RD_1873	Major Collector - Peterson Drive (Upgrade)	2020	\$675,315
RD_1874	Local Access - Harris Road Upgrade	2021	\$462,716
RD_1877	Local Access - Moore St Upgrade	2019	\$915,204
TOTAL			\$3,942,451

*Column 4. The establishment cost is expressed in current cost terms as at the base date.

Table SC3.2.5: Parks and land for community facilities schedule of works

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment cost*
PLCF 084	Regional Recreation Park - Memorial Park (Implement the master plan)	2019	\$470,210
PLCF 085	Local Sports Park - Bjelke Petersen Recreation Reserve (Implement the master plan)	2021	\$824,720

PLCF 086	Regional Recreation Park - Lake Boondooma (Implement the master plan)	2022	\$569,920
PLCF 087	Local Sports Park - Bjelke Petersen Recreation Reserve (Implement the master plan)	2023	\$384,800
PLCF 088	Local Recreation Park - Senior Citizens Park (Upgrade internal pathways)	2022	\$93,600
PLCF 089	Local Recreation Park - Rotary Park (Develop new youth play node)	2023	\$326,820
PLCF 090	Local Recreation Park - Pioneer Park (Implement the master plan)	2024	\$244,920
PLCF 091	Local Recreation Park - Lions Park Nanango (Upgrade childrens playground)	2023	\$197,860
PLCF 092	Town Recreation Park - Rotary & Youth Park (Implement the master plan)	2020	\$340,600
PLCF 093	Local Recreation Park - Dingo Creek Bicentennial Park (Develop nature play node and wheeled recreation device facility)	2025	\$195,000
PLCF 094	Town Sports Park - Sundstrup Park (New shelter and seating)	2028	\$23,400
PLCF 095	Regional Recreation Park - Coomba Falls - Maidenwell (Implement the master plan)	2027	\$109,850
PLCF 096	Regional Recreation - Recreation corridor (Implement the master plan)	2024	\$614,900
TOTAL			\$4,396,000

*Column 4. The establishment cost is expressed in current cost terms as at the base date.

SC3.3 Local government infrastructure plan maps

Local Government Infrastructure Plan Map LGIP-PIA Priority infrastructure area map
Local Government Infrastructure Plan Map LGIP-CM-WS Catchment maps water supply network
Local Government Infrastructure Plan Map LGIP-CM -SEW Catchment maps wastewater network
Local Government Infrastructure Plan Map LGIP-CM-SW Catchment maps stormwater network
Local Government Infrastructure Plan Map LGIP-CM-TR Catchment maps transport network
Local Government Infrastructure Plan Map LGIP-CM-PLCF Catchment maps parks and land for community facilities network
Local Government Infrastructure Plan Map LGIP -WS Plans for trunk infrastructure water supply network
Local Government Infrastructure Plan Map LGIP-SEW Plans for trunk infrastructure wastewater network
Local Government Infrastructure Plan Map LGIP-SW Plans for trunk infrastructure stormwater network
Local Government Infrastructure Plan Map LGIP-TR Plans for trunk infrastructure transport network
Local Government Infrastructure Plan Map LGIP-PLCF Plans for trunk infrastructure parks and land for community facilities

Schedule 4 Notations required under the *Planning Act 2016*

SC4.1 Notation of decisions affecting the planning scheme under section 89 of the Act

Table SC 4.1-Notation of decisions under section 89 of the Act

Date of decision	Location (real property description)	Decision type	File/Map reference
19 February 2020	113-117 Lamb Street, Murgon (1SP301859)	Approval with conditions	SPS18/0001 Material Change of Use (Medical Centre)
Date of decision	Location (real property description)	Decision type	File/Map reference
19 February 2020	113-117 Lamb Street, Murgon (1SP301859)	Approval subject to conditions for a Material Change of Use of premises for a Medical Centre under the superseded planning scheme (Murgon Shire IPA Planning Scheme).	SPS18/0001
16 November 2020 (2 years currency)	River Road, Kingaroy (Lot 10 on RP204229)	Preliminary Approval under s.242 of the SP Act to vary the effect of the planning scheme for the purposes of reconfiguring a lot 1 into 17 lots.	RAL20/0009
31 January 2017 (8 years currency) Kingsgrove	<ul style="list-style-type: none"> • Lot 184 on SP219380 • Lot 75 & 211 on SP227676 	Preliminary Approval under s.242 of the SP Act to vary the effect of the planning scheme for the purposes of a material change of use (caravan	MCUI2016/0008

		park – relocatable home park), and reconfiguring a lot (1 into 51 lots)	
24 March 2021 (12 months extension) Kingaroy North	Bunya Highway (corner of Youngman & Taylors road) Kingaroy. Lot 3 on SP181686	Preliminary Approval under s.242 of the SP Act to vary the effect of the planning scheme for the purposes of Extension to currency period – material change of use (master planned community) and reconfiguring a lot (1 into 23 lots plus parkland).	MCU19/0008
21 August 2019 (Current until 26 September 2024) Oasis estate	Kelvyn Street, Kingaroy <ul style="list-style-type: none"> • Lot 2 on SP265824 • lots 10, 11 & 15 on SP204673 • lots 16, 25, 28, 37, 38, 39, 40, 49 & 50 on SP204673 • lot 1 on SP265824 • lot 10 on RP204229 • lots 101, 102 & 103 on SP257227. 	Preliminary Approval under s.242 of the SP Act to vary the effect of the planning scheme for the purposes of a Minor Change to an existing approval – reconfiguring a lot, material change of use (relocatable home park, multiple dwelling units)	MCU19/0006
25 January 2018	Lot 33 on RP811870 1 into 80 lots	Preliminary Approval under s.242 of the SP Act to vary the effect of the planning scheme for the purposes of Material change of	ROLI2016/0002 Partly approved, partly refused?

		use to vary the effect of the Nanango Shire IPA Planning Scheme and Development Permit for Reconfiguring a lot (1 into 80 lots), new public road and drainage reserve.	
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Editor's note—This schedule must include details of:

- development approvals that are substantially inconsistent with the planning scheme;
- variation approvals;
- decisions agreeing to superseded planning scheme request to apply to a superseded scheme to a particular development.

SC4.2 Notation of resolution(s) under Chapter 4, Part 2, Division 2 of the Act

Table SC 4.2-Notation of resolutions under Chapter 4, Part 2, Division 2 of the Act

Date of resolution	Date of effect	Details	Contact information
24 June 2019	1 July 2019	South Burnett Regional Council adopted infrastructure charges resolution – No 3 (resolution). The resolution complied with the requirements of the <i>Planning Act 2016</i> and Minister's Guidelines and Rules.	SBRC Infrastructure Charges on 4189 9100 or the resolution can be obtained from the South Burnett Regional Council website; http://www.southburnett.qld.gov.au

Editor's note—this schedule must provide details regarding the adopted infrastructure charges for the local government and where a copy of the adopted charges can be obtained, including a link to the local government website where a copy of the infrastructure charges resolution can be viewed or downloaded in accordance with the requirements of section 118(1)(a) of the Act.

Schedule 5 Designation of premises for development

Table SC 5.1- Designation of premises for development of infrastructure under section 42 of the Act

Date the designation, amendment, extension or repeal takes effect	Location of premises (real property description)	Street address (including the relevant local government area if the notation is outside the planning scheme area)	Type of infrastructure
Operating works under the <i>Electricity Act 1994</i>			
24/03/2000	21/FY694 20/FY694 1/RP59460 37/FY710 18/BO42 3/BO381 5/BO330 1/BO42 2/RP59460 2/RP50030 29/BO245 64/BO192 68/RP800291 61/BO188 24/FY694 8/F691 9/F691 12/FY1938 2/RP223233 22/FY694 2/RP885360 6/RP50030 4/RP890694 7/RP890684 2/RP866866 1/RP866866 19/FY694 71/RP866866 43/FY710 42/FY710 75/BO189 69/BO189 24/BO512 58/FY719 59/FY719 57/FY2281 1/RP223233 19/BO44 41/FY710 1/B3811 18/RP40391 17/FTZ389 42/FY812 32/FY2569 51/FY813 7/RP40391 3/RP70612 1/RP40391 6/FY2671 46/FY813 41/FY812 4/FY2457	Not identified in Queensland Government Gazette	Calvale to Tarong 275kV Transmission Line

Date the designation, amendment, extension or repeal takes effect	Location of premises (real property description)	Street address (including the relevant local government area if the notation is outside the planning scheme area)	Type of infrastructure
	26/FY506 1/B3811 1/RP175101 8/RP40391 21/FY2469 47/FY813 90/FY2695 3/FY2940 3/RP804684 1/RP59060 500/RP201912 13/BO94 20/RP201912 1/RP804684 17/BO94 28/BO416 26/BO124 23/BO182 30/BO517 2/RP147813 21/BO537 1/RP147813 21/BO44 22/BO94 31/BO519 22/BO94 6/BO519 7/BO557 1/BO556 1/FTZ37331 9/BO578 45/BO337 24/BO94 23/BO337 5/BO574		
24/03/2000	3/BO442 66/FY719 6/RP891869 18/BO27 91/BO458 33/FY2418 61/FY719 88/BO427 31/FY693 92/BO469 90/BO470 89/BO193 67/FY719 12/RP50030 151/FTY824 2/RP40391 7/RP40391 8/RP40391 37/FY818 38/FY818 1/RP40391 13/FY2768 33/RP49036 46/FY815	Not identified in Queensland Government Gazette	Interconnector to the National Grid

Date the designation, amendment, extension or repeal takes effect	Location of premises (real property description)	Street address (including the relevant local government area if the notation is outside the planning scheme area)	Type of infrastructure
	39/FY818 31/FY511 280/SP111900 25/FY506 24/FY2671 6/FY813 49/B3811 1/FY813 41/FY818 20/FY506 21/RP888421 47/FY815 48/FY815 49/FY815 2/RP202509 57/FY815 58/FY815 3/FY2940 73/FY2709 90/FY2695 3/FY2940 20/RP888421		
26/02/2010	28/FY136 27/FY136 20/FY137 23/FY137 15/FY124 57/FY124 55/FY124 54/FY124 96/FY673 95/FY673 94/FY673 99/FY674 101/FY674 13/FY687 12/FY687 2/RP102956 18/FY686 22/SP183980 24/FY686 23/FY686 23/FY686 6/FY559 6/FY559 38/FY818 471/SP115388 470/SP115388 46/FY813 472/SP115388	Not identified in Queensland Government Gazette	Sprindale to Halys 500kv Transmission Line and Halys 500/275kv substation

<p>10/01/2003</p>	<p>84FY268</p>	<p>ID 176</p>	<p>Barlil Weir (joint project between Burnett Water and Sunwater)</p> <p>p) water cycle management infrastructure (r) storage and works depots assoc. with... community infrastructure...(a) to (q)</p>
<p>13/08/2020</p>	<p>287FY2035</p>	<p>MID-0520-0416</p>	<p>Murgon State High School - Relocation of existing sports courts, construction of a new administration building and multi-purpose hall, car parking, landscaping and other minor works</p> <p>Planning Regulation 2017, Schedule 5, Part 2:</p> <ul style="list-style-type: none"> • Item 3 -community and cultural facilities, including community centres, galleries, libraries and meeting halls • Item 6 -educational facilities

26/09/2008	6SP209010 2SP315753	ID365	Murgon Police Station (s) any other facility not in (a) to (r) and intended to accommodate govt. functions
20/10/2017	81SP126025	ID Reference 751	Kingaroy State High School 4) community and cultural facilities (6) educational facilities (15) storage and works depots and similar facilities
9/01/2004	95FY2411	ID Reference 211	Surat Basin to Tarong Rail Project (m) railway lines, stations and associated facilities (r) storage and works depots assoc. with... community infrastructure...(a) to (q)
26/09/2008	88FY1971	ID Reference 366	Tarong Northern Land Ash Emplacement Facility for Tarong and Tarong North power stations (k) operating works under the Electricity Act 1994

Schedule 6 Planning scheme policies

SC6.1 Planning scheme policy index

The table below lists all the planning scheme policies applicable to the planning scheme area.

Table SC 6.1.1-Planning scheme policy index

Planning scheme policy title
PSP1 – Design and Construction Standards

SC6.2 PSP1 – Design and Construction Standards

SC6.2.1 Design and Construction Standards for On-site Vehicle Access, Parking and Standing Areas

- (1) Location, design and construction of on-site driveways, turning areas, parking spaces and vehicle standing areas prior to the use commencing is in accordance with the standards nominated in Table SC 6.2.1 below.

Table SC 6.2.1-Design and Construction Standards for On-site Vehicle Access, Parking and Standing Areas

Column 1 – Aspect	Column 2 – Design Standards
Parking spaces	Australian Standard AS 2890.1-2004: Parking Facilities – Part 1: Off-street Car parking – Section 2.4 – Design of Parking Modules
Vehicle movement areas (including circulation driveways and turning areas)	Australian Standard AS 2890.1-2004: Parking Facilities – Part 1: Off-street Car parking: (1) Section 2.5 – Design of Circulation Roadways and Ramps, and (2) Section 3 – Access Driveways to Off-street Parking areas and Queuing Areas, and Australian Standard AS 2890.2-2018: Parking Facilities –Part 2: Off-street Commercial Vehicle Facilities - Section 3 – Access Driveways and Circulation Roadways
Provisions for disabled access and parking	Australian Standard AS 2890.1-2004: Parking Facilities – Part 1: Off-street Car parking – Section 2.4.5 – Parking Spaces for People with Disabilities
Service vehicle loading and unloading areas	Australian Standard AS 2890.2-2018: Parking Facilities –Part 2: Off-street Commercial Vehicle Facilities - Section 4 – Service Areas
Vehicle queuing	Australian Standard AS 2890.1-2004: Parking Facilities – Part 1: Off-street Car parking – Section 3.6 – Queuing Areas
Bicycle parking facilities	Guide to Road Design Part 6A: Paths for Walking and Cycling, AUSTRROADS – 2017

SC6.2.2 Internal, Connecting & External Infrastructure – Design and Construction Standards

Division 1 – Internal or Connecting Roads

Planned Standards of Service

- (1) Tables SC 6.2.2 to C 6.2.5 identify the planned standards of service for road and road drainage works, including works for reconfiguring a lot, within the Localities within the Region:

Table SC 6.2.2-Rural Zone

Design Assessment Benchmarks	Planned Standards of Service
Maximum design speed and minimum sight distance:	100km/h 170 metres
Carriageways: (a) Lanes (b) Formation (c) Shoulder width (d) Seal and pavement width	2 x 3 metres -8 metres – measured between shoulder points 6.5 metres
Reserve width:	
Kerbing:	Nil
Footpath and Cycleway	Nil
Unformed Roads	Refer Construction of Unmade Roads Policy

Table SC 6.2.3-Rural Residential and Township Zone

Road Type (refer to Table SC 6.2.16)	Bitumen sealed width	Dedicated reserve width	Nominal design speed and volume range	Typical traffic catchment	Shoulder type (Refer Table SC6.2.7)
Access place/street	2 lanes at 6 metres wide	16 metres with 5 metres verge (min)	50km/h (minimum) carrying 10 vehicle trips per day per lot	Relates to maximum street length under S8.5 of <i>Queensland Streets</i>	B1
Collector/ Trunk Collector - Distributor	2 lanes at 8 metres wide	20 metres with 5 metres verge (min)	60km/h with vehicles per day	300 lots – increasable based on widened reserve under Table 8.5B and C of <i>Queensland Streets</i>	B2
Council Sub-arterial to Arterial	2 lanes at 8 metres wide	30 metres	100km/h (maximum)	N/A	B2
Unformed Roads	Refer to Construction of Unmade Roads Policy				

Table SC 6.2.4-Low or Medium Density Residential or Emerging Community Zones

Road Type (refer to Table SC 6.17)	Bitumen sealed width	Dedicated reserve width	Nominal design speed and volume range	Typical traffic catchment	Kerb and channel (K&C) and footpath/cycle-way
Access place/street	2 lanes at 8 metres - including parking	16 metres with 3 metres verge (min)	50km/h carrying up to 500 vehicles per day	50-100 lots	Concrete drive-over K&C on both sides of the road. No footpath or cycleway
Collector/ Trunk Collector - Distributor	2 lanes at 10 metres - including parking	20 metres with 3.5 metres verge (min)	60km/h for: - collector - up to 3000 vehicles per day - trunk – up to 10000 vehicles per day	300 lots – increasable based on a widened reserve under Table 8.5B and C of <i>Queensland Streets</i>	Concrete drive-over K&C on both sides of the road. Dual use path on one side with a minimum width of 1.2 metres
Council Sub-arterial to Arterial	2 lanes at 10 metres width	30 metres with 4.5 metres verge (min)	100km/h	N/A	N/A

Table SC 6.2.5-Industry Zones

Road Type (refer to Table SC 6.17)	Bitumen sealed width	Dedicated reserve width	Maximum design speed and volume	Typical traffic catchment	Kerb and channel (K&C) and footpath/cycle way
Access place/street	2 x 3.5 metres lanes for moving plus 2 x 2.5 metres as parking lanes	20 metres with 4 metres verge (min)	60km/hr carrying up to 3000 vehicles per day	8ha	Concrete barrier-type K&C on both sides of the road. Footpath/cycleway not required.
Collector/ Trunk Collector – Distributor	2 x 3.5 metres lanes for moving plus 2 x 3.0 metres as parking lanes	24 metres with 4 metres verge (min) and a median	60km/hr carrying up to 10000 vehicles per day	30ha	Concrete barrier-type K&C on both sides of the road. Dual use path on one side with a minimum width of 1.2 metres.

Location and Design Standards for New Roads related to Reconfiguring a Lot

- (1) Table SC 6.2.6 identifies the locational and design standards for infrastructure works, including works for reconfiguring a lot, for roads and road drainage works within the Localities within the Shire:

Table SC 6.2.6-Location and Design Standards

Infrastructure Component	Location and Design Standards		
Roads and Streets (including grades and carriageway cross-fall (two-way) and verges)	<p>(1) For roads and streets of collector or lower order status (refer definitions at the end of this Schedule), the following sections of Queensland Streets:</p> <p>(a) All Circumstances:</p> <p>(i) Section 6.0 “The Road System”</p> <p>(ii) Section 3.7 “The No-Access Street”</p> <p>(iii) Section 3.8 “Practical Collector System Design”</p> <p>(iv) Section 3.9 “The Access Street System”</p> <p>(b) Rural Residential Zone:</p> <p>(i) Section 8.0 “Rural Residential Streets”</p> <p>(c) Low or Medium Density Residential Zone:</p> <p>(i) AMCORD - Element 1.3 “Street Network” and Element 2.1 “Street Design and On-Street Car Parking”</p> <p>(ii) Design Element A4 Street Design – Part 4 – Subdivision – Queensland Residential Design Guideline</p> <p>(iii) Section 2.0 “The Residential Street”</p> <p>(iv) Section 10.0 “Multi-Unit Residential Streets”</p> <p>(d) Any Industry Zone:</p> <p>(i) Section 9.0 “Industrial Streets”</p> <p>(e) Rural Zone:</p> <p>(i) Rural Road Design Guide to the Geometric Design of Rural Roads, AUSTRROADS</p> <p>(2) Institute of Public Works Engineering Australia (IPWEA) – Standard Drawings – Road/Street – Type Cross Sections</p> <p>(3) For sub-arterial and higher order roads, the following:</p> <p>(a) Road Planning and Design Manual – Queensland Department of Main Roads, and</p> <p>(b) Guide to Traffic Engineering Practice, AUSTRROADS</p>		
Road Drainage	<p>In accordance with:</p> <p>1) Guide to Road Design – Part 5 Drainage Design, AUSTRROADS</p> <p>2) Queensland Urban Drainage Manual – Volume 1</p>		
Public utilities in Road Reserves	IPWEA Standard Drawings – Road/Street - RS-100 and RS-101		
Blind or Dead-end Road (Cul-de-sac) – refer IPWEA Standard Drawings – Road/Street – Type Cross Sections	Zone	Maximum length (m)	Maximum turning circle diameter (m)
	Rural, Low or Medium Density Residential:	Over 200 metres in length has an alternative emergency route	15 metres

Infrastructure Component	Location and Design Standards		
	Other: - Access Street - Collector - Turning Radius	Refer IPWEA Standard Drawings – Road/Street – IPWEAQ Standard Drawing 2000	Section 2.12 “Turning Areas” of Queensland Streets
Truncations of properties at corners (where intersections form the boundaries to properties)	Except where a corner is already truncated, truncations are: <ol style="list-style-type: none"> (1) right angled with three equal chords on a six metre radius, or (2) otherwise, truncation occurs at the intersection of existing and new or planned roads or where an intersection forms a boundary to land, and (3) dedicated as road and cleared of improvements or obstructions (free of cost to Council) prior to: <ol style="list-style-type: none"> (a) plan sealing for reconfiguring of a lot, or (b) commencement of a use or works, and (4) formed and graded with construction of a roadway on the truncated area. 		
Intersections or Roundabouts	<ol style="list-style-type: none"> (1) Location/Design – <ol style="list-style-type: none"> (a) Guide to Road Design – Parts 4, 4A and 4B, AUSTRROADS (b) Chapters 13 and 14, Road Planning and Design Manual, TMR (c) Section 3.3 and 2.11 of Queensland Streets (2) Spacings – Section 2.11 “Intersections” of Queensland Streets (3) Acceleration and deceleration lanes and intersections with State-controlled roads - Department of Main Roads Standard Specifications Roads – Volume 1 and 2 		
School bus routes	Collector and higher order roads in the Low or Medium Density Residential, Emerging Community and any Industry Zones and all new roads in the Principal or Local Centre Zones provide for turning, stopping, sight distances, grade and parking requirements of buses in accordance with Section 3.5 “Bus Routes” of Queensland Streets.		

Construction Standards

- (1) Table SC 6.2.7 identifies the standards of construction for infrastructure works, including works for reconfiguring a lot, for roads and road drainage works within the Region.
- (2) To be constructed prior to:
 - (a) plan sealing where involving reconfiguring a lot,
 - (b) the commencement of any approved use or building works (whichever is first).

Table SC 6.2.7-Construction Standards

Infrastructure Component	Construction Standards
Rural Residential Zone - Shoulder Type	B1 – gravel, 1.5 metres wide and unsealed B2 – gravel, 1.0 metres wide and unsealed No kerb and channel and provide for grass swale or earth table drains with a maximum grade of 16% and a minimum grade of 0.5%
Road subgrade and pavement	Adopted and modified provisions from <i>AUS SPEC No. 1 – Development Specification Series, Construction, IPWEA</i>
Kerbing and channelling in Urban Zones	IPWEA Standard Drawings – Road/Street – Kerb and Channels

Infrastructure Component	Construction Standards
Footpath	On level areas in the road reserve with forming and grading to the permanent level for the full length of the road frontage in accordance with <i>IPWEA Standard Drawings – Road/Street – R.0065</i> with: <ol style="list-style-type: none"> (1) Rural and Rural Residential Zones – for a width of 1.5 metres with grassed surface for stability (2) Low and Medium Density Residential Zones and all Industry Zones – for a width of 1.5 metres with a minimum cross fall of 1.5% and a maximum crossfall of 2.5%, 100mm depth of approved loam and grassing for stability (3) Centre Zones – formation and paving for the full width of the length of the road frontage of the site with a minimum cross fall of 1.5% and a maximum cross fall of 2.5% (4) In parks or easements - paved width of 1.5m
Cycleway	Guide to Traffic Engineering Practice – Part 6A, Paths for Walking and Cycling, AUSTRROADS 2017
Maintenance	Materials and works maintained for 12 months at the proponents expense

Division 2 – Road Frontage or Site External Works

Planned Standards of Service

- (1) The following standards of service are provided for at the road frontage(s) to the site in accordance with the specifications in Table SC 6.2.8.
 - (a) reinforced crossing(s),
 - (b) footpath formation and pavement for the full length of the road frontages of the land in Urban Zones
 - (c) kerbing and channelling to the full frontage(s) of the site in Urban Zones,
 - (d) where the road is partially sealed, the area between the seal and the kerb alignment/full seal width along the full frontage(s) of the land is formed, constructed and sealed, and
 - (e) any repair, reinstatement, relocation or alteration of existing roadworks, public utility mains, services or installations and drainage works to the frontage of the land made necessary due to construction works for the site.

Design and Construction Standards

- (1) Table SC 6.2.8 identifies the standards of design and construction for infrastructure works, including works for reconfiguring a lot, for frontage works within the Region.
- (2) To be constructed prior to:
 - (a) plan sealing where involving reconfiguring a lot, or
 - (b) the commencement of any approved use or building works (whichever is first).

Table SC 6.2.8 - Design and Construction Standards

Infrastructure Component	Design and Construction Standards
Property Access/Crossover/Turn-out and Inverts	<ol style="list-style-type: none"> (1) For reconfiguring a lot or an assessable development, vehicular access to a collector or higher order road conforms to specifications in Section 10.9 "Access" of <i>Queensland Streets</i>. (2) Except as specified in an applicable use code, where more than one property access is needed, access points from the same road are separated by at least 15 metres with setbacks of at least 10 metres from any intersection or property access on an adjoining site.

Infrastructure Component	Design and Construction Standards											
	(3) Except where the road is controlled by Department of Transport & Main Roads, where its requirements shall be met, verge crossovers through or to the kerb and channelling or to the road pavement where no kerb and channelling exists or is required from the front property alignment are designed and constructed: <ul style="list-style-type: none"> (a) for the Rural, Township and Rural Residential Zones - as per Drawing No. 00049; or (b) elsewhere – as per <i>IPWEA Standard Drawing</i> RS-049, RS-050 (Residential) or R-0051 (Centre/Industry) (4) Access strips or easements to rear lots arising from reconfiguring a lot have the following construction standards from the pavement edge of the road for its full length: <ul style="list-style-type: none"> (a) minimum strip width of: <table border="1" data-bbox="644 781 1292 920"> <thead> <tr> <th data-bbox="644 781 1134 831">Zone</th> <th data-bbox="1142 781 1292 831">Minimum (metres)</th> </tr> </thead> <tbody> <tr> <td data-bbox="644 835 1134 864">Rural Residential</td> <td data-bbox="1142 835 1292 864">7</td> </tr> <tr> <td data-bbox="644 869 1134 920">Low or Medium Density Residential Principal Centre or Industry Zones</td> <td data-bbox="1142 869 1292 920">7 10</td> </tr> </tbody> </table> 		Zone	Minimum (metres)	Rural Residential	7	Low or Medium Density Residential Principal Centre or Industry Zones	7 10				
Zone	Minimum (metres)											
Rural Residential	7											
Low or Medium Density Residential Principal Centre or Industry Zones	7 10											
	(b) minimum construction:											
	<table border="1" data-bbox="644 958 1292 981"> <thead> <tr> <th data-bbox="644 958 906 981">Zone</th> <th data-bbox="914 958 1292 981">Minimum</th> </tr> </thead> <tbody> <tr> <td data-bbox="644 985 906 1014">Rural</td> <td data-bbox="914 985 1292 1014">In compliance with the <i>Construction of Unmade Roads</i> policy</td> </tr> <tr> <td data-bbox="644 1019 906 1193">Rural Residential</td> <td data-bbox="914 1019 1292 1193">100mm compacted gravel for 4 metres width unless involving a reciprocal easement in which case a driveway width is not less than 5 metres with 2 coat bitumen seal for 3.5 metres width</td> </tr> <tr> <td data-bbox="644 1198 906 1373">Any urban zone other than Centre/Industry</td> <td data-bbox="914 1198 1292 1373">Reinforced concrete not less than 100mm deep for 3.5 metre width unless involving a reciprocal easement in which case a driveway width is not less than 12 metres with 2 coat bitumen seal for 7 metres width</td> </tr> <tr> <td data-bbox="644 1377 906 1462">Centre/Industry</td> <td data-bbox="914 1377 1292 1462">Reinforced concrete matching the requirements for access crossings in IPWEA Drawing No. R-051</td> </tr> </tbody> </table>		Zone	Minimum	Rural	In compliance with the <i>Construction of Unmade Roads</i> policy	Rural Residential	100mm compacted gravel for 4 metres width unless involving a reciprocal easement in which case a driveway width is not less than 5 metres with 2 coat bitumen seal for 3.5 metres width	Any urban zone other than Centre/Industry	Reinforced concrete not less than 100mm deep for 3.5 metre width unless involving a reciprocal easement in which case a driveway width is not less than 12 metres with 2 coat bitumen seal for 7 metres width	Centre/Industry	Reinforced concrete matching the requirements for access crossings in IPWEA Drawing No. R-051
Zone	Minimum											
Rural	In compliance with the <i>Construction of Unmade Roads</i> policy											
Rural Residential	100mm compacted gravel for 4 metres width unless involving a reciprocal easement in which case a driveway width is not less than 5 metres with 2 coat bitumen seal for 3.5 metres width											
Any urban zone other than Centre/Industry	Reinforced concrete not less than 100mm deep for 3.5 metre width unless involving a reciprocal easement in which case a driveway width is not less than 12 metres with 2 coat bitumen seal for 7 metres width											
Centre/Industry	Reinforced concrete matching the requirements for access crossings in IPWEA Drawing No. R-051											
	(c) maximum longitudinal grade of 1:6, (d) maximum cross fall of 1:20, (e) above the 1 in 10 year flood, (f) single straight truncations at each end of a minimum of 4 metres, and undergrounding of services.											
Footpath Formation	Refer Table SC 6.2.7											
Kerbing and channelling	Refer Table SC 6.2.7											
Pavement and Subgrade Construction	Refer Table SC 6.2.7											

Division 3 – Water Supply and Sewerage

Planned Standards of Service

- (1) Table SC 6.2.9 identifies the planned standards of service for infrastructure to service activities, including lots arising from reconfiguring a lot, with water supply in the Region:

Table SC 6.2.9-Water Supply Standards of Service

Zone	Planned Standards of Service
Rural Zone²	<p>(1) No existing or planned municipal water supply reticulation system.</p> <p>(2) Residential <i>uses</i> have a minimum 45,000 litre rain water tank capacity.</p> <p>(3) Non-residential <i>uses</i> are provided with secure and reliable water supply to meet all water consumption needs on the site including:</p> <p>(a) fire fighting as provided at 3,000litres/h for a 5 hour period,</p> <p>(b) potable and ablution supply at 140 litres/head/day, or</p> <p>(c) animal health and sanitation, as relevant.</p>
Rural Residential Zone	<p>(1) All uses and lots in the Rural Residential Zone – 4,000m² RR1 Precinct are connected to Council's reticulated town water supply system;</p> <p>(2) Uses on existing lots not specified in (1) above and within Council's Existing/Future Water Supply Trunk Infrastructure area are connected to Council's reticulated town water supply.</p> <p>(3) Uses on existing lots not specified in (1) or (2) above provide for the standards of service in (2) or (3) of the Rural Zone.</p>
Township Zone	<p>(1) Connection of any use or lot to the Council's reticulated non-potable water supply for Kumbia and Wooolin supplemented by a 45,000 litre rain water tank.</p> <p>(2) Otherwise, provision for the standards of service in (2) or (3) of the Rural Zone.</p>
Urban Zones	
Residential and Emerging Community Zones	<p>Connection of any use or lot to Council's reticulated water supply system, with 20 metres of head of pressure at the property boundary for fire fighting, except in the Emerging Community Zone where:</p> <p>(1) for non-urban uses having no requirement for potable water supply, or</p> <p>(2) where not involving subdivision or water demand exceeding 20EP on the site,</p> <p>in which case the development meets standards in (2) or (3) of the Rural Zone.</p>
Centre and Recreation and Open Space Zones	<p>Connection of any use or lot to the Council's reticulated water supply system, with 20 metres of head of pressure at the property boundary for fire fighting.</p> <p>In the Recreation and Open Space zone, connection to reticulated supply where in conjunction with building works.</p>
Industry Zones	<p>Connection of any use or lot to the Council's reticulated water supply system.</p> <p>Flows and pressures at the property boundary accord with Council Standards, WBBROC Water Services Design and Construction Code, SEQ Design and Construction Code, Water Services Association of Australia (WSAA) Code.</p>

² Various Rural Water Supply Schemes provide supplementary non-potable supplies.

- (2) Table SC 6.2.10 identifies the planned standards of service for infrastructure to service activities, including lots arising from reconfiguring a lot, for sewerage in the Region:

Table SC 6.2.10-Sewerage Standards of Service

Zones	Planned Standards of Service
Rural, Township and Rural Residential Zones	<p>(1) No existing or planned servicing by a municipal sewerage system (as regulated under the <i>Water Act 2000</i> or the <i>Environmental Protection Act 1994</i>).</p> <p>(2) Purposes producing domestic waste water at a peak design capacity of 20ep or less EP (4,000l/day) are serviced by an on-site sewerage treatment system (including those forming part of a common effluent drainage scheme) and land disposal area located, sized, serviced and maintained in accordance with the <i>Plumbing and Drainage Act 2018</i> and the Queensland Plumbing and Wastewater Code 2019 and AS1547:2012 On-site domestic wastewater management.</p>
Urban Zones	Connection of a use or lot to Council's reticulated sewerage scheme in accordance with the <i>Water Act 2000</i> , except in the Emerging Community Zone where for non-urban development having no requirement for connection to the sewer, in which case, development meets standard in (2) above.

Design and Construction Standards

- (1) Table SC 6.2.11 identifies the standards of design and construction for infrastructure works, including works for reconfiguring a lot, for water supply and sewerage within the Region.
- (2) To be constructed prior to:
- plan sealing where involving reconfiguring a lot, or
 - commencement of any approved use or building works (whichever is first)

Table SC 6.2.11-Water Supply and Sewerage Design and Construction Standards

Zones	Design and Construction Standards
Rural, Township and Rural Residential Zones	<p>(1) Black/grey water treatment systems for domestic sewerage with a peak design capacity of 20ep or less EP (4,000l) is designed and constructed in accordance with the current version of the following documents: As Referenced in the National Construction Code Volume 3 Plumbing Code of Australia</p> <ol style="list-style-type: none"> <i>Queensland Plumbing and Waste Water Code.</i> Australian Standard AS/NZS 3500.2 - <i>Plumbing and Drainage – Sanitary Plumbing and Drainage - Performance Requirements</i> are in the Plumbing Code of Australia. Australian Standard AS/NZS 1547 – <i>On-site Domestic Waste Water Management - No Reference to sections</i> Australian Standard AS/NZS 1546.1 – <i>Septic Tanks.</i> Australian Standard AS/NZS 1546.3 – <i>On-site Domestic Waste Water Treatment Units</i> <p>(2) Waterless composting toilets, chemical toilets and incinerating or other toilets designed and constructed in accordance with Australian Standard AS/NZS 1546.2 <i>Waterless Composting Toilets</i> and the <i>Environmental Protection (Waste Management) Regulation 2000</i>.</p> <p>(3) On-site water supply designed and constructed in accordance with:</p> <ol style="list-style-type: none"> Australian Standard AS/NZS 3500.1 – <i>Plumbing and Drainage – Water Services.</i> Australian Standard AS/NZS 2180 – <i>Metal Rainwater Goods – Selection and Installation.</i>

Urban Zones	<p>Reticulated water supply:</p> <p>(1) <i>Design:</i></p> <p>(a) the Queensland Water Resources Commission's <i>Guidelines for Planning and Design of Urban Water Schemes</i>.</p> <p>(b) <i>DNR Technical Bulletin – Fire Fighting, No.3/1997, September, 1997</i></p> <p>(2) <i>Construction:</i></p> <p>(a) Council Standards, WBBROC Water Services Design and Construction Code, SEQ Design and Construction Code, Water Services Association of Australia (WSAA) Code</p> <p>(3) <i>Maintenance:</i></p> <p>(a) Materials and works maintained by the proponent at their expense for 12 months.</p> <p>Reticulated Sewerage System:</p> <p>(1) <i>Design:</i></p> <p>(a) the Queensland Water Resources Commission's <i>Guideline for Planning and Design of Sewerage Systems</i>.</p> <p>(2) <i>Construction:</i></p> <p>(a) Council Standards, WBBROC Water Services Design and Construction Code, SEQ Design and Construction Code, Water Services Association of Australia (WSAA) Code.</p> <p>(3) <i>Maintenance:</i></p> <p>(a) Materials and works maintained by the proponent at their expense for 12 months.</p>
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Division 4 – Stormwater

Planned Standards of Service

- (1) Tables SC 6.2.12 and SC 6.2.13 identify the planned standards of service for infrastructure to service activities, including lots arising from reconfiguring a lot, for stormwater quantity and quality management in the Region.

Table SC 6.2.12-Stormwater Quantity Standards of Service

Zones	Planned Standards of Service
Rural, Rural Residential and Township Zones and the Low Density Residential, Local Centre and Community Facilities Zones in the Bunya Mountains Precinct	<p>In all circumstances:</p> <p>(1) No existing or planned municipal stormwater collection systems.</p> <p>(2) Roof water drained to a 45,000l rain water tank.</p> <p>(3) Drainage is discharged from the boundary of the development site:</p> <p>(a) without nuisance and annoyance to adjoining or downstream properties,</p> <p>(b) into natural systems, and</p> <p>(c) with conveyance to a lawful point of discharge including by way of easement where drainage systems traverse private property into natural systems,</p> <p>For reconfiguring a lot:</p> <p>(1) Impervious surfaces, roads or lot drainage captured and infiltrated on site to prevent an increase in the outflow from the site under normal operating conditions.</p> <p>(2) No concentrated runoff, prolonged ponding, scour, undercut or erosion from runoff.</p> <p>(3) Overland flow paths held in a grassed state.</p>
Urban Zones	<p>Roof water, impervious surface, road or lot drainage captured and drained to a legal point of discharge and to prevent concentrated flows or downstream nuisance in accordance with standards of service in the <i>Queensland Urban Drainage Manual – 2017</i>.</p>

Table SC 6.2.13-Stormwater Quality Standards of Service

Zones	Planned Standard of Service
All	No net worsening of the quality of stormwater discharging from the site during construction and for 2 years thereafter as related to the documented pre-development state.

Design and Construction Standards

- (1) Table SC 6.2.14 identifies the standards of design and construction for infrastructure works, including works for reconfiguring a lot, for stormwater management in the Region.
- (2) To be constructed prior to:
 - (a) plan sealing where involving reconfiguring a lot, or
 - (b) the commencement of any approved use or building works (whichever is first).

Table SC 6.2.14-Stormwater Design and Construction Standards

Design Feature	Design and Construction Standards
Drainage systems/structures for roads, lots and culverts	<ol style="list-style-type: none"> (1) <i>Urban and Rural Residential Zones - Queensland Urban Drainage Manual – 2017 and IPWEA Standard Drawings – Drainage.</i> (2) <i>Rural and Township Zones - Queensland Department of Main Roads – Urban Road Design – Volume 2 – Culvert Design and IPWEA Standard Drawings – Drainage.</i>
Roof drainage systems	<ol style="list-style-type: none"> (1) Australian Standard – AS2180-1986 – <i>Metal Rainwater Goods – Selection and Installation.</i> (2) Australian Standard – AS3500.3.1 – 1998 – <i>National Plumbing and Drainage - Part 3.1: Stormwater Drainage – Performance Requirements.</i>
Design rainfall for stormwater flows	Australian Rainfall and Runoff
Temporary and permanent methods of water quality control	International Erosion Control Association (Australia) <i>Best Practice Erosion and Sediment Control</i> (BPESC)
Maintenance of Works	Materials and works maintained by the proponent at their expense for 12 months.

Division 5 – Electricity, Telecommunications and Street Lighting

Planned Standards of Service

- (1) Table SC 6.2.15 identifies the planned standards of service for infrastructure to service activities, including lots arising from reconfiguring a lot, for electricity and telecommunications in the Region.
- (2) To be constructed prior to:
 - (a) plan sealing where involving reconfiguring a lot, or
 - (b) the commencement of any approved use or building works (whichever is first).

Table SC 6.2.15-Electricity, Telecommunications and Street Lighting Standards of Service and Construction

Element	Planned Standards of Service and Construction
Electricity	<ol style="list-style-type: none"> (1) All - The standards of services nominated by the electricity supply authority with reticulated electricity to be made available at the property boundary. (2) Rural Zone - Alternative power may be considered where agreed to by the electricity service authority. (3) Urban Zones - Electricity supply is to be undergrounded with common trenching of services restricted to electricity and telecommunications in one trench with sewer and water mains in separate trenches. (4) Construction – Ergon Specifications URD Underground Residential Distribution.
Telecommunications	The standards of service nominated by the relevant telecommunications supply authority with reticulated services to be made available at the property boundary. In Urban Zones, common trenching of services is restricted to electricity and telecommunications in one trench with sewer and water mains in separate trenches.
Street Lighting in the Urban and Rural Residential Zones	Reconfiguring a lot involving the opening of a road or the creation of 5 or more lots provides for street lighting installed and designed in accordance with the requirements of: <ol style="list-style-type: none"> (1) Ergon, (2) Australian Standard AS 1158.3.1- Road lighting – Pedestrian area (Category P) lighting, (3) Australian Standard AS 1158.1.1-Road Lighting – Vehicular traffic (Category V) lighting, (4) <i>Guide to Traffic Engineering Practice – Part 12, Roadway Lighting</i>, AUSROADS, and (5) if on a State-controlled road or a Council sub-arterial or higher order road, the requirements contained in the Department of Main Roads <i>Standard Drawings</i>.

Table SC 6.2.16-Road Type Classification:

Type	Characteristics
Access Place/Street	Local systems providing lot access and movement in a local area (where speed and volume are low) with connection to collector roads.
Collector Road	Collects traffic from access streets and provides for a higher volume of traffic including bus movement and carriageway parking in the Urban Zones. In the Industry or the Centre Zones, direct property access to collector roads is acceptable
Trunk Collector/Distributor Road	Roads that collect and distribute traffic from all local areas, moderate use visitor sites and to or from surrounding road systems. Roads cater for moderate travel speeds and large vehicles but exclude the provision for lot accesses or verge parking
Council Sub-Arterial to Arterial Road	Primary roads providing largely for the main traffic movements into and through regions including access to high visitor uses. Roads cater generally to higher travel speed vehicles, busses and trucks. No further property access or on-street parking is envisaged to maintain through-traffic safety and efficiency of movement. Systems feed the National Highways and other state controlled district systems

Appendix 1 Index and glossary of abbreviations and acronyms

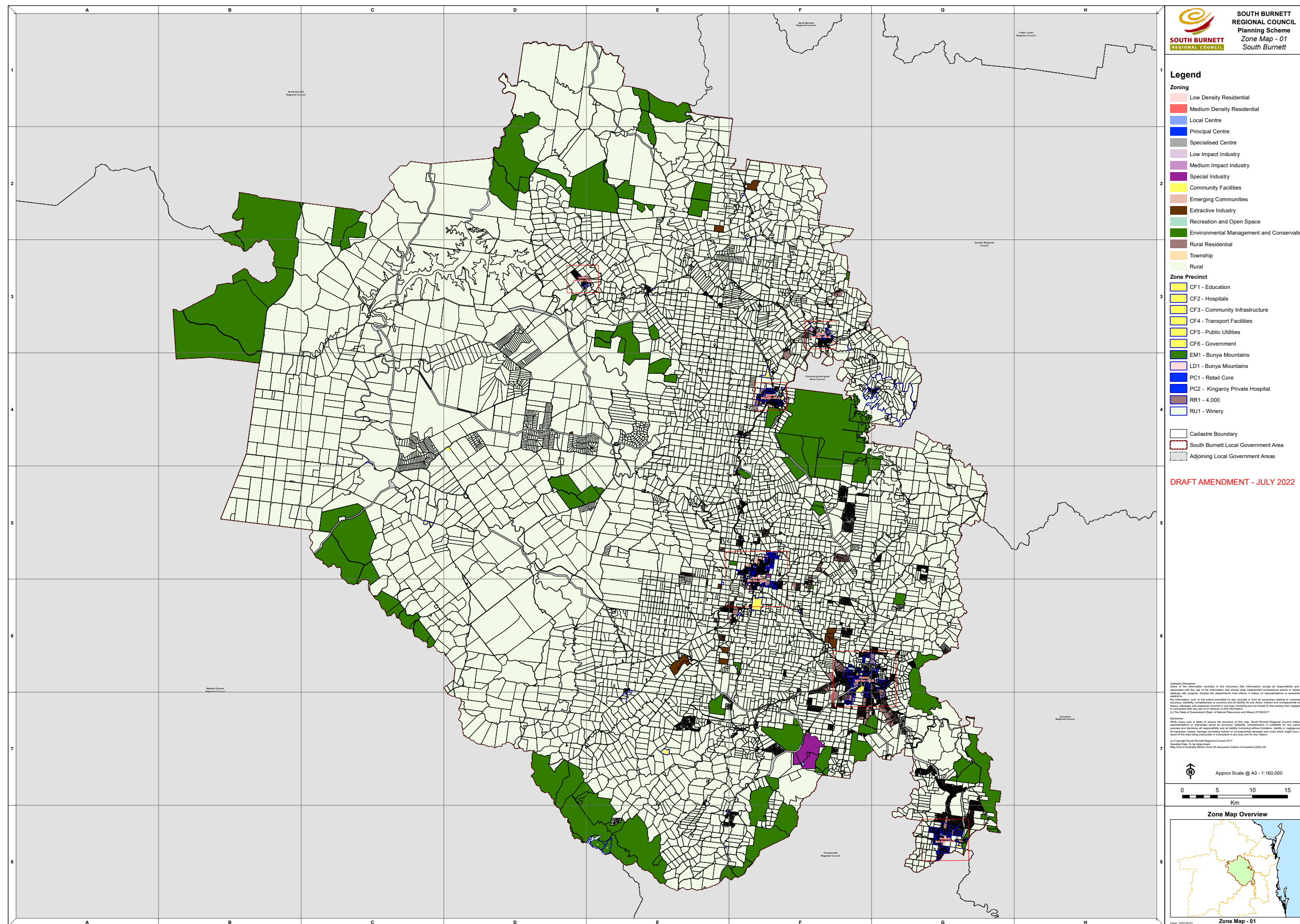
Table AP 1.1-Abbreviations and acronyms

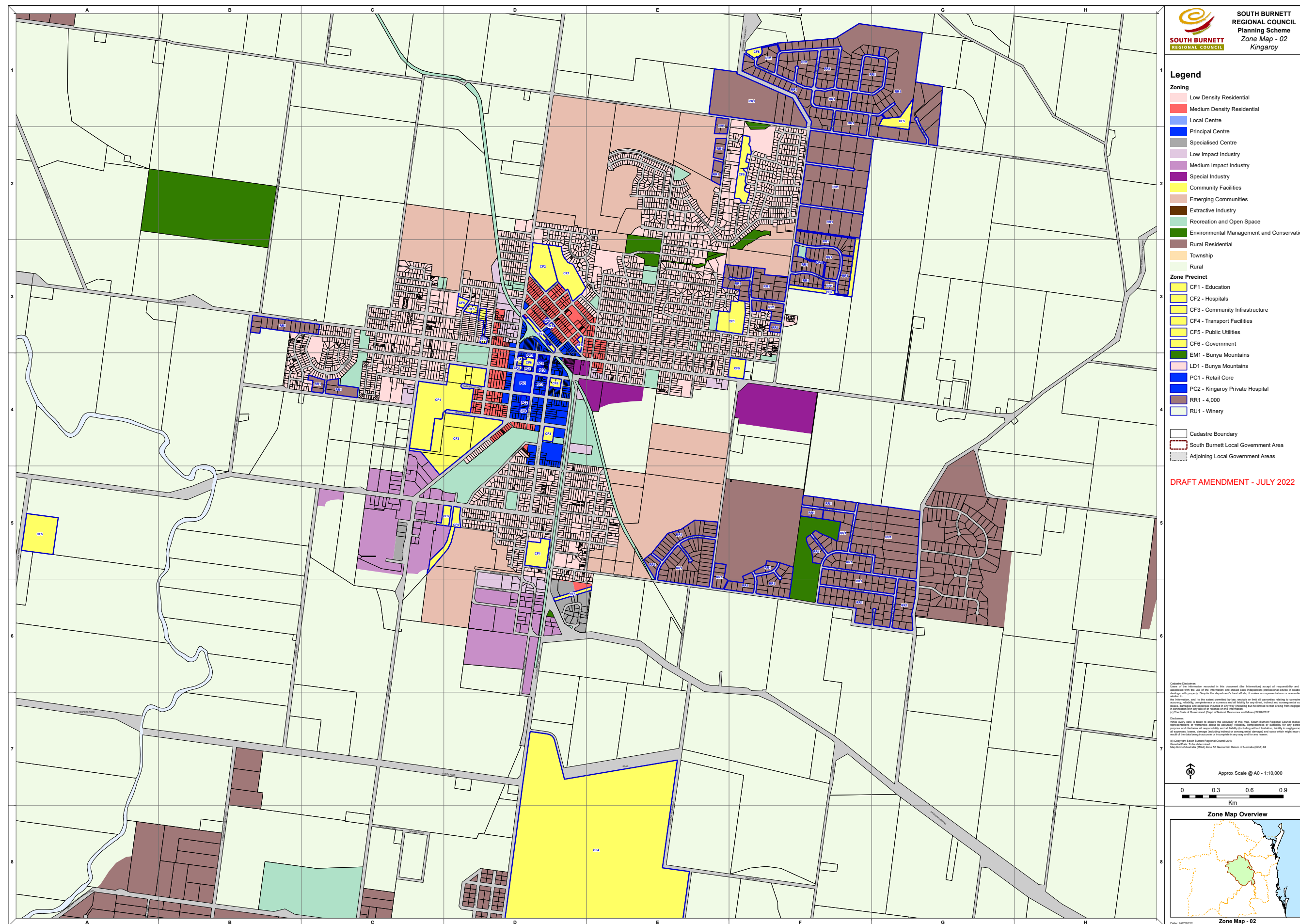
Abbreviation/ acronym	Description
MCU	Material change of use as defined in the Act
ROL	Reconfiguring a lot as defined in the Act
the Act	<i>Planning Act 2016</i>
the Regulation	<i>Planning Regulation 2017</i>
the SP Act	<i>Sustainable Planning Act 2009 (repealed)</i>
the SP Regulation	<i>Sustainable Planning Regulation 2009 (repealed)</i>

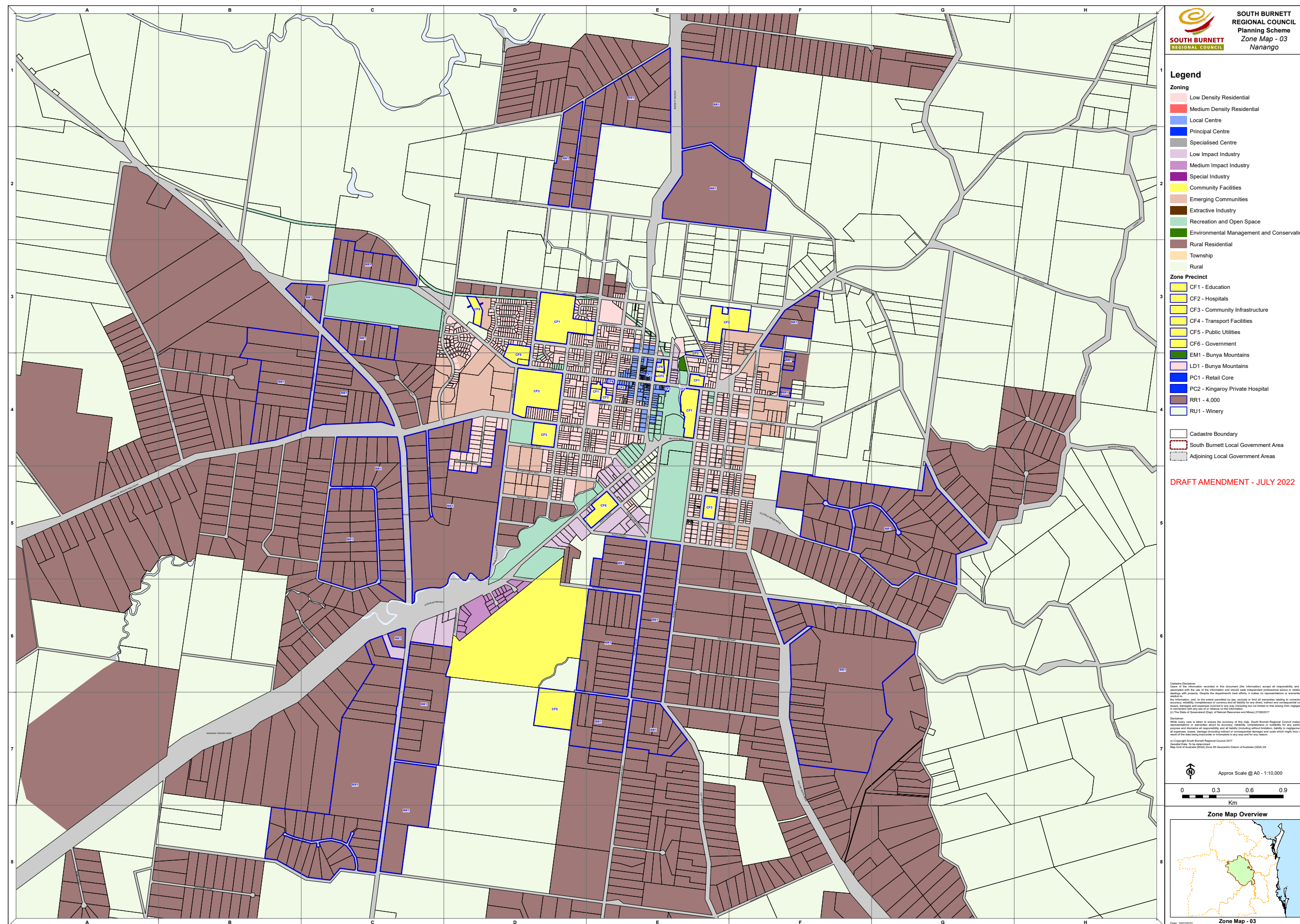
Appendix 2 Table of amendments

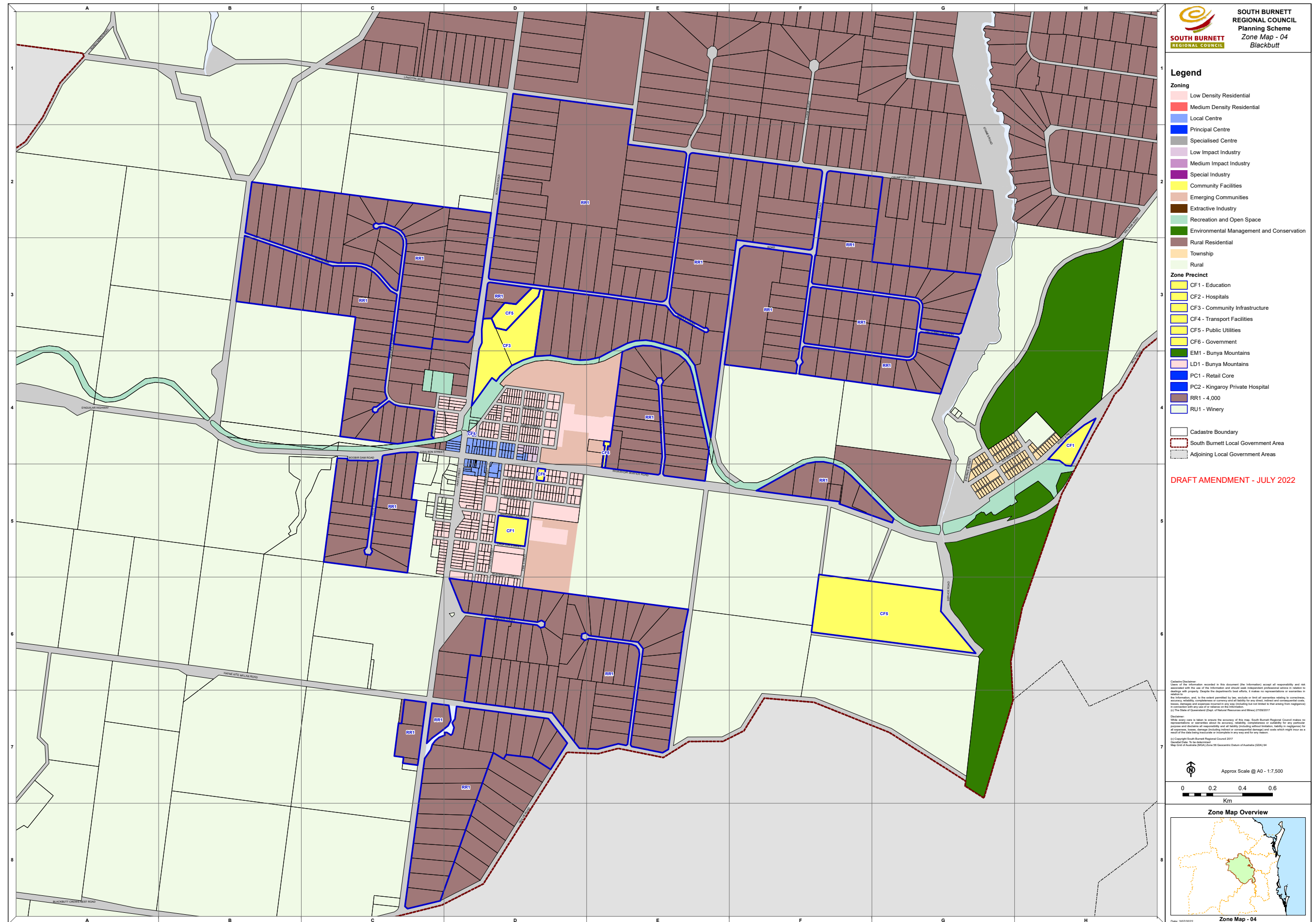
Table AP 2.1-Table of amendments

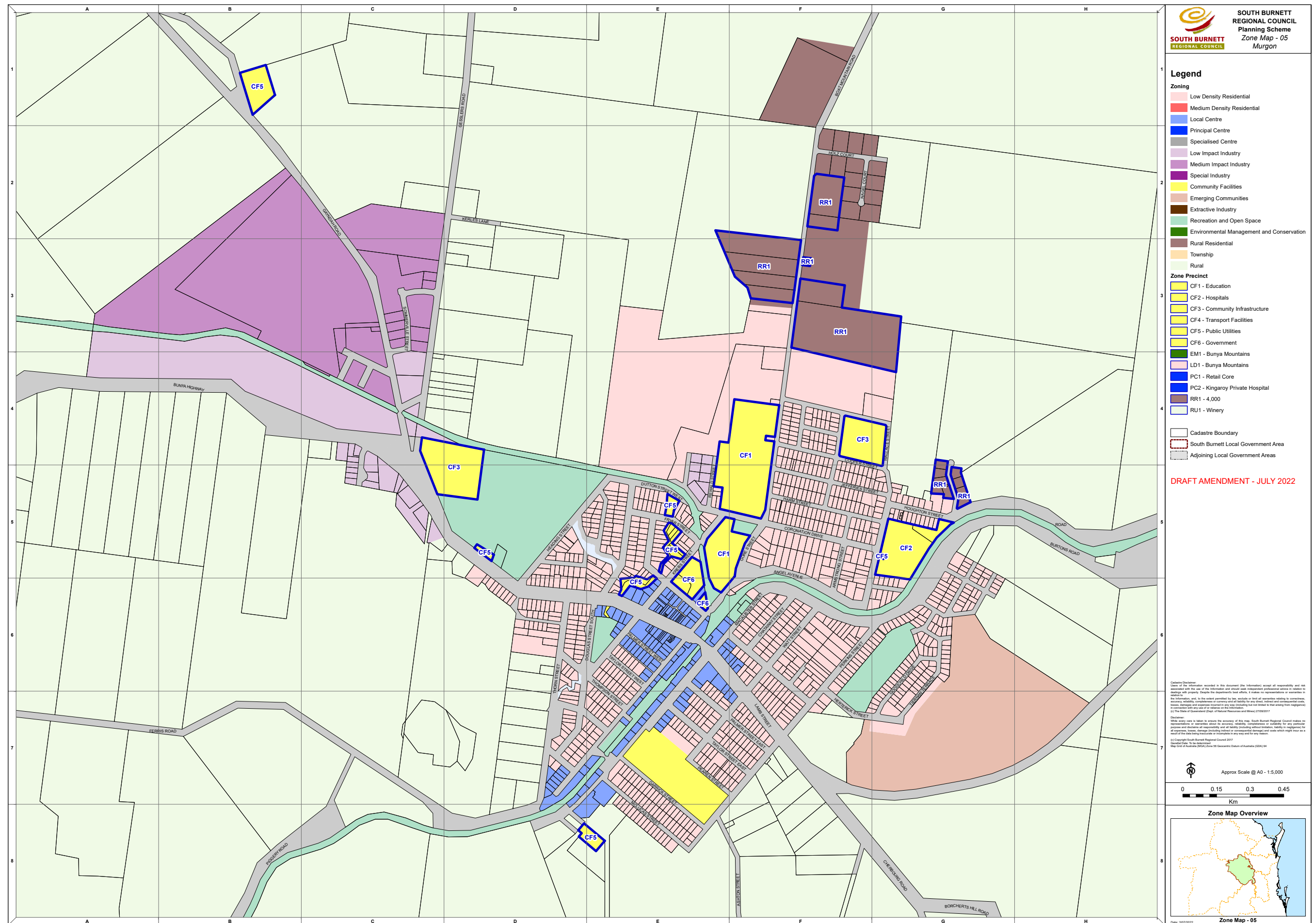
Date of adoption and effective date	Planning scheme version number	Amendment type	Summary of amendments
21 February 2018 (adoption) and 5 March 2018 (effective)	1.2	Alignment Amendment	Alignment amendment to Planning scheme (Alignment Amendment Rules - Schedule 1(a)(b)(c) and (d))
24 June 2019 (adoption) and 1 July 2019 (effective)	1.3	LGIP Amendment and Planning Scheme Administrative Amendment	Incorporating a new LGIP into the planning scheme and performing necessary renumbering of provisions and cross references in the planning scheme
16 December 2020 (adoption) and 4 January 2021 (effective)	1.4	Administrative & Minor Amendment	The purpose and general effect of the amendment is to amend formatting, grammatical, spelling and mapping errors and correct cross-references within the planning scheme.
TBC	2.0	Major Amendment	

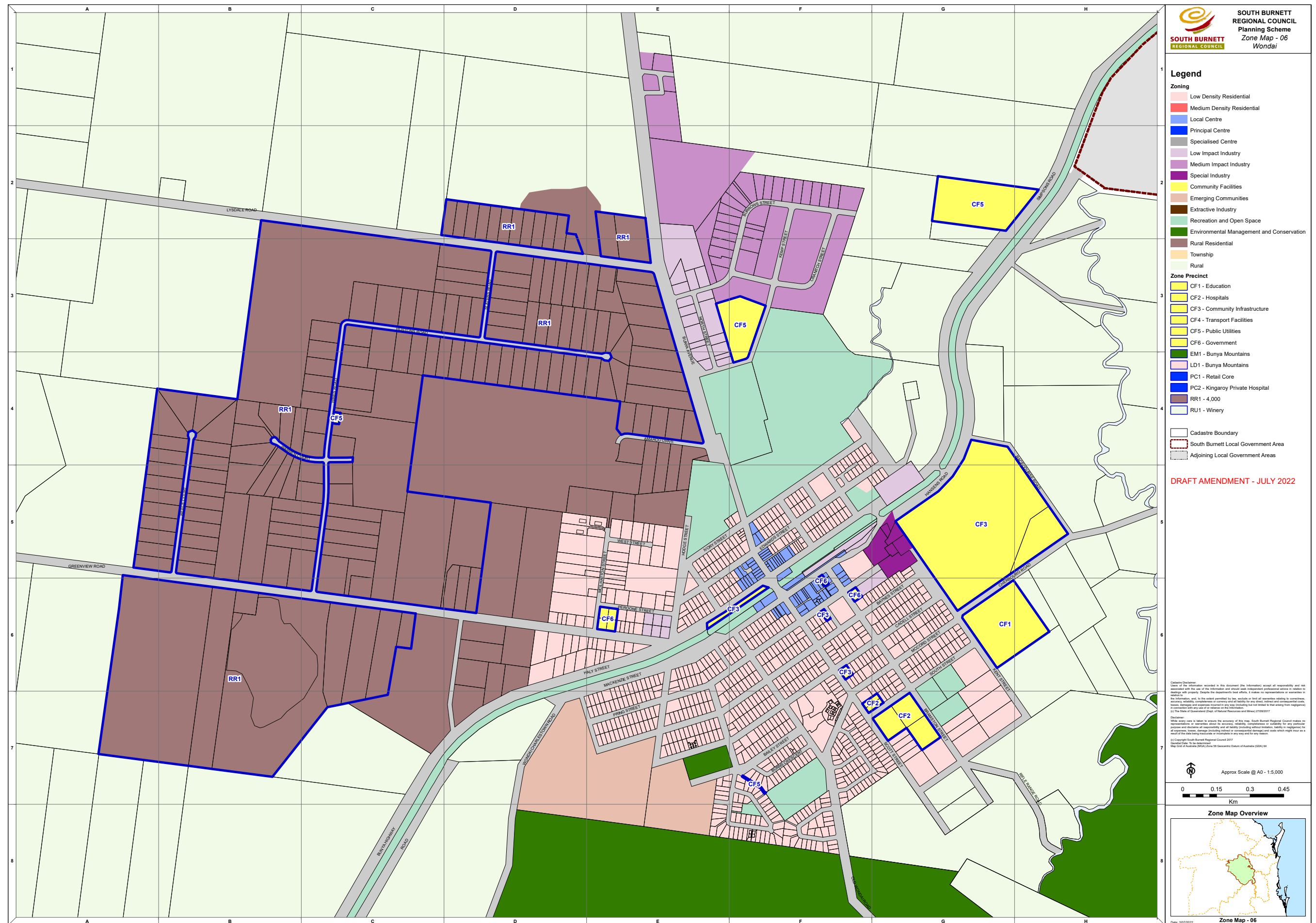












ATTACHMENT A – STATEMENT OF STATE INTEREST INTEGRATION

SPP State Interest & State Interest Statement	Toolkit Advice on addressing the matter	Planning Scheme Amendment Relevance and Response
<p>Housing supply and diversity state interest</p> <p>Diverse, accessible and well-serviced housing, and land for housing, is provided and supports affordable housing outcomes.</p>	<p>(a) Industry and community housing providers and local communities to inform policies for residential growth, infill and housing mix and understand the challenges and needs in the local government area</p>	<p>The planning scheme currently includes a variety of zones which encourage the development of a range of types and densities of residential accommodation and a range of lot sizes.</p> <p>The proposed amendment seeks to allow greater flexibility and reduce application requirements for:</p> <ul style="list-style-type: none"> • short term accommodation in existing dwellings, • development of dual occupancies; and • consideration of Rural Lifestyle Lots as an alternative housing choice.
<p>3. Liveable communities state interest</p> <p>Liveable, well-designed and serviced communities are delivered to support wellbeing and enhance quality of life.</p>	<p>(a) The local community to identify local landscape character and values</p> <p>(b) Local businesses and industries, including small businesses to understand their role and contribution to the community and local centres, and their needs to be able to continue to generate employment and provide services to the community</p>	<p>There are no major changes to sections of the planning scheme which seek to encourage liveable communities</p> <ul style="list-style-type: none"> ▪ The Strategic Outcomes, which include a range of higher order provisions. ▪ The zone codes of the planning scheme which support the delivery of development that is of a high design quality. ▪ The Reconfiguring a Lot Code, which ensures the appropriate design of new subdivisions and other reconfigurations.
<p>4. Agriculture state interest</p> <p>The resources that agriculture depends on are protected to support the long-term viability and growth of the agricultural sector.</p>	<p>(a) Surrounding local authorities, to identify agriculture industries that rely on or require infrastructure across local government areas, to deliver cohesive agricultural supply chains</p> <p>(b) Agriculture industry associations and</p>	<p>The planning scheme includes a Good Quality Agriculture Land Overlay that will continue to apply to development in appropriate circumstances to protect the agricultural sector. Diversification in the agriculture sector is supported by the proposed amendment in the</p>

SPP State Interest & State Interest Statement	Toolkit Advice on addressing the matter	Planning Scheme Amendment Relevance and Response
	advocates to identify key trends and issues relevant to the local government area (c) Aquaculture industry associations, commercial fishing industry associations and recreational fishing advocacy groups to identify key trends and issues relevant to the local government area and surrounds	following ways: 1. Greater flexibility for short term accommodation in the rural zone 2. Greater flexibility for RV parking in the Rural Zone 3. Creation of a Rural Precinct in Moffatdale to encourage the growth of Vitaculture and boutique food industries, as well as tourism
5. Development and construction state interest Employment needs, economic growth, and a strong development and construction sector are supported by facilitating a range of residential, commercial, retail, industrial and mixed use development opportunities.	(a) Registered Native Title parties where a registered Indigenous Land Use Agreement is in place	The planning scheme supports the growth of the South Burnett Region. New development undertaken under the planning scheme will support economic activity in the development and construction sector within the region. There are no significant changes as a result of the proposed amendment.
6. Mining and extractive industry state interest Extractive resources are protected and mineral, coal, petroleum and gas resources are appropriately considered to support the productive use of resources, a strong mining and resource industry, economical supply of construction materials, and avoid land use conflicts where possible.	(a) Surrounding local authorities, to identify extractive resource and mining opportunities and impacts that may cross local government boundaries (b) Affected community, to identify known issues and explore opportunities for understanding the importance of extractive resources to the community (c) Industry, including local extractive industry operators, to gain technical advice and be advised of current and future operations	The planning scheme currently identifies and protects extractive resources. There are no changes to the way the planning scheme addresses this state interest as part of the planning scheme amendment.
7. Tourism state interest Tourism planning and development opportunities that are appropriate and sustainable are supported, and	(a) Agencies and providers identified in significant tourism plans and strategies, to gain further advice on and explore opportunities associated with those tourism plans (b) Surrounding local authorities, to identify	The planning scheme currently encourages Tourism development throughout the South Burnett Region. The proposed amendment enhances this support in the following ways: • Greater flexibility for short term

SPP State Interest & State Interest Statement	Toolkit Advice on addressing the matter	Planning Scheme Amendment Relevance and Response
the social, cultural and natural values underpinning tourism developments are protected.	tourism opportunities and impacts that may cross local government boundaries	accommodation in existing dwellings <ul style="list-style-type: none"> • Greater flexibility for short term accommodation in the rural zone • Greater flexibility for RV parking in the Rural Zone • Creation of a Rural Precinct in Moffatdale to encourage the growth of Vitaculture and boutique food industries, as well as tourism
8. Biodiversity state interest Matters of environmental significance are valued and protected, and the health and resilience of biodiversity is maintained or enhanced to support ecological processes.	(a) Surrounding local authorities and regional Natural Resource Management (NRM) groups, to consider possible significant connections and corridors which cross local government boundaries (b) Local community, Aboriginal and Torres Strait Islander communities and land protection groups, to gain input and local knowledge to support the identification of MES	The planning scheme currently identifies and protects Biodiversity. There are no changes to the way the planning scheme addresses this state interest as part of the planning scheme amendment.
9. Coastal environment state interest The coastal environment is protected and enhanced, while supporting opportunities for coastal-dependent development, compatible urban form, and maintaining appropriate public use of and access to, and along, state coastal land.	(a) Surrounding local governments to identify coastal resources and landforms which may cross local government boundaries (b) Members of the community including Aboriginal and Torres Strait Islander groups, industry including the development and tourism industry, and other interest groups such as land management groups, to identify important places and features, known issues, areas which require protection and areas which are underutilised for development	The South Burnett Region does not have any coastline so this State Interest is not relevant.
10. Cultural heritage state interest	(a) Local community and local historical societies to assist in identifying places of local	The proposed planning scheme amendment includes additions to acknowledge Aboriginal

SPP State Interest & State Interest Statement	Toolkit Advice on addressing the matter	Planning Scheme Amendment Relevance and Response
<p>The cultural heritage significance of heritage places and heritage areas, including places of Aboriginal and Torres Strait Islander cultural heritage, is conserved for the benefit of the community and future generations.</p>	<p>heritage value (b) Aboriginal and Torres Strait Islander groups to identify (where appropriate) and protect matters of Aboriginal and Torres Strait Islander cultural heritage significance from development that could impact on their values and to assist in identifying, understanding and advancing Aboriginal and Torres Strait Islander knowledge, culture and tradition</p>	<p>Cultural Heritage and to remind readers of their obligations under the Aboriginal Cultural Heritage Act.</p>
<p>11. Water quality state interest</p> <p>The environmental values and quality of Queensland waters are protected and enhanced.</p>	<p>(a) Bulk water entities and water service providers providing drinking water (e.g., Sunwater, Seqwater, local governments) to identify drinking water supply storage sources (such as reservoirs) and buffers within the local government area and identify water supply buffer areas outside of SEQ (b) Natural resource management (NRM) bodies / groups for the scope and status of projects in Regional NRM plans</p>	<p>The planning scheme currently protects water quality and there are no changes to the way the planning scheme addresses this state interest as part of the planning scheme amendment.</p>
<p>12. Emissions and hazardous activities state interest</p> <p>Community health and safety, and the natural and built environment, are protected from potential adverse impacts of emissions and hazardous activities. The operation of appropriately established industrial development, major infrastructure, and sport and recreation activities is ensured.</p>	<p>(a) Surrounding local authorities and other plan making agencies, particularly where buffer distances protecting activities generating emissions extend across Land Use Plan or Development Scheme and neighbouring local government boundaries (b) Operators and owners of industrial development, major infrastructure, and sport and recreation facilities, and hazardous industries to understand issues, constraints and opportunities for these activities in the local government area (c) Residents and business owners in interface or</p>	<p>The planning scheme currently includes adequate provisions to deal with emissions and hazardous activities and there are no changes to the way the planning scheme addresses this state interest as part of the planning scheme amendment.</p>

SPP State Interest & State Interest Statement	Toolkit Advice on addressing the matter	Planning Scheme Amendment Relevance and Response
	<p>buffer areas to understand issues, constraints, and opportunities for these activities in the local government area</p> <p>(d) High pressure gas pipeline owners and operators to identify the ‘measurement length’ (also referred to as the ‘consequence zone’) in existence for each segment of the pipeline and the implications of the proposed land use planning intent on the location class, design, procedural and protective measures currently being employed by the operator</p>	
<p>13. Natural hazards, risk and resilience state interest</p> <p>The risks associated with natural hazards, including the projected impacts of climate change, are avoided or mitigated to protect people and property and enhance the community’s resilience to natural hazards.</p>	<p>(a) Surrounding local authorities to identify District disaster management strategies relevant to the local government area</p>	<p>The planning scheme currently includes adequate provisions to deal with natural hazards, risks and resilience and there are no changes to the way the planning scheme addresses this state interest as part of the planning scheme amendment.</p>
<p>14. Energy and water supply state interest</p> <p>The timely, safe, affordable and reliable provision and operation of electricity and water supply infrastructure is supported and renewable energy development is enabled.</p>	<p>(a) The department and utility providers and state-owned bulk water entities (e.g., Energex, Ergon Energy, Essential Energy, Gladstone Area Water Board, Mount Isa Water Board, Powerlink, Sunwater, Seqwater) to identify existing and approved infrastructure including the location of infrastructure where not mapped in the SPP IMS, potential changes to this infrastructure, future infrastructure and network needs, the efficiency and effectiveness of preferred</p>	<p>The planning scheme currently includes adequate provisions to ensure the timely, safe, affordable and reliable support of electricity and water and there are no changes to the way the planning scheme addresses this state interest as part of the planning scheme amendment.</p> <p>The proposed amendment includes an update to definitions to include ‘renewable energy facility’.</p>

SPP State Interest & State Interest Statement	Toolkit Advice on addressing the matter	Planning Scheme Amendment Relevance and Response
	<p>zoning for future infrastructure development, and requirements for planning and development in and around their infrastructure</p> <p>(b) Surrounding local authorities, to identify infrastructure that may cross local government boundaries</p>	
<p>15. Infrastructure integration state interest</p> <p>The benefits of past and ongoing investment in infrastructure and facilities are maximised through integrated land use planning.</p>	<p>(a) Surrounding local authorities, to identify infrastructure opportunities and impacts that may cross local government boundaries</p> <p>(b) Responsible agencies and providers identified in significant infrastructure plans and strategies, to gain further advice on and explore opportunities associated with those infrastructure plans</p>	<p>The planning scheme includes a range of assessment benchmarks which support the integration of infrastructure. There are no changes to the way the planning scheme addresses this state interest as part of the planning scheme amendment.</p>
<p>16. Transport infrastructure state interest</p> <p>The safe and efficient movement of people and goods is enabled, and land use patterns that encourage sustainable transport are supported.</p>	<p>(a) Surrounding local governments, to identify key transport infrastructure opportunities that may cross local government boundaries</p>	<p>The planning scheme includes a range of assessment benchmarks which support the provision of transport infrastructure. There are no changes to the way the planning scheme addresses this state interest as part of the planning scheme amendment.</p>
<p>17. Strategic airports state interest</p> <p>The operation of strategic airports and aviation facilities is protected, and the growth and development of Queensland's aviation industry is supported.</p>	<p>(a) The airport operator, and if necessary, the Civil Aviation Safety Authority (CASA), Airservices Australia, the Commonwealth Department of Infrastructure and/or the Department of Defence, when undertaking land use planning in the vicinity of a strategic airport to discuss the local government planning scheme intentions and gain an understanding of aviation activity forecasts and future plans, particularly airport master plans, where relevant</p> <p>(b) The airport operator to identify potential</p>	<p>There are no strategic airports in the South Burnett region</p>

SPP State Interest & State Interest Statement	Toolkit Advice on addressing the matter	Planning Scheme Amendment Relevance and Response
	<p>opportunities for development to complement the role of a strategic airport as an economic, freight and logistics hub or enhance economic opportunities that are available in proximity to a strategic airport, and to identify issues and constraints to avoid planning and operation conflicts</p> <p>(c) Airservices Australia to inform specifications for each aviation facility (this is particularly important for glide path and localiser facilities which are not mapped in the SPP IMS)</p>	
<p>18. Strategic ports state interest</p> <p>The operation of strategic ports and priority ports is protected and their growth and development is supported.</p>	<p>(a) Surrounding local authorities, to identify port infrastructure opportunities and impacts that may cross local government boundaries</p> <p>(b) Port authorities, to identify known issues, understand the port authority's land use plan and master plan, gain advice on future plans, understand shipping and industry trends, and identify the specific range, type and pattern of industrial, logistic and marine activities in the surrounding local government area and adjoining the port that would best capitalise on and support port operations and development</p> <p>(c) Major import and export industries and port users</p> <p>(d) Environmental interest groups and Traditional Owners</p>	<p>There are no strategic ports in the South Burnett region</p>

ATTACHMENT B – PLANNING SCHEME

ATTACHMENT C – COMMUNICATIONS STRATEGY

ATTACHMENT D – MEETING MINUTES

COMMUNICATIONS STRATEGY AND COMMUNITY ENGAGEMENT ACTION PLAN

*South Burnett Regional Council Planning Scheme 2017
Proposed Major Amendment Package (2021 – 2022)*

December 2021

Contents

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1. Introduction

On 10 February 2021, South Burnett Regional Council decided to make a proposed major amendment (the Proposed Major Amendment) to its current planning scheme, the *South Burnett Regional Council Planning Scheme 2017* (the Planning Scheme).

A local government may amend a planning scheme under section 20 of the Planning Act 2016 (the Planning Act), by following the process set out in the Minister's Guidelines and Rules (MGR). South Burnett Regional Council intends to follow this process, which for the Proposed Major Amendment, is set out in Chapter 2, Part 4 (sections 15 – 22) of the MGR.

To support the making of the Proposed Major Amendment, The MGR requires that South Burnett Regional Council:

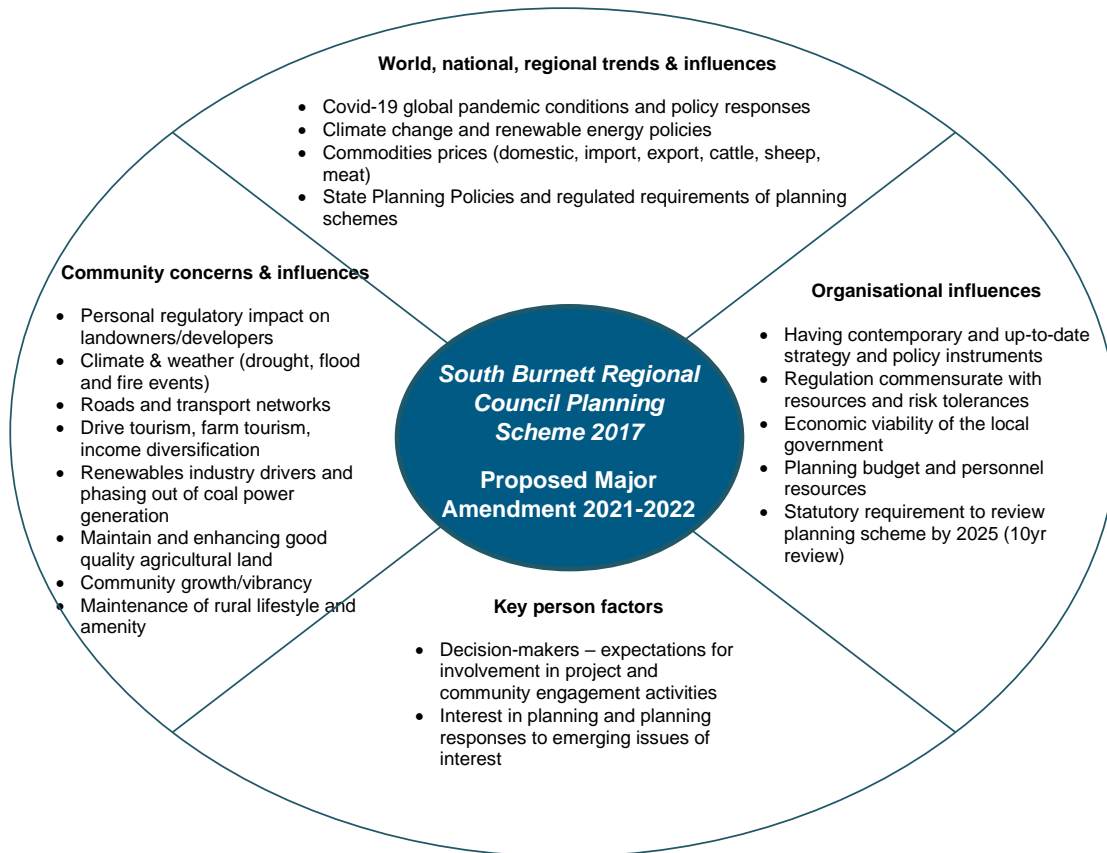
- Prepares a communications strategy;
- Gives the communications strategy to the Minister with the Proposed Major Amendment (MGR Ch2, ss 17.5 & 18.2(b)); and
- Undertakes public consultation in accordance with the communications strategy notified by the Minister (MGR Ch2, ss17.5 & 18.2(b)).

2. Project Scope

The scope of this project is to make the Proposed Major Amendment to the Planning Scheme, to ensure future land use and development is adequately facilitated whilst being appropriately located and designed to support the growth, prosperity and health of the people and environment of South Burnett Region for the life of the planning scheme, by addressing the following:

- i. Ongoing improvement in the way the planning scheme advances Aboriginal interests, culture and tradition in land use planning.
- ii. Revising opportunities and outcomes for various forms of worker and tourist accommodation activities.
- iii. Revising opportunities and outcomes for housing diversity.
- iv. Providing greater opportunities for tourism and small scale rural industry in Moffatdale;
- v. Reviewing opportunities to encourage development on the Private Hospital site;
- vi. Review of industry threshold definitions
- vii. Improve the integration of emerging technologies and associated policies within the planning scheme (i.e. solar).
- viii. Review of existing car parking rates in commercial areas and address future carparking solutions.
- ix. Reflect the economic support instrument adopted by Council in response to Covid-19 into the planning scheme (this varies the tables of assessment for some uses in particular zones)
- x. Review administrative matters for exempt or temporary development

The aforementioned items have been influenced by various matters that are relevant to the project, including those listed in the following diagram:



3. Purpose and Objectives

The purpose of this communications strategy and community engagement action plan is to guide effective and appropriate public participation in this land use planning process and consequently fulfil the process requirements of the MGR for making a major amendment to a planning scheme. The objectives of the communication engagement and action plan are:

- i. The community (including residents, ratepayers, community stakeholder groups and prospective developers) is aware that the Council is intending to make the Proposed Major Amendment to the Planning Scheme and are able to participate in and contribute to the land use planning process.
- ii. The community is informed that the draft of the Proposed Major Amendment will ensure the planning scheme maintains relevance and currency, and continues to achieve the desired strategic intent for land use and development in the South Burnett Region.
- iii. The Council and community have improved awareness and understanding of its planning scheme, including strategic intent, application and related processes.

4. Implementation Plan

South Burnett Regional Council will meet the requirements of Schedule 4 of the MG&R as follows:

- i. Publish a public notice about the purpose and effect of the proposed amendment and how the public can access a copy of the amendments and make a submission;
- ii. Display a copy of the public notice in the Council office/s;
- iii. Make available a copy of the proposed amendment for inspection and purchase;
- iv. Make the public notice and proposed amendment available to view and download on the Council website.

Consultation will be undertaken for a period of at least twenty (20) days, in accordance with Section 18.2 of the MG&R.

Target Audience

For the purpose of this document, the relevant stakeholders have been identified as:

- i. General public (including landowners and tenants);
- ii. Traditional owners;
- iii. Business owners
- iv. Community groups;
- v. Environmental groups;
- vi. Economic and development groups; and
- vii. State agencies.

In addition, Council may decide to undertake the following communication and engagement activities with certain stakeholders.

Stakeholder	Engagement Activity
General Public	Public Notice in newspaper, Council's website, e-news and press release.
	Radio announcement and Social media posts.
	Display in Council library.
	Information stand in the Council buildings (or another appropriate location)
Traditional Owners	Written correspondence inviting comment from Traditional Owners.
Business Owners	Mail out to local businesses.
Community Groups / Environmental Groups / Economic and Development Groups	Presentation to meetings, as required, to be identified by Council.
State agencies	Phone / In person meetings with State agencies, to the extent of matters identified for further discussion, in accordance with 17.5 of the MG&R.

10 PORTFOLIO - WASTE MANAGEMENT

10.1 WASTE MANAGEMENT PORTFOLIO REPORT

File Number: 13-07-2022

Author: Acting Manager Environment & Waste

Authoriser: Chief Executive Officer

PRECIS

Waste Management Portfolio Report

SUMMARY

Presentation of the Waste Management Portfolio Report to Council.

OFFICER'S RECOMMENDATION

That the Waste Management Portfolio Report to Council be received for information.

Waste:

Department of Environment and Science (DES) requirements;

- Submitted our response on Waste levy efficacy review to DES
- Waste levy data reports for the month of May were submitted
- Applications for exemption from levy (On-Site Operational Purpose (OSOP)) was submitted to DES and final approvals received for all four landfill sites.
- Volumetric surveys for all four landfill sites completed. Based on the survey results, the expected life of landfills will be calculated

Feasibility studies for introduction of recycling bin were presented to the Council

Green waste mulching contract executed, and the contractor completed mulching at Nanango and Kingaroy. Total approx. 9000 m³ of mulch was processed.

Green waste burning completed at Murgon and Wondai

Regional waste management plan tender evaluation was completed for the Wide Bay Burnett region. SBRC participated in the evaluation process.

Illegal dumping investigations procedure is prepared and formalised

Groundwater sampling from landfill sites is completed

Clean up Australia Day as well as World Environment Day celebrations were completed by cleaning up Memorial Park at Kingaroy and Pioneer Park at Nanango.

A waste education and awareness event (free) on home composting and worm farming was conducted at Kingaroy Town Hall on 15 June 2022. 15 residents participated in the event.

BACKGROUND

Nil

ATTACHMENTS

Nil

10.2 ENVIRONMENT AND WASTE SERVICES UPDATE**File Number:** 13-07-2022**Author:** Acting Manager Environment & Waste**Authoriser:** Chief Executive Officer**PRECIS**

Environment and Waste Services Update

SUMMARY

Environment and Waste Services Update

OFFICER'S RECOMMENDATION

That the Environment and Waste Services Update be received for information.

ATTACHMENTS

1. **Waste Disposal Statistics** [↓](#) 
2. **Environmental Health Statistics** [↓](#) 

State Waste Levy Stats	Monthly 1/5/22 - 31/5/22	Monthly 1/6/22 - 30/6/22	Financial Yr. to date Cumulative 1/7/21 - 31/5/2022
Waste			
Kingaroy MSW Tonnes Disposed to Landfill	563.63		6155.62
Kingaroy Commercial Tonnes Disposed to Landfill	337.03		3467.99
Murgon MSW Tonnes Disposed to Landfill	177.25		2142.88
Murgon Commercial Tonnes Disposed to Landfill	3.85		35.39
Wondai MSW Tonnes Disposed to Landfill	115.53		1344.92
Wondai Commercial Tonnes Disposed to Landfill	9.81		264.61
Nanango MSW Tonnes Disposed to Landfill	382.03		4964.95
Nanango Commercial Tonnes Disposed to Landfill	16.3		183.47
Total Domestic Waste Levy	\$ 105,267.40		\$ 1,241,711.45
Total Commercial Waste Levy	\$ 31,194.15		\$ 335,874.10
Total Waste Levy Payment Remitted	\$ 136,461.55		\$ 1,577,585.55

Stats Item	Monthly	Monthly Comparative	Financial Yr. to date Cumulative	Financial Yr. to date Cumulative Comparative
	1/6/22 - 30/6/22	1/6/21 - 30/6/21	1/7/2021 –30/06/2022	1/7/20 – 30/06/21
Waste				
Waste Collection requests in total for this year to date	136	79	1300	870
General Waste Enquiries	60	56	605	359
Waste collection services conducted	57384	71007	728740	749530
Animal Registrations				
New Animal Registrations	54	186	958	1010
CRM				
Animal to animal attack	7	7	96	84
Animal to person attack	6	6	49	43
Animal management	125	163	1753	1329
drum MUSTER requests	3	2	25	30
Environmental Enquiries	25	29	244	289
General Local Law, unsightly, signage	19	11	174	157
Overgrown allotments	56	12	553	319
Abandoned vehicles	1	0	40	45
Parking enquiries	7	7	49	71
Public Health Customer requests	28	15	226	228
Enforcements				
Abandoned Vehicles	0	0	0	1
Animal investigations	16	19	93	85
Animal investigations (finalised)	5	19	62	95
Declared Dog (current)	0	0	9	7
Environmental	0	0	0	0
Impounded Dogs	18	21	236	193
Impounded Cats	33	15	208	216
Overgrown	49	33	636	503
Infringements				
Animals	24	30	406	176
Non-comply of a Compliance Notice	0	0	19	19
Abandoned vehicles	0	0	0	3
Applications for Licences and Approvals				
Excess Animal Applications	0	0	10	17
Animal Keeping Application –Kennel/cattery	0	0	0	0
Change of Food Licensee Applications	2	2	16	11
Environmental Authority Applications received	0	0	0	0
Footpath Applications Annual	1	0	15	7
Footpath Applications Short term	0	3	26	37
Market Stall Application	0	0	1	5
New Fixed Food Business Licence Applications	0	0	23	11
Non-Profit Food Applications	3	2	19	17
Personal Appearance Licence Applications	0	0	1	0
Private Water Samples Applications	0	0	13	15
Temporary Food Applications	0	0	2	11

10.3 STATE WASTE LEVY PREPAYMENT**File Number:** 13.07.2022**Author:** General Manager Liveability**Authoriser:** Chief Executive Officer**PRECIS**

Prepayment of waste levy payments to Councils.

SUMMARY

The State Government has paid four years' worth of advance waste levy payments to councils for the years 2022-23 – 2025-26.

OFFICER'S RECOMMENDATION

That the report be received and noted

BACKGROUND

The Queensland Government decided to pay four years' worth of advance waste levy payments to councils – for the years 2022-23 – 2025-26 – upfront and before the end of the 2021/22 financial year.

The upfront payments were processed late June 2022.

For South Burnett Regional Council, the upfront payment to cover the next four financial years was **\$5,667,931**

	2022-2023	2023-2024	2024-2025	2025-2026
Annual Payment	\$1,420,778	\$1,365,692	\$1,470,746	\$1,470,746

The LGAQ has been working with DES to secure advice from the Queensland Audit Office on how these payments should be treated by Councils.

Summary

- The subsidy received for the 2022-23 year will be recognised in the income statement in the 2022-23 year as a contra expense. The subsidies received in advance for the 2023-24 year should be recognised as a current liability. The subsidies received in advance for the years 2024-25 and 2025-26 should be recognised as a non-current liability.
- As the subsidy for each financial year is clearly identified, councils will need to recognise any excess of subsidy over and above their waste management expense as other revenue in the relevant year.
- Any shortfall in revenue in relation to the levy payable to the state on household waste disposal will be a cost borne by the Council.

ATTACHMENTS

1. **State Waste Levy Prepayment** [↓](#) 

Our Ref: CTS 10472/22



Department of
Environment and Science

21 June 2022

Mr Mark Pitt
Chief Executive Officer
South Burnett Regional Council
PO Box 336
KINGAROY QLD 4610

Dear Mr Pitt

The Palaszczuk Government's 2022-2023 Budget is delivering the first phase of the 10-year, \$2.1 billion waste package and waste levy changes announced on 11 December 2021.

As you know, annual payments have been provided to councils to ensure that the levy has no direct impact on households. Queensland is the only state government that provides this payment.

In this year's Budget, the Palaszczuk Government will bring forward the next four annual payments to local councils, with payment to be made directly to councils prior to 30 June 2022.

To help Queensland meet its waste targets and those set by many councils themselves, there are significant and critical investment decisions that need to be made by both the State and local governments in the coming years.

Bringing these payments forward as a lump sum payment provides councils with certainty for budget planning. It also enables greater flexibility for councils when making investment decisions to help reduce waste generation and increase resource recovery. Making this lump sum payment in advance will not preclude councils from accessing the Recycling and Jobs Fund. Bringing payments forward will also provide an opportunity for early adopters of waste diversion to redirect any potential advance payment savings into other resource recovery initiatives for their community betterment.

For your council, I can confirm that the total upfront payment to be made to cover the next four financial years is \$5,667,931, with each year's allocated payment amount provided below:

	2022-2023	2023-2024	2024-2025	2025-2026
Annual Payment	\$1,420,778	\$1,365,692	\$1,410,715	\$1,470,746

The annual payment amounts were calculated using a similar method to previous calculations with the following changes:

- **Waste Tonnage:** a baseline tonnage of council's annual average levyable municipal solid waste disposed in 2019-2020 and 2020-2021, used in all years with reductions from 2023-2024 in line with the changes announced by the Queensland Government in December 2021 and published on the Queensland Government website at www.qld.gov.au/environment/management/waste/recovery/disposal-levy/about/from-1-july-2022
- **Population Change:** local government area population change indices in line with those currently published on the Queensland Government website at www.qld.gov.au/environment/management/waste/recovery/disposal-levy/councils

1 William Street Brisbane
GPO Box 2454 Brisbane
Queensland 4001 Australia
Telephone + 61 7 3338 9304
Website www.des.qld.gov.au
ABN 46 640 294 485

- Levy Rates: applicable levy rates based on the 1 July 2022 introduction of metropolitan and regional levy areas, with \$10 per annum increases for the metropolitan area and a consumer price index increase per annum of 4.3% (used for 2022-23) applied across all years.

As part of the \$1.1 billion Recycling and Jobs Fund announced last year, this Budget will also deliver:

- **\$77.8 million** for Regional Waste Management Plans
- **\$147.2 million** for Industry Development and infrastructure
- **\$16.5 million** for Statewide Behaviour Change programs
- **\$29.3 million** for circular economy initiatives
- **\$21 million** to bolster regulatory assessment and compliance.

These are all aimed at boosting recycling rates and creating jobs within a thriving Queensland circular economy.

This, combined with the advance annual payments funding, provides a unique opportunity for councils to forward plan, capitalise on co-investment opportunities for infrastructure and non-infrastructure activities and reduce waste generation through local programs.

To help you understand the advanced annual payments and to answer any questions you or your Chief Finance Officers may have, the Department of Environment and Science (the department) will host a briefing via Teams tomorrow, 22 June 2022. The briefing details are as follows:

Time: 9am – 10am
Date: Wednesday, 22 June 2022
Location: Online via Teams
RSVP: via email to director.general@des.qld.gov.au.

Should your officers require any further information, they may contact Mr Andrew Connor, Acting Executive Director - Office of Resource Recovery, Environmental Policy and Programs of the department on 0418 184 059 or by email at resourcerecovery@des.qld.gov.au.

Yours sincerely



Jamie Merrick
Director-General

10.4 INFRASTRUCTURE INVESTMENT IN RESOURCE RECOVERY

File Number: 13072022
Author: Chief Executive Officer
Authoriser: Chief Executive Officer

PRECIS

By request of the Mayor a report has been prepared about the Queensland State Government funding to support councils and industry to invest in infrastructure and will deliver programs to reduce waste, meet resource recovery targets, create jobs, and reduce impacts on households.

SUMMARY

The State Government has noted in the Budget papers that \$964.2 million will be available over 5 years for Queensland's Resource Recovery Sector Transformation, including implementation of the South East Queensland Waste Management Plan, Regional Waste Management Plans, payments to councils to reduce the household impact of the waste levy as well as statewide programs and regulatory activities. For discussion and Council direction.

OFFICER'S RECOMMENDATION

That the report be received for information.

BACKGROUND

Some information sourced from the State Government Budget Papers:

1.5.4 Protecting Queensland's environment (from Budget Strategy and Outlook 2022-23)

Queensland has a diverse natural environment that underpins the economy and allows Queenslanders to enjoy recreational activities, events and sports that support wellbeing. To ensure protection of this valuable space, the government has committed \$262.5 million over 4 years to continue delivery of Queensland's Protected Area Strategy 2020–2030, providing conservation and carbon positive outcomes. This 10-year plan is directly supporting the growth, better management and sustainability of the state's protected areas.

Resource recovery and recycling policies and initiatives, with an investment of \$291.8 million over 4 years, will contribute to implementation of waste management plans, expand resource recovery programs, and support environmental activities.

And

\$964.2 million over 5 years for Queensland's Resource Recovery Sector Transformation, including implementation of the South East Queensland Waste Management Plan, Regional Waste Management Plans, payments to councils to reduce the household impact of the waste levy as well as statewide programs and regulatory activities

ATTACHMENTS

Nil

11 PORTFOLIO – RURAL RESILIENCE, PARKS & GARDENS, PROPERTY & FACILITY MANAGEMENT, INDIGENOUS AFFAIRS**11.1 RURAL RESILIENCE, PARKS & GARDENS, PROPERTY & FACILITY MANAGEMENT AND INDIGENOUS AFFAIRS PORTFOLIO REPORT****File Number:** 13-07-2022**Author:** Councillor**Authoriser:** Chief Executive Officer**PRECIS**

Rural Resilience, Parks & Gardens, Property & Facility Management and Indigenous Affairs Portfolio Report

SUMMARY

Cr Duff presented her Rural Resilience, Parks & Gardens, Property & Facility Management and Indigenous Affairs Portfolio Report to Council.

OFFICER'S RECOMMENDATION

That Cr Duff's Rural Resilience, Parks & Gardens, Property & Facility Management and Indigenous Affairs Portfolio Report to Council be received for information.

Aerodromes:

The Feral Animal Fence has been completed at the Kingaroy Aerodrome, which now allows the Royal Flying Doctors Service access 24/7 without the need for our Airport Reporting Officer to run the strip prior to landing and take-off, sometimes two to three call outs a day/night which could last over two hours each call out. I would like to take this opportunity to thank Council staff for managing this and Chris Tilt who for the last 18mths has been undertaking this role for Council to ensure the RFDS aeromedical services continued in our community. The fence has not only increased the security and safety of the aerodrome but has enhanced the look of this great Council asset. This project was funded by W4Q round 4. If you haven't yet seen the fence, go for a drive and take a look it has made such a great improvement to the aerodrome and our region.

Dams:

Visitors are continuing to choose Bjelke-Petersen & Boondooma Dam as a destination to visit or stay at, will both dams breaming full there is plenty of water for all activities. The Sunshine Coast Kayak Club that stayed at Boondooma in May returned to BP Dam in June with 25 members staying for 4 nights in various accommodation Villas, Cabins, Powered and Unpowered sites.

Somerset College also chose Bjelke-Petersen Dam with the booking of 10 Cabins for 7 days, and our ensuites being booked by one group for the entire month.

The Day use area has also been popular with a visit from Kingaroy Senior Citizens attending, were the Dam Managers set up an Urn and table to assist their visit. Also had a day visit by Gympie Motorcycle Club with around 150 motor bikes attending with coffees the flavour of the day in the kiosk. Anglers are finding the fishing a little hard going at the moment with the water in flows still coming in from the recent rains, but the red claw are going off with around 200 being caught most days.

The Festival of the Dams Fishing Comp new dates will now be the 13 &14 August at Boondooma Dam and 10 & 11 September at BP Dam.

Property & Facility Management:

Local contractor Nathan Webber has commenced work on the Murgon Squash Courts to remove the portable wall and replace with a fixed wall with new rebound surface for squash. This has disrupted the squash season, however the 4 courts will be improved and functional for a new season. Council thanks the community for their cooperation and support.

Wondai Swimming Pool Building Better Regions project has commenced with local contractor Nathan Webber relocating the equipment shed. Tenders close on the 14th of June for the refurbishment of the change rooms. Playscape Creations have been awarded the works to design and construction the water splash play area.

Kingaroy Memorial Park and Memorial Pool Masterplan has moved into design stage. Council is very happy with the community engagement and feedback on the importance of the park and pool. In coming weeks Optium Planning Group for Sport and Leisure will provide options for Council to review.

Local contractor T & C painting has been awarded a contract to treat and seal the timber floor on the veranda at Ringsfield House. The external walls and windows have also been washed to remove the mould and dust. Council has ordered new garden benches and tables as the existing timber benches are in poor condition and the rotten timber is not cost effective to replace.

Murgon RSL have been successful with a small grant to construct a Jubilee Garden on their land located at Gore St, Murgon. Council officers and Murgon RSL are working together on suitable plant and tree species to plant in an urban garden adjacent to the Gore St footpath.

Rural Resilience:

I was pleased to see the BlazeAid Coordinator Ron Murphy and his assistant Linda Hibbard come into the Council Chamber to be presented with a cheque for \$2894 which was the money raised from the fund-raising breakfasts across the region. BlazeAid have been in our region since January and have repaired some farmers fences at least three times.

They are not only doing fencing for farmers but when it is too wet to fence, they have been helping the community with their projects including mowing at the Murgon Sportsground. We are incredibly lucky to have these wonderful volunteers in our region.

Indigenous Affairs:

The Mayor & Councillors attended the opening of the Cherbourg Water Treatment Plant by Governor Dr Janette Young. It was a wonderful event and great to see the magnificent new tanks to provide Cherbourg's water that were built in under 12 months.

BACKGROUND

Nil

ATTACHMENTS

Nil

11.2 COMMUNITY AND LIFESTYLE OPERATIONAL UPDATE**File Number:** 13-07-2022**Author:** Lease Officer**Authoriser:** Chief Executive Officer**PRECIS**

Liveability – Community and Lifestyle Operational Update.

SUMMARY

Liveability – Community and Lifestyle Operational Update.

OFFICER'S RECOMMENDATION

That the Community and Lifestyle Operational update be received for information.

BACKGROUND

Nil

ATTACHMENTS

1. **Community and Lifestyle Operational Update** [↓](#) 

LIVEABILITY – COMMUNITY AND LIFESTYLE OPERATIONAL UPDATE**Jennifer Pointon**

Manager Community & Lifestyle

2022/23 Works for Queensland ProjectsDepartment of State Development, Infrastructure, Local Government and Planning
Queensland State Government

Item	Description	Actions
Aerodrome Fencing	Kingaroy Perimeter fencing	Public consultation completed Preliminary works commenced Scheduled completion end of June 70% completed
Aerodrome Fencing	Wondai Perimeter fencing	100% completed

**2022/23 Capital Works - South Burnett Regional Council
Communities**

Item	Description	Actions
Coolabunia Saleyards	Asset Upgrades	Design stage
Boondooma Dam Tourist Park	Residence and Kiosk Upgrades	Design stage
Bjelke Petersen Dam Tourist Park	Painting of Managers Residence	Design Stage
Kingaroy Aerodrome Fuel Cell	Repainting of above ground tanks	Design stage
Wondai Aerodrome	Reseal Carpark	Design Stage

2022/24 Regional Airports ProgramDepartment of Infrastructure, Transport, Regional Development, Communication and the Arts.
Australian Government

Project Name	Description	Status
Kingaroy Airport lighting upgrade	Funded by the Australian Government to design & construct runway lighting	Preliminary design stage 5% completed

2022/24 Black Summer Bushfire Recovery Grants ProgramDepartment of Industry, Science, Energy and Resources
Department of the Prime Minister and Cabinet

Project Name	Description	Status
Community Connection – Local Built	Empower and strengthen community health and wellbeing whilst creating more employment opportunities and tourism ventures that support local producers and suppliers. Supporting community needs from the 2019-20 bushfires and build resilience from exposure to future hazard events.	Currently advertising 3 Positions. Position for Community Development Officer, Community Grants Officer, Local Business Resilience Officer. Applications close on 15 July 2022.

2022/24 Resources Community Infrastructure Fund
Resources Community Infrastructure Fund – round 2

Project Name	Description	Status
Kingaroy Mental Health and Youth Hub	Construction of a mental health and youth building in Kingaroy	Waiting grant announce – July 2022

CAPEX Update

Project Name	Description	Status
Cemeteries	Wondai and Nanango new Columbarium walls	Columbarium design completed Contractor appointed Works completed, landscaping to come 90% completed
	Blackbutt new Columbarium Wall	Columbarium design completed Contractor appointed Works completed, landscaping to come 90% completed
Saleyards	Coolabunia – troughs, water & yard repairs	Capital works underway Works estimated for completion end of May/early June 80% completed

LEASING

Item	Description	Actions
Ringsfield House, Nanango	Advisory Committee	Internal working group has met to discuss future community information session and changes to the Terms of Reference. The Terms of Reference have been reviewed amended and provided to Council for consideration.
Area 21 – Kingaroy Aerodrome	New site released by tender	Report provided to Council Report laid on the table
Shop 70 – Lamb Street Murgon	Shop to be tendered and targeted to new start up business	Tender closed under review waiting for more information from a respondent.
Hivesville Progress Association Inc.	Community project on Hivesville Park land.	Licence to Occupy being drafted for DTMR approval. DTMR have provided approval, a licence has been provided to the group for signing.
Durong Hall	Licence to Occupy is due to expire	Initial consultation and preparation of draft licence has been provided to the group A report provided to Council
Wondai Tennis Courts	New Lease to support the Wondai and District Tennis Association to upgrade the court surface.	A draft lease with survey plan has been provided to the Club A report provided to Council
Nanango Netball Courts	A new tenure arrangement to support the reactivation of the club	The Trustee Permit has been provided to the club for signing.

		Trustee permit has been executed. Surveyor has been engaged to complete boundary identification and survey plan.
Murgon Show Society	Disposal of timber structure Request to install toilets	Council resolution has been approved to dispose the asset to the Society. The new committee have requested permission to install a second-hand demountable toilet block on the lease area An onsite meeting was held to discuss options for future amenities to support growth of the society.
Blackbutt District Community Organisation - community gardens	Group have requested permission to install a permanent gazebo within the Licence Area.	On-site meeting has occurred. Group are to provide to Council the finalised scope and specification of the gazebo. The group have decided to investigate to the project requirements and budget further.
Kingaroy Town Common Hall	Installation of Kingaroy Senior Citizen Rose Garden	On site consultation with stakeholders to discuss project. Report provided to Council. Tree trimming completed. Flagpole maintenance completed.
Proston Showground Reserve	Investigate and realign boundaries to support future growth and development of the site in conjunction with Proston community groups	Two meetings have been held with the Department of Resources to confirm the best process. A quote from the surveyor has been received.
Support has been provided to Barambah Bee Keeping Association, Kingaroy Men's Shed, Bunya Mountains Community Association.		

Cemetery Update

Stats Item	Monthly		Year to Date Cumulative	
	2021/22	2020/21	2021/22	2020/21
	01/06/22-30/06/22	01/06/21-30/06/21	01/07/21-30/06/22	01/07/20-30/06/21
Cemeteries	Burial/Ashes	Burial/Ashes	Total	Total
Blackbutt	2	2	9	7
Booie	0	0	4	1
Kumbia	0	0	2	4
Memerambi	0	1	2	1
Mondure/Wheatlands	0	0	0	0
Murgon	1	0	25	23
Nanango	8	0	37	13
Proston	0	0	3	3
Taabinga	6	6	58	55
Tingoora	0	0	0	0
Wondai	1	0	30	18
Total	18	9	170	125

Dams Update

Stats Item	Monthly		Year to Date Cumulative			
	2021/22		2021/22		2020/21	
	01/06/22-30/06/22		01/07/21-30/06/22		01/07/20-30/06/21	
Dams Accommodation Numbers	Boondooma Dam	BP Dam	Boondooma Dam	BP Dam	Boondooma Dam	BP Dam
Cabins	105	202	1573	2916	1719	2553
Bunkhouse	17	N/A	362	N/A	135	N/A
Powered Sites	159	479	2920	6952	3174	5645
Unpowered Camping	189	102	8168	4456	11189	3734
Contractor / Conference Room	N/A	23	N/A	218	N/A	N/A
Total	470	806	13023	14542	16213	11932

11.3 LEASE - KINGAROY TENNIS AND DISTRICT TENNIS ASSOCIATION INC.

File Number: 13-07-2022
Author: Lease Officer
Authoriser: Chief Executive Officer

PRECIS

The Kingaroy and District Tennis Association have requested formal tenure for lease area F part of Lot 6 SP274891, known as the Kingaroy Tennis Courts.

SUMMARY

The Kingaroy and District Tennis Association have been utilising and managing the Kingaroy Tennis Courts located at Oliver Bond Street Kingaroy. The Club wish to formalise the tenure arrangements.

OFFICER'S RECOMMENDATION

That the Committee recommend to Council that:

1. That South Burnett Regional Council, in accordance with s236(1)(b)(ii) of the *Local Government Regulation 2012*, enter into a Lease with the Kingaroy and District Tennis Association Inc. for Lease Area F on Lot 6 on SP274891 for a term of ten (10) years for rental amount of \$75.00 per annum (GST exclusive).
2. South Burnett Regional Council delegates to the Chief Executive Officer the power to negotiate finalise and execute the Lease between Council and the Kingaroy and District Tennis Association Inc. on term and conditions the Chief Executive Officer reasonably considers are satisfactory to Council.

FINANCIAL AND RESOURCE IMPLICATIONS

The Kingaroy and District Tennis Association (the Association) maintain the courts and clubhouse located in the lease area.

LINK TO CORPORATE/OPERATIONAL PLAN

EC6: Appropriately support and encourage volunteers, advisory groups and community organisations to value add to Council's services and infrastructure.

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

Council has met with the President of the Association and provided a draft lease for consideration. The Association have confirmed that the proposed lease reflected the current management and use of the facility.

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

An offer of a lease to a community group is in accordance with s236 *Local Government Regulation 2012*. The terms offered are consistent with all sporting group leases within the precinct.

POLICY/LOCAL LAW DELEGATION IMPLICATIONS

Offering the lease area to a community group is in accordance with Council's Asset and Disposal Policy.

ASSET MANAGEMENT IMPLICATIONS

The Clubhouse and tennis courts are currently listed on Council's asset register. Council will be inspecting the property for Asbestos as part of its asset management procedure. There may be Asbestos present in the buildings and Council will continue to work with the club.

REPORT**Property details**

RPD: Lot 6 on SP274891

Lease area: F

Address: 10 Youngman Street, Kingaroy

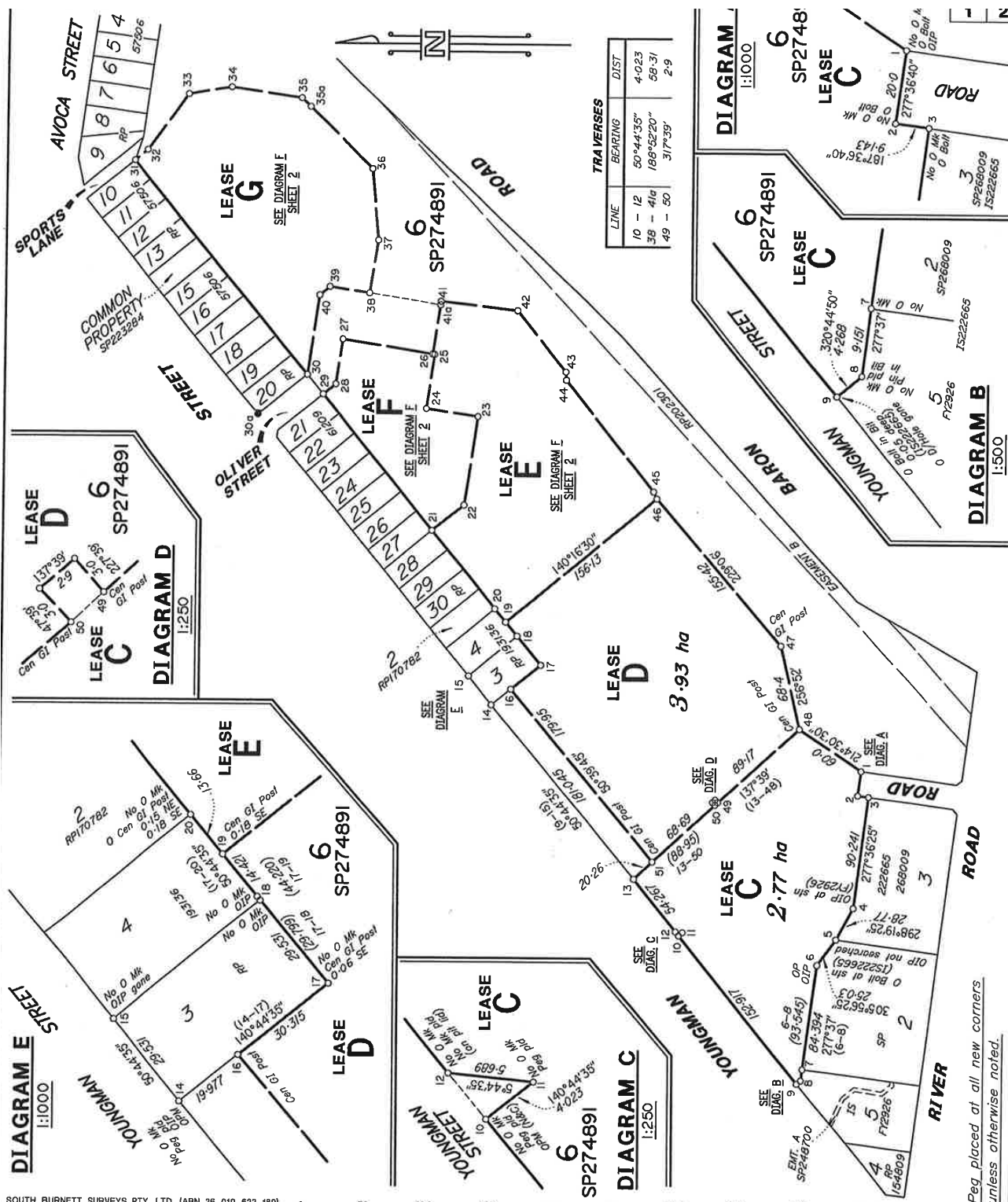
Area: 1.034 ha

Background

The lease area has been managed by Kingaroy and District Tennis Association Inc. for many years. The club have approached Council to formalise their tenure of the facility. The club wish to apply for grant funding to continue to upgrade and maintain the facility.

ATTACHMENTS

1. Lease Area F  




LINE	BEARING	DIST
10 - 12	50°44'35"	4-023
38 - 41a	186°52'20"	58-31
49 - 50	317°39'	2-9

SOUTH BURNETT SURVEYS PTY. LTD. (ABN 26 010 622 189) (t/a O'Reilly Nunn Favler) hereby certify that the land comprised in this plan was surveyed by the corporation, by Brett Stuart TRACE, Survey Graduate, for whose work the corporation accepts responsibility, under the supervision of Howard John CUTLER, Cadastral Surveyor and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Instructions Act 2003 and associated Regulations and that the said survey was completed on 27-4-2015.



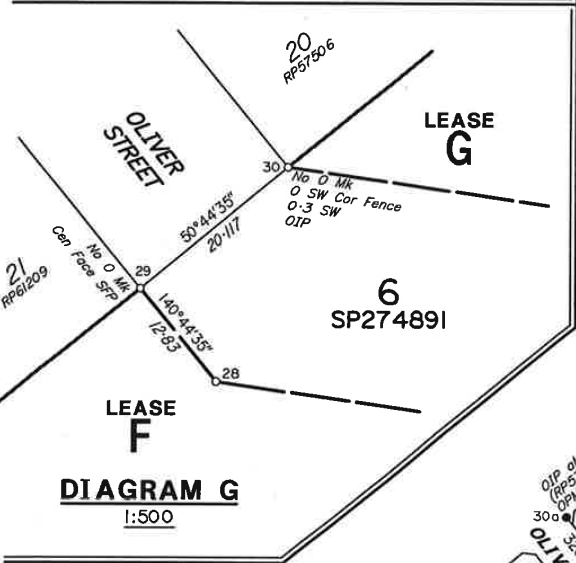
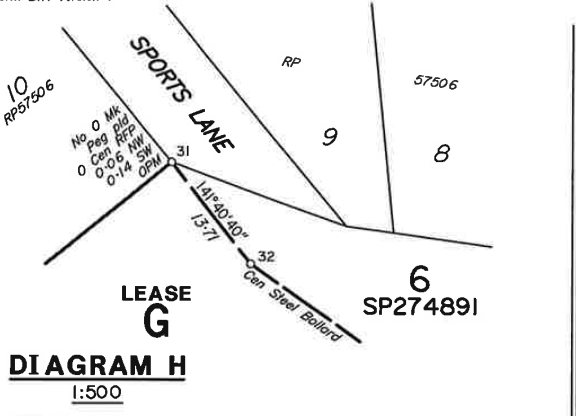
Director
Date: 20/5/2015

<p>PLAN OF LEASES C, D, E, F AND G</p> <p>in Lot 6 on SP274891</p>		<p>Scale: 1:3000</p> <p>Format: STANDARD</p>
<p>LOCAL GOVERNMENT: SOUTH BURNETT REGIONAL COUNCIL LOCALITY: KINGAROY</p> <p>Meridian: MGA Zone 56 vide GNSS</p>		<p>Survey Records: NO</p> <p style="text-align: center;">  SP278786 </p>

Peg placed at all new corners unless otherwise noted.

Form 21A Version 1

ADDITIONAL SHEET



STN	TO	ORIGIN	BEARING	DIST
1	O Bolt in Conc	IS222665	106°56'25"	0-02
1	OIP	IS222665	10°01'25"	0-974
2	O Bolt in Conc	IS222665	267°18'25"	0-02
3	O Bolt in Conc	IS222665	282°18'25"	0-05
5	OIP not searched	RP154809	187°36'25"	1-032
6	OIP	FY2926	97°36'25"	1-0
9	Nail in Kerb		255°16'	11-135
9	O D/Hole gone	IS222665	353°01'25"	5-483
13	Nail in Kerb		310°41'	4-87
14	OIP	RP78407	320°44'35"	0-604
15	OIP gone	RP193136	320°44'35"	0-604
18	OIP	RP78407	140°44'35"	0-604
21	Nail in Conc		91°01'	5-315
25	Nail in M/H		256°06'	6-35
30	OIP	IS222335	152°35'35"	0-85
38	Nail in Kerb		278°52'30"	2-56
41	Pin		172°21'	2-785
44	Pin		139°28'	2-125
46	GI Nail in Conc		120°33'	5-43
47	Pin		190°55'	1-11

PM	ORIGIN	BEARING	DIST	NO	
10 - OPM	SP248700	74°33'05"	0-154	49007	0-5 Deep
14 - OPM	IS92464	227°30'50"	25-02	110142	
30a - OPM	IS222335	198°33'05"	3-725	110145	
31 - OPM	IS222335	190°02'35"	1-135	23474	

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Insert Plan Number **SP278786**

11.4 FACILITIES AND PARKS OPERATIONAL UPDATE

File Number: 13-07-2022

Author: Manager Property

Authoriser: Chief Executive Officer

PRECIS

Liveability – Facilities and Parks Operational Update.

SUMMARY

Liveability – Facilities and Parks Operational Update.

OFFICER’S RECOMMENDATION

That the Facilities and Parks Operational update be received for information.

BACKGROUND

Nil

ATTACHMENTS

1. Facilities and Parks Operational Update [↓](#) 

LIVEABILITY – FACILITIES AND PARKS OPERATIONAL UPDATE

Leanne Petersen
Manager Facilities and Parks

2022/23 Capital Works - South Burnett Regional Council
Facilities

Project Name	Description	Status
Kingaroy Memorial Park and Memorial Swimming Pool Masterplan	Concept Plans for Kingaroy Swimming Pool and Memorial Park	Otium Planning Group, Sport & Leisure has been appointed to prepare Master Plan. Inception Meeting 7 th of Feb Site Mtg 23 rd of Feb Councillor Workshop 23 rd of Feb Key Stakeholder Mtgs commenced 15 th of March Internal Staff Workshop 5 th April. Community Survey Commenced 15 th of March Community survey promoted through media outlets, social media, core flute posters, postcards etc. Councillor workshop 16 th of May to discuss community feedback and design stages. Design Stage: Otium Design team are preparing options for Council to consider. Draft designs to be submitted to Council by 30 th July.
Wondai showgrounds Grandstand and Pavilion upgrade	Wondai Showgrounds Grandstand	Project awarded to Hawley Constructions Pty Ltd. Contractor completed rectification works and waiting on final building approval.
Murgon PCYC Squash Courts	Design plans reviewed by Property Team members.	Contract has been awarded to local builder N.C. Webber. Commencement on site 2/5/22. Painting of courts scheduled for July.
Murgon PCYC Squash Courts	Design plans reviewed by Property Team members.	Contract has been awarded to local builder N.C. Webber. Commencement on site 2/5/22. Painting of courts scheduled for July.
Kingaroy Customer Service Centre	Replace countertop, permanent screens and remove internal platform.	Design phase – concept plans currently being prepared.
Customer Service Centre CCTV	Install CCTV in Nanango, Wondai, Murgon Customer Service Centre and Proston Library.	Finalising specifications for quotation documents. Out for revised quotation in July.

Depot CCTV	Install CCTV in Nanango and Murgon Depot.	Preparing specification documentation for quotations.
Kingaroy Depot Car Park	Construct 12 additional carparks at Kingaroy Depot	Job request has been prepared and forwarded to Infrastructure to manage this project.
Boondooma Homestead	Construct new tourism sign	Main Road Corridor Permit – approved Sign design has been endorsed by Council and Boondooma Homestead Committee. Construction drawing prepared by Cardno. Specification documents to be prepared and sent out for quotation.
Boondooma Homestead	Repairs to Stone Store	Monitoring of previous mortar trails has been ongoing. Department of Environment and Science has approved restoration works and provided Exemption Certificate for works as required under section 74 of the <i>Queensland Heritage Act 1992</i> . Classical Stone has been booked in for works in August.
Visitor Information Centre – Nanango Energy Centre	Installation of fake grass in the forecourt area of VIC.	Design stage
Wondai Swimming Pool	Expansion joints and modify pressure pump.	Design stage
Kingaroy Memorial Pool	Construction Drawings	Design stage

2022/23 Capital Works - South Burnett Regional Council

Parks

Project Name	Description	Status
Parks	Kingaroy Apex Park – Carpark, path & paint	Preliminary design under review Quotations released No submissions received, to be re-called 10% completed
Amenities Replacement	Replacement of the Murgon 24hr free camp area.	Design stage
Restoration of Carpark	Restoration of carpark and free camping area at the Nanango Tipperary Flat	Design Stage

2022/23 Works for Queensland Projects

Department of State Development, Infrastructure, Local Government and Planning
Queensland State Government

Facilities

Project Name	Description	Status
Murgon PCYC Toilet Upgrade	Upgrade existing facilities including of provision of facilities for PWD.	Latest conceptual designs ready for review and consultation. Issue D conceptual received end of June and require review and approval to proceed.

		Cardno fee proposal in hand. Documentation can proceed when conceptual design approved.
Mondure Hall	Re-stumping	Local contractor AKR Builders has been awarded contract. Anticipated commencement late July / early August
Mondure Hall	Re-roofing	Tenders closed 10/3/22 5 Tenders received. Waiting advice on grant funding to proceed.
Regional Maintenance	Operational Maintenance projects	Ongoing maintenance projects within community buildings.

2022/23 Works for Queensland Projects

Department of State Development, Infrastructure, Local Government and Planning
Queensland State Government

Parks

Project Name	Description	Status
Kingaroy Parks Refurbishment	Lions Park Refurbishment	Initial concepts completed Preliminary design underway Consultation and Council approval to follow 10% completed
Benarkin Parks Refurbishment	First Settlers Park Refurbishment	Initial consultation completed Initial scoping underway with Landscape Architect Local Contractor Dale Cox awarded contract to upgrade amenity treatment / irrigation system to commence in July 15% completed
Murgon Parks Refurbishment	QEII Park renewal	Initial consultation completed Design underway Further consultation of preliminary design required 15% completed
Proston Park Refurbishment	Railway Park renewal	Initial consultation completed Scope of works and preliminary design completed Works to commence 2022 30% completed
Kumbia Park Refurbishment	Play equipment, landscaping and car parking	Design Stage
Kingaroy Memorial Park Redevelopment	Delivery of concept design	Waiting on approved concept plan and staged redevelopment plan.
Wondai Park Amenities Refurbishment	Upgrade 3 amenities (McKell, Dingo Creek, Coronation Park)	Refurbishment specifications currently been prepared to go out for quotation.
Wondai 24hr Stop Over carpark and drainage		Design stage – concept plan

2022/24 Building Better Regions Round 5 (BBRF)

Department of Infrastructure, Transport, Regional Development, Communication and the Arts.
Australian Government

Project Name	Description	Status
Wondai Swimming Pool Building Better Regions Project	Upgrade toilets and create water play area.	Playscape Creations have been engaged to finalise design and construct the Water play park. Soil test results have been received. Contractor commenced on site 15 June to relocate shed and build new seating area slab. Tenders closed 16 June for toilet refurbishment. Report being prepared with assessment results.

2022/24 Local Government Grants and Subsidies Program (2022-24 LGGSP)

Department of State Development, Infrastructure, Local Government and Planning
Queensland State Government

Project Name	Description	Status
Blackbutt Memorial Hall	Roof replacement on Blackbutt Hall	Awaiting on grant announcement

2022/24 Gambling Community Benefit Fund

Department of Justice and Attorney-General

Project Name	Description	Status
Mondure Hall Committee	Roof replacement on Mondure Hall. Application submitted by Mondure Hall Committee.	Awaiting on grant announcement

2022/24 Kingaroy to Kilkivan Rail Trail

Department of Transport and Main Roads

Project Name	Description	Status
Kingaroy to Kilkivan Rail Trail	Rehabilitation and rectification works.	Awaiting on grant announcement

FACILITY & PARKS MAINTENANCE

Project Name	Description	Status
Asbestos Reports for Council Building	Call for Quotations	Contract has been awarded to "Australian Asbestos Management". Inspections commenced 20 June and are currently ongoing.
Ice Machine – Depots	Install new ice making machines to 6 x depots	Machines have been delivered to Wondai and Murgon Depots. Installation complete, commissioning on hold due to missing components. Delivery of remaining machines is scheduled for 30 June. Installation will commence week beginning 4 July.
CCTV Township Audits	Auditing Nanango, Murgon and Wondai CCTV Installation	Council is seeking information on CCTV installation in local townships. Information on CCTV ownership, what type of cameras, where footage is being stored, maintenance and cleaning, checking condition and picture quality and who is accessing the footage. Waiting on information to be returned from Wondai Lions, NATDA for this information so Council officers can review.
Street Scrubber & Eco Vac	3-month trial of Eco Vac and Street Scrubber	First 4 weeks – trial has commenced in Murgon CBD. Murgon is divided into 3 sections for cleaning, including Gore St and both sides of Lamb St. Street cleaner has remained in Murgon and has completed 3 full passes from Gore St to Krebs St The cleaner was used with no chemical for first initial clean to lift and remove any soiling, last 2 cleans have used an environmentally safe additive. Murgon has provided good results, limitations around bins and posts. Wondai and Proston will be completed on paved surfaces in coming weeks
195 St Kingaroy - KCCI	Redevelopment of 195 Kingaroy St Shop Front into a Business Hub. Partnership between Council and KCCI.	KCCI contracted local contractors to remove asbestos and replace ceiling sheeting. The ceiling is 75% completed. The windows in void have been glazed and repaired. Wall framing has been cut and ready to stand by local contractors. Local plumbers are working on the PWD and NDK are completing the plastering at no cost. Electricians have been organised to do rough in and fit off the ceiling early next week. Council officers have been working with KCCI to repair box gutters and monitor water leaks.

FACILITIES & PARKS ASSET MANAGEMENT

Item	Background	Actions
Delta S	Maintain accurate database of building asset condition, required maintenance, required capital works, and completed capital works.	Update records based on completed maintenance and capital works.
WIP Capitalisation	Completed projects require accurate cost break up to allow capitalisation of the expenditure.	Review completed projects and provided asset cost break up. Update Delta S database accordingly. Current WIP completed.
Insurance	Wondai sportsground Fence line	Approved – order issued to contractor. Anticipated July construction, subject to weather conditions.

LAND REVIEW

Item	Description	Actions
Review of land holdings - general	Consolidated land assets list, ratings database and ATS search. Review completed and report prepared.	Report to Council – laid on the table. <u>Next steps:</u> Council Workshop date to be advised.
Murgon RSL - encroachment	RSL acquired freehold land adjoining Murgon admin office (Reserve for Local Government). Mutual minor encroachments to be resolved.	On-site meeting with RSL held. Options to resolve prior to survey and title correction: 1) Convert Reserve to freehold. 2) RSL apply to DoR purchase part of Reserve to resolve RSL encroachment and Council apply to realign Reserve boundary to include RSL land. Estimate of price to convert received from DoR. Separate report to Council for consideration July 2022. <u>Next steps:</u> Council report resolution.
Tingoora Hall	Tingoora Hall in poor condition and remains unused. Two adjoining lots owned by Council (one in freehold and one held in freehold as trust for the Hall Committee). Tenure and future of hall to be resolved.	Community Consultation Plan drafted. Council approved comms plan May 2022. Facilitator engaged and flyer prepared for public meeting booked for 8 August. <u>Next steps:</u> <ul style="list-style-type: none"> Meet with facilitator, book location, advertise and finalise materials for public meeting.
Durong Fuel Cell	Development of an unmanned fuel cell on Council-owned property on the corner of Mundubbera-Durong Road and	Lease entered in to with Corbets, Gympie, to develop and operate the fuel cell. Development commenced.

	Chinchilla-Wondai Road, Durong.	Site inspected 23 June with Infrastructure. <u>Next steps:</u> Liaise with Infrastructure for parking signage.
Mondure Hall	Mondure Hall owned by Council in trust for the Mondure Hall Committee. Trustee document from 1930s and no longer relevant. Tenure of hall to be resolved.	Community Consultation Plan approved by Council May 2022. Met with Mondure Hall Committee onsite to outline proposed consultation and discuss options and community meeting. <u>Next steps:</u> <ul style="list-style-type: none"> • Await feedback from Committee on options and flyer. • Provide pros and cons document to Committee
Cloyna Hall	Cloyna Hall owned by Council in trust for the Mondure Hall Committee. Trustee document from 1930s and no longer relevant. Tenure of hall to be resolved.	Community Consultation Plan approved by Council May 2022. Discussed with Cloyna Hall Committee to outline proposed consultation – meeting with full committee to discuss process and date for meeting prior to public consultation. <u>Next steps:</u> <ul style="list-style-type: none"> • Meet with Committee • Finalise flyer • Book in public meetings.
32 Walter Road	Park located adjoining commercial development. Enquiries to purchase the property over the past year. Investigation into future use of the park and possible divestment.	Community invited to participate in a community consultation regarding the future use and purpose of Walter Road Park. Invitations sent to all neighbouring residents, advertising on social media and local newspaper. Council considered community consultation and approved progressing divestment investigations. Estimate of purchase price received from DoR. Requirements for development requested from DTMR as referral agency. <u>Next steps:</u> <ul style="list-style-type: none"> • Investigate affect of development requirements on possible divestment. • Report to Council August.
Pound St	Old Depot located southern end of Kingaroy CBD – prime site. Enquiries for possible divestment. Offered for sale over past years did not result in sale.	Most Appropriate Use Assessment adopted by Council. Tender released for master plan – not approved by Council – tender not awarded.

	Future use investigations ongoing with competing potential and uses.	Included as possible site for grants process – held pending grant funding outcome.
LAND ASSET DIVESTMENT – UNDER INVESTIGATION		
Goodchild Drive, Murgon – five vacant residential lots	Council owns five vacant residential lots. Surplus to Council requirements but not serviced.	Report to Council as part of land review report advising possible development and provision of services – laid on the table pending workshop. Enquiry from disability housing being investigated.
LAND ASSET DIVESTMENT		
Kingaroy St, Kingaroy – vacant residential lot	Purchased by Council for rates arears – surplus to requirements.	Tender process did not result in sale. Grant funding submission approved for Regional Housing to build affordable housing. Transfer of land being processed.
Kelvyn St, Kingaroy – vacant residential lot	Purchased by Council for rates arears – surplus to requirements.	Tender process did not result in sale. Held for Affordable Housing opportunities – grant funding submission.
Agnes St, Kingaroy – vacant residential lot	Owned by Council for flood/drainage purposes.	Held for Affordable Housing opportunities – grant funding submission.
LAND ASSET DIVESTMENT – OPEN MARKET		
54-56 Burrows St, Wondai Land not used – Council approved to be sold by tender.	Being prepared for sale – proposed release 9 June. <u>Next steps:</u>	Site visit to find boundary pegs. Overgrown – mowing done. <u>Next steps:</u> • Finalise tender documents Advertise.
9 Barr St, Hivesville	Land not used – Council approved to be sold by tender.	Prepared and released for sale 9 June. <u>Next steps:</u> • Tender closes 7 July 2022
14 Earl St, Memerambi	Land not used – Council approved to be sold by tender. Tender process did not result in sale.	• Listed with local Real Estate Agent.
GOVERNMENT LAND REGISTER – SURPLUS DECLARATIONS		
Surplus declarations All State-owned land is on the Government Land Register (GLR). State government agencies are required to declare land surplus on the GLR and notify other agencies and Councils.	State-owned land declared surplus in SBRC area:	23/05/2022 – Wooroolin Fire Station.
PURCHASE ENQUIRIES		
Lot 399 on FY814534	Reserve partially leased – rural land.	Adjoining owner wants to buy – lease is with DoR so redirected enquiry to the DoR.

Hodge Street North, Wondai	Drainage land	Possible resurvey and sale of residential lot to be investigated.
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STATS – Land Stats									
	APPROVED TO SELL	TENDERED FOR SALE	LISTED FOR SALE	UNDER NEGOTIATION	UNDER CONTRACT	SETTLED	PROCEEDS		
Last Month	2	0	1	0	0	2	\$235,000		
Accumulative	4	2	1	0	0	2	\$235,000		

PARKS – Customer Requests

Category	Monthly 01/06/22 – 30/06/22	Year to Date Cumulative 01/07/21 – 30/06/22	Year to Date Cumulative 01/07/20 – 30/06/21
Airports	7	40	39
Animals	3	38	22
Rail Trail	2	62	33
Cemetery	12	147	142
Dams	2	25	24
Mowing	5	127	94
Parking	0	1	4
Parks & Gardens	25	384	359
Public Health	0	3	9
Toilets	14	220	203
Trees	8	204	205
Roads	0	4	8
Water / Wastewater	0	3	3
Footpath	3	11	12
Council Buildings	0	16	10
Local Laws	0	1	2
Compliments	1	16	16
Signage	0	3	1
Street Furniture	1	3	4
Drainage	2	4	2
Weeds	1	6	8
Other	5	10	3
Total	91	1328	1203

11.5 WONDAL POOL ENHANCEMENT PROJECT

File Number: 13-07-2022
Author: Manager Property
Authoriser: Chief Executive Officer

PRECIS

Building Better Regions Round 5 - Wondai Memorial Pool Enhancement Project (Project Number BRFIPV000548) request for increase of budget allocation.

SUMMARY

The Wondai Memorial Pool Enhancement Project is to deliver an improved disabled and elderly entry, upgraded bathroom facilities, increase in shaded areas and a water feature. It's to improve pool area access and will allow integration of existing and new local and regional tourist ventures and events.

OFFICER'S RECOMMENDATION

That the Committee recommend to Council

1. That South Burnett Regional Council allocate additional project funds of \$300,000 to the Wondai Memorial Pool Enhancement Project from Building Restricted Cash and that the budget adjustment be included in the 2022/23 financial year first quarter budget review.

FINANCIAL AND RESOURCE IMPLICATIONS

South Burnett Regional Council was successful in receiving a Building Better Regions Grant in Round 5. This project had minimal design and construction drawings to allow Quantity Surveyor to quantify materials and unit rates. Also, the building industry has seen increases of up to 50% in prices for materials, equipment and services since the submission of the grant application in February 2021.

The original grant application was approved for \$600,000; this consists of 50% Grant funds and 50% SBRC Capital contribution. Early-stage review has revealed that the total project cost could potentially be \$900,000 including a contingency sum of \$80,513. An additional \$300,000 is required to enable the project to be completed as per the funding agreement with the Department of Infrastructure, Transport, Regional Development, Communication and the Arts.

The \$300,000 would come from the Building Restricted Cash.

LINK TO CORPORATE/OPERATIONAL PLAN

EC5 Continue to support, renew and maintain pools, libraries, halls and Customer Service Centres across our region at agreed service levels.

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

The current pool manager and local stakeholders have been consulted in the design development.

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

No direct legal implications

POLICY/LOCAL LAW DELEGATION IMPLICATIONS

No direct policy/local law delegation implications

ASSET MANAGEMENT IMPLICATIONS

The water play area can be constructed safely whilst the pool is in operation. A firm construction date is not yet available (pending analysis of soil report received 29 June and assessment of design implications with the contractor) but may possibly be in the latter part of 2022.

The renovation of the toilet facilities, including construction of the new PWD toilet, will create disruption to the facility. A proposed construction schedule of 15 weeks with actual start date to be confirmed upon receipt of an order. With a large number of school swimming, exercise classes and learn to swim classes during the summer months the construction for the refurbishment will be scheduled during the winter closure of April 2023 to July 2024.

REPORT

Stage 1 Re-location of the existing shed and construction of a new slab for the seating area.

Works have been awarded to N.C Webber. Works has commenced and is progressing well.

Stage 2 Re-furnishment of the existing toilet facilities and construction of a new, compliant, PWD facility. Tender is yet to be awarded, 2 tenders have been received.

Stage 3 Construction of the water play area.

Playscape Creations have been awarded a contract to design and construct this facility. Playscape Creations are the only Queensland based company with the expertise and experience to construct this sort of facility. They have advised that the construction can proceed with the pool open if required as the work site will be fenced and separated from the balance of the site.

Soil test results were received 29 June 2022 and they have revealed extensive fill over the proposed water park site. Preliminary discussions with Playscape Creations indicate that screw piers will be required to ensure slab stability along with other remediation measures to compensate for the site reactivity.

Playscape Creations have indicated a possible start time on site of mid-September with completion of early to mid-December (weather permitting). Design works will be completed in approximately 6 weeks at which time the final slab cost will be confirmed.

Table 1: Estimated Project Costs for Wondai Memorial Swimming Pool Refurbishment and Water Play

WONDAI SWIMMING POOL REFURBISHMENT AND WATER PLAY

Description	Price	Total
STAGE 1 - Re locate shed and new slab		
Contract - NC Webber Building Services	\$ 37,364.00	
Building Approval - SBRC	\$ 653.00	\$ 38,017.00

STAGE 2 - Refurbish Toilets		
Cardno - Engineering Design	\$ 11,280.00	
Building Approval - SBRC	\$ 1,198.00	
Architectural plans - Passiv Plans	\$ 3,128.00	
Plumbing Approval - SBRC	\$ 3,665.00	
Refurbishment Works (Contract NOT awarded)	\$ 274,281.00	\$ 293,552.00

STAGE 3 - Water Play Park			
Conceptual Design and budget - Playscape Creations	\$	7,620.00	
Soil Test - EBIS	\$	1,000.00	
Shade structure - cover approx. 50% of play area.	\$	22,124.00	
Construct Play Park - Playscape Creations	\$	407,094.00	
Additional slab costs due to soil report results - Class H1 site (quote assumed Class M); 2000+ of fill requires screw piers to ensure slab remains level. This figure is a "best guess" estimate provided by Playscape Creations and is subject to confirmation.			
	\$	35,000.00	\$ 472,838.00

ADDITIONAL			
Para Mobility Platypus Pool Stairs - 1 flight	\$	10,000.00	
Contingency - allow 10%	\$	80,513.00	
QLeave Levy	\$	5,080.00	
			\$ 95,593.00

ESTIMATED TOTAL PROJECT COST **\$ 900,000.00**

ATTACHMENTS

1. **Project budget as per BBRF Application** [↓](#) 
2. **Shade Structure Quote** [↓](#) 

Project budget summary

Type of expenditure	Head of expenditure	Financial Year	Costs
Project expenditure			\$600,000
	Materials for constructions		\$383,000
		2020/21	\$0
		2021/22	\$0
		2022/23	\$383,000
		2023/24	\$0
		2024/25	\$0
	Hired/leased plant		\$30,345
		2020/21	\$0
		2021/22	\$15,173
		2022/23	\$15,172
		2023/24	\$0

Type of expenditure	Head of expenditure	Financial Year	Costs
		2024/25	\$0
	Contract		\$4,900
		2020/21	\$0
		2021/22	\$2,000
		2022/23	\$2,900
		2023/24	\$0
		2024/25	\$0
	External labour hire and external consulting expenditure		\$124,855
		2020/21	\$0
		2021/22	\$29,855
		2022/23	\$95,000
		2023/24	\$0
		2024/25	\$0
	Other eligible expenditure		\$56,900

Type of expenditure	Head of expenditure	Financial Year	Costs
		2020/21	\$0
		2021/22	\$54,000
		2022/23	\$2,900
		2023/24	\$0
		2024/25	\$0
Total Project Costs (\$AUD and GST exclusive)			\$600,000
Financial Year			Costs
2021/22			\$101,028
2022/23			\$498,972
Total Project Costs (\$AUD and GST exclusive)			\$600,000



Playscape Creations Pty Ltd
 ABN: 40 128 685 914
 Ph: 1300 669 074
 www.playscapecreations.com.au

Client: South Burnett Regional Council
Attention: Tony Jaques
Phone:
Email: tony.jaques@sbrc.qld.gov.au
Quoted by: Shane Vardy

QUOTATION

22PC249B: Wondai Splash Park – Shade Variation

Estimate Version: 01

Date of Quote: 14/06/2022

Design	
Inclusions	
Form 15 & Form 16	
Design	
	Total \$895.00

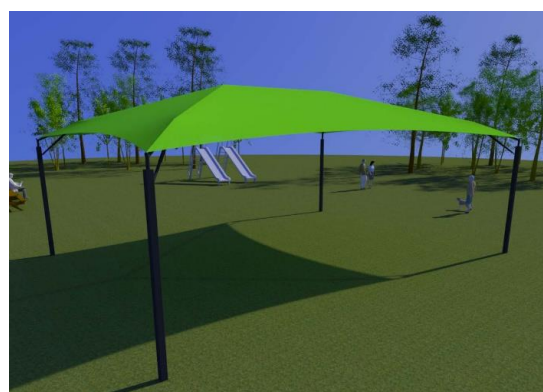
Equipment & Installation	
BOQ Item Name	Quantity
Supply and Deliver 1 @ 10m x 5.8m x 3m High Hip Roof Shade Structure including:	1
- 3 coat paint system to suit an Aquatic Environment (4 Columns)	
- Monotec 370 fabric	
- Stainless Steel cable and fittings	
Installation including 20 tonne Franna and EWP (good access via vacant property adjacent to site)	
Equipment	Total \$21,229

Total value (ex GST) AU\$ 22,124.00

Total value (inc GST) AU\$ 24,336.40

Notes

- Cast in Footings to be installed during Splashpark Construction
- Crane access required via vacant land adjacent to Splashpark site



Exclusions:**Note**

- Client to provide unrestricted access to entire site
- Client to undertake all Development & Building applications with local council authorities
- Subject to Class M Soils, Prestart Site Meeting, Favourable weather conditions, Suitable Site Access for required equipment, No Underground obstructions, Uncontaminated Soil. Based on works being performed concurrently without delays.

Footings

Install pricing is based on standard footings engineered to Class M soil conditions - should engineering requirements specify alterations to the footing design, additional costs may be incurred and will be passed onto the client

Delivery Terms

Manufacturing and Shipping - 8 weeks

Anticipated Construction - 1 week

Total Project Time (including any contingencies) - 9weeks

Please note that shipping delays and weather conditions may affect expected delivery time frames. These cannot be claimed as variations for lost time to the project and/or liquidated damages.

Price Validity

30 days from date shown above

Terms & Conditions

50% deposit of the total equipment value is required within 7 days of receiving the deposit invoice. Further invoices will be forwarded prior to delivery and during construction progress. Please see attached full Terms and Conditions.

QUOTE SUMMARY AND ACCEPTANCE

Quote No Quote (22PC249B) - Wondai Splash Park – Shade Variation

Total value (ex GST) AU\$ 22,124.00

Total value (inc GST) AU\$ 24,336.40

I hereby accept this proposal and agree to the above Terms and Conditions in relation to project specifications and warranties included herein.

Client: South Burnett Regional Council

Signed: _____

Date: _____

Print Name: _____

12 QUESTIONS ON NOTICE**12.1 PLANNING SCHEME AMENDMENT PROCESS****File Number:** 13.07.2022**Author:** General Manager Liveability**Authoriser:** Chief Executive Officer

The following question on notice was received from Councillor Otto.

Question

What is the process for the Planning Scheme? Does Council endorse draft by resolution prior to being submitted to the State for the interest check to finalise the major Amendment?

Response

The proposed amendment is required to be endorsed by Council prior to submission to the State, A separate report has been included in the Agenda in relation to this matter.

RECOMMENDATION

That the response to the question regarding Planning Scheme amendment process raised by Councillor Otto be received and noted.

ATTACHMENTS**Nil**

12.2 DOG IMPOUNDMENTS**File Number:** 13.07.2022**Author:** General Manager Liveability**Authoriser:** Chief Executive Officer

The following question on notice was received from Councillor Erkens.

Question

How many dogs are impounded from defined areas compared to non-defined areas?

Response

A review of impoundments in of last financial year indicated approximately 70% of impoundments occurred within the defined area with 30% within non-defined areas.

Please note this is an indicative figure which can vary year on year.

RECOMMENDATION

That the response to the question regarding dog impoundments raised by Councillor Erkens be received and noted.

ATTACHMENTS

Nil

13 CONFIDENTIAL SECTION

14 CLOSURE OF MEETING