

YOUTH PRECINCT - DETAILED PLAN

YOUTH ACTIVITY PRECINCT

- (Y1) Bridge Connecting the Youth Area with the Children's Play Area
- (Y2) Youth Plaza - Parkour Facilities
- (Y3) Multi-purpose Hardcourt
- (Y4) Chill-out Nodes
- (Y5) Ball Games Rebound Wall
- (Y6) Ninja Warrior Course
- (Y7) Bouldering Area
- (Y8) Shade Structure with Seating Settings
- (Y9) Large Shade Structure with Seating Settings
- (Y10) Feature Surfacing
- (Y11) Path Connection to the Heritage Walk
- (Y12) Path Connection to Haly Street Path & On-Street Parking
- (Y13) Buffer Planting at top of Creek Bank To trap balls before going into the creek
- (Y14) Shade Sail over sections of Youth Facilities Options to expand in stages as required.

PLAY PRECINCT

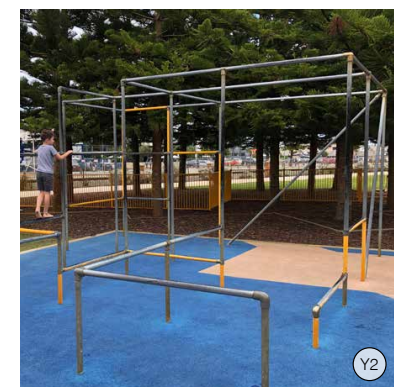
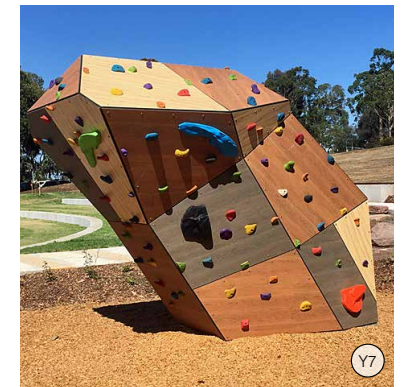
- (P14) New Water Play Creek with Hand Pump Featuring hand pumping of water into a creek system with control gates directing flow.
- (P16) Children's Yarning Circle
- (P17) Nature Play Area within Perched Creek Bed Area of gravel creek that encourages children to interact with the natural materials such as rocks, timber and gravel rock. Stepping stones define the route with the creek becoming flooded in a larger rain event
- (P18) Existing Fence with New Access Gates
- (P19) New Picnic Facilities with Shelter Concrete surface under shelter with BBQ, Seating, Bins and Water Bubbler

STORMWATER CHANNEL

- (S1) Low Flow Invert Concrete Channel
- (S2) Wider Gravel Channel with Planting
- (S5) Existing Trees Retained in Islands
- (S6) High Flow (Perched) Gravel Channels

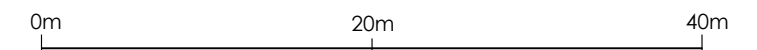
PARKLAND

- (L1) Open Lawn / Kickabout
- (L2) Picnic Nodes - BBQ, Seating & Shelter
- (L3) Heritage Walk with New Avenue of Trees



The Park will have improved lighting throughout; interpretive signage and features; refuse bins (enclosures) at high use areas with good operational access; seating at nodal locations and regular intervals on circuit routes; drinking fountains in key activity areas in the park; and a hierarchy of paths for recreational and passive circulation within the park.

SCALE
1:200 @ A1
1:400 @ A3



KINGAROY MEMORIAL PARK

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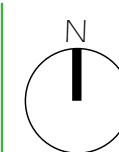
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PARTNERS:



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DATE: 09.02.2023



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YOUTH PRECINCT - ARTIST IMPRESSION



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 South Burnett Regional Council

LEAD CONSULTANT:
 **OTIUM**
 SPORT + LEISURE + COMMUNITIES

PARTNERS:
 **Stantec**
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INDIGENOUS & BOTANICAL PRECINCT - DETAILED PLAN

INDIGENOUS PRECINCT

- (I1) First Nations Gathering Place with Interpretive Sculpture & Ceremonial Space
- (I2) Sculptural Interpretive Screen With feature lighting
- (I3) Circular Raised Ceremonial Dance Stage
- (I4) Carved Sandstone Seating Blocks
- (I5) Bush Tucker Garden Displays
- (I6) 'Meeting Place' with interpretive references

BOTANICAL PRECINCT

Botanical Precinct will retain the majority of existing trees and interplant new plantings of both rarer and more common local endemic species.

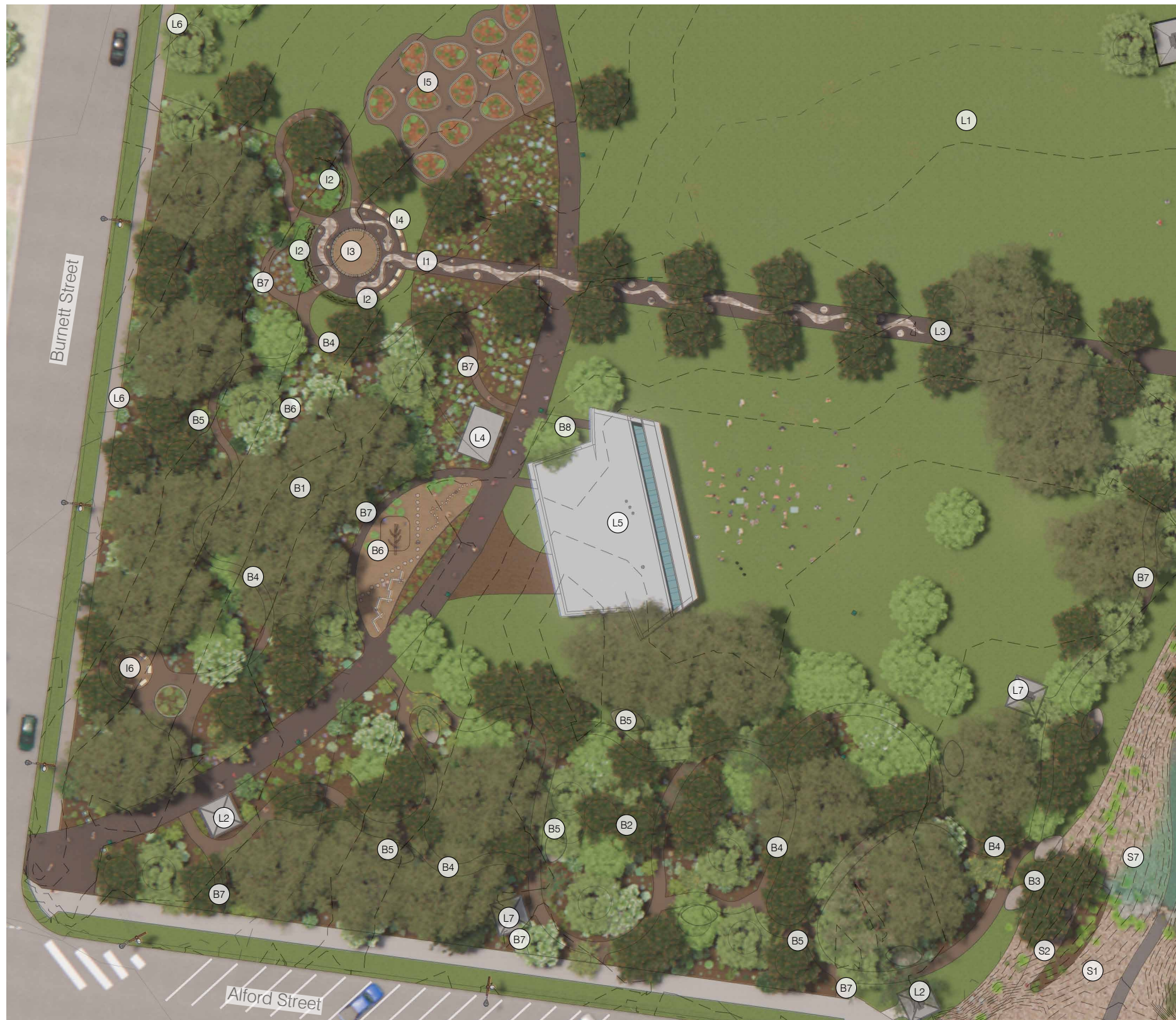
- (B1) Bunya Mountains Botanical Displays
Planting and landscape displays that represent the unique environment of the Bunya Mountains. The interface of the Indigenous interpretive trail will also reference the cultural importance the Bunya Mountains have as a meeting place.
- (B2) South Burnett Botanical Displays
Planting and landscape displays will showcase the species of the broader region of the South Burnett.
- (B3) Riparian & Wetland Botanical Displays
Adjoining and within the creek planting species of the riparian and riverine will be displayed. A small permanent water body will be formed in the channel to sustain some of these species.
- (B4) Botanical Interpretive Trail
Stabilised natural looking path with mulch, deco or earth sub-paths in amongst plantings providing access around displays and 'short-cutting' paths. Feature lighting in locations to provide safety at night and avoid formalised light poles in this area.
- (B5) Interpretive Displays and Seating
- (B6) Natural Logs and steppers to provide 'Nature Play' opportunities throughout.
- (B7) Connections Paths to Broader Path Network on the Perimeter or in the Park
- (B8) Musical Play Equipment Play Space

PARKLAND

- (L1) Open Lawn / Kickabout
- (L2) Picnic Nodes - BBQ, Seating & Shelter
- (L3) Heritage Walk with New Avenue of Trees
- (L4) New Universal Amenities
Drinking Fountain and Bins located here
- (L5) Permanent Covered Stage with Storage
Existing building removed. Go Getta Girls to be relocated to new facility at the Aquatic (community buildings) or alternative.
- (L6) New Roadside Path along Burnett Street
- (L7) Shade Shelter with Seating

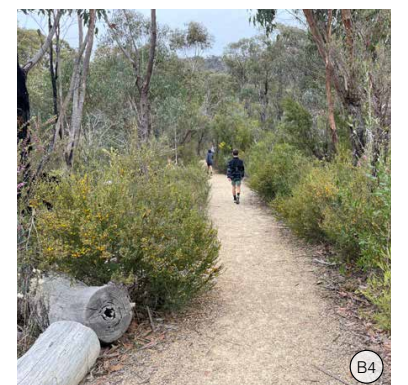
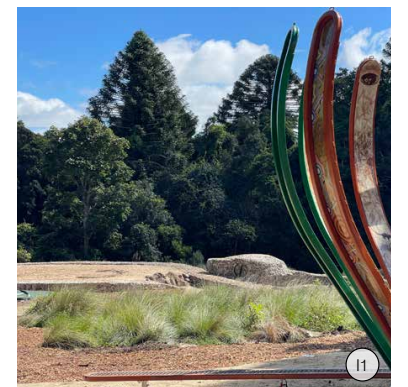
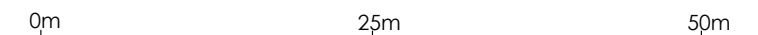
STORMWATER CHANNEL

- (S1) Low Flow Invert Concrete Channel
- (S2) Wider Gravel Channel with Planting
- (S7) Small Dam for Retaining Water Body for Riparian Botanical Display



The Park will have improved lighting throughout; interpretive signage and features; refuse bins (enclosures) at high use areas with good operational access; seating at nodal locations and regular intervals on circuit routes; drinking fountains in key activity areas in the park; and a hierarchy of paths for recreational and passive circulation within the park. The Botanical Precinct will offer opportunities for connection with nature, including bird and mammal nesting boxes.

SCALE
1:250 @ A1
1:500 @ A3



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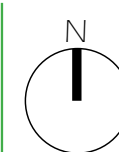
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INDIGENOUS & BOTANICAL PRECINCT - ARTIST IMPRESSION



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SUGGESTED MATERIALS PALETTE

MATERIAL	EXAMPLE	LOCATION / COMMENT
PAVEMENTS & SURFACES		
Plain Grey Concrete		Perimeter Paths, Shelters & Seat Pads
Feature Coloured Concrete (Full Depth Insitu)	9, 10	Feature pavements, Heritage Walk, Main Paths, Snake Pattern
Feature Surface Treatments - Applied Avista Colour Surfacing to Plain Concrets		Pattern and emblems on surfaces - hardcourts, feature pavements, Commemorative plaque walk
Bushmates aggregate path or similar chip seal	18, 19	Lower key path network within the Botanical Park Trail
Grass Cell	15	Trafficable areas in park where grass is located such as behind stage for maintenance and event vehicle access
Brick Paving		Commemorative Area - Relay select areas of existing pavers.
Hardwood / Forest Mulch	11	Garden Beds
Turf / Lawn	12	Repair existing retained and new lawn with local successful species in existing park
Stone Pavers (Feature Banding)		Commemorative area - select seature areas & Aquatic area select areas
NATURAL FEATURE / DRAINAGE CHANNEL		
Local Gravel and Boulders for Naturalised Waterway	16, 17	Gravels: Min size - 20mm Max size - 300mm Boulders: 400 to 1.75m
Concrete Edging (150mm wide)		Separating gardens / stone mulch areas from turf
Concrete Central Channel		'Low flow' plain grey concrete channel
Timber Bridge	8	Heritage Walk Crossing - Hardwood large format timber frame with min 35mm decking boards rated for maintenance vehicle access loads.
NATURE PLAY		
Granite Rocks	5, 6	Water play channel
Water Hand Pump	35	SS play hand pump - Kaiser & Kuhne or similar
Water Control Barrage	36	SS lift and twist play barrage - Kaiser & Kuhne or similar
Natural logs and steppers	20, 21, 22, 23, 24	Local Durability Class Hardwood species with minimal shrinkage - stripped bark and outer sap wood prior to sanding, Treatment with Tanacoat or similar.
Fallen Tree	7	Local Durability Class Hardwood species with minimal shrinkage - stripped bark and outer sap wood prior to sanding. Treatment with Tanacoat or similar.
Bark soft fall	14	Engineered soft fall such as Takura or similar
Sand / soft fall	13	Children's Play Area
YOUTH PRECINCT		
Parkour Frame - HDG Steel	38	
Concrete Culverts - set in different positions		
Concrete Structures - formed insitu		
Ninja Course	37	Warrior Course by A-Space or similar
Applied Hardcourt Pattern - Specialist surface treatment on concrete		
Rubber Softfall		Select Areas around Boulder Climb and other areas of fall height to comply with AS 4685 & AS 4422
FURNITURE		
Shelters	27, 30	Aluminium or timber framed with pyrimid or hip & gable roof in Colorbond Steel. Smaller size for BBQ.
Table Seating	29, 31	Powdercoated aluminium or HDG steel - surface mounted. Timber slats or timber look aluminium slats. Ensure that 50% (at strategic locations) are Wheel chair accessible.
Benches / Seats	32	Powdercoated aluminium or HDG steel - surface mounted. Timber slats or timber look aluminium slats. Ensure that 50% (at strategic locations) have both back rests and arm rests, concrete pad to one side (for wheel chair position) and concrete level path in front.
Feature Timber Seat Platforms		Timber Seat Platforms - In Botanical Park area - Durability Class 1 & 2 dressed hardwood and stained with tanacoat or similar
Bins	34	
Drinking Fountains	33	SS wheelchair accessible. 1 at playground, 1 at youth precinct, 1 at amenities / stage area (west) and 1 near aquatic. Aquatic to have several fountains including bottle filler (and possibly chilled water) versions
Barbeque	28	Grillix or similar electric BBQ with SS plate. Provide 1 x double plate system shared between two shelters. Wheel chair accessible.
Cycle Parking	39	HDG or SS tube formed loop surface mounted or similar. At key locations throughout park. Larger number at front of aquatic centre.
Toilet Amenities	25	Proprietary structure with Colorbond roof and walls. SS hardware. Landmark Pro or similar.
SCULPTURES & FEATURES		
Sculptural Elements - Weathered Steel / Corten	1, 2, 3, 4	Indigenous Precinct Screen
Interpretive Interactive Wall - Mixed material featuring HW timber		Botanical Park area
Memorial Plaques		Heritage Walk in Commemorative area - Cast metal
Wayfinding Signage	26	Mixed material to future design strategy



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SUGGESTED PLANTING SPECIES LIST

PLANT SCHEDULE*

BOTANICAL NAME	COMMON NAME	NATIVE / EXOTIC
BUNYA MOUNTAINS ASSEMBLAGE		
SHRUBS + ACCENT + SCREENING PLANTS		
Asplenium sp.	Bird's nest fern	N
Eucalyptus tereticornis	Forest red gum	N
Alocasia brisbanensis	Cunjevoi	N
TREES		
Araucaria bidwillii	Bunya pine	N
Araucaria cunninghamii	Hoop pine	N
Xanthorrhoea glauca	Grass trees	N
THREATENED LOCALLY INDIGENOUS SPECIES		
Acacia eremophiloides		N
Acacia tingooensis	Tingooa wattle	N
Callitris baileyi	Bailey's cypress	N
Melaleuca formosa	Kingaroy bottlebrush	N
Cossinia australiana		N
Cryptocarya floydii	Gorge laurel	N
Denhamia parvifolia		N
Lasiopetalum sp.		N
Melaleuca groveana		N
Phebalium distans		N
Polianthion minutilorum		N
Pomaderris clivicola		N
Pomaderris coomingalensis		N
Xerothamnella herbacea		N
Zieria verrucosa		N
SOUTH BURNETT RECOMMENDED PLANTING PALETTE		
GROUNDCOVERS		
Actinotus helianthi	Flannel flower	N
Alloteropsis semialata	Cockatoo grass	N
Arundinella nepalensis	Reed grass	N
Banksia spinulosa var. collina	Birthday candles	N
Brachyscome		N
Carex appressa	Tall sedge	N
Crinum flaccidum	Darling lily	N
Cymbopogon refractus (or C. Obtectus)	Barbed-wire grass	N
Dianella brevipedunculata	Short-stemmed flax lily	N
Dianella prunina	Flax lily	N
Dichopogon fimbriatus	Nodding chocolate lily	N
Goodenia rotundifolia	Round-leaved goodenia	N
Hardenbergia violacea	Native sarsparilla	N
Lomandra confertifolia	Mat rush	N
Lomandra leucocephala	Woolly mat rush	N
Paterosonia species	Native iris	N
Poa sieberiana	Fineleaf tussock grass	N
Ptilotus exaltatus	Pussy tails	N
Stackhousia spathulata	Coast stackhousia	N
Themeda triandra	Kangaroo grass	N
Wahlenbergia stricta	Blue mist	N
Wedelia spilanthoides	Creeping sunflower	N

BUNYA PLANTING



Xanthorrhoea glauca



Araucaria bidwillii



Araucaria cunninghamii



Eucalyptus tereticornis



Asplenium sp.



Understorey plants



Alocasia brisbanensis

THREATENED PLANTS



Acacia eremophiloides



Acacia tingooensis



Callitris baileyi



Melaleuca formosa



Cossinia australiana



Cryptocarya floydii



Denhamia parvifolia



Lasiopetalum sp.



Melaleuca groveana



Phebalium distans



Polianthion minutilorum



Pomaderris clivicola



Zieria verrucosa



Xerothamnella herbacea

SOUTH BURNETT: GROUNDCOVERS



Actinotus helianthi



Alloteropsis semialata



Arundinella nepalensis



Banksia spinulosa var. collina



Brachyscome



Carex appressa



Crinum flaccidum



Cymbopogon refractus (or C. Obtectus)



Dianella brevipedunculata



Dichopogon fimbriatus



Goodenia rotundifolia



Hardenbergia violacea



Lomandra confertifolia



Lomandra leucocephala



Paterosonia species



Poa sieberiana



Ptilotus exaltatus



Stackhousia spathulata



Themeda triandra



Wahlenbergia stricta



Wedelia spilanthoides

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SUGGESTED PLANTING SPECIES LIST

PLANT SCHEDULE*

BOTANICAL NAME	COMMON NAME	NATIVE / EXOTIC
SOUTH BURNETT RECOMMENDED PLANTING PALETTE continued		
GROUNDCOVERS continued		
Xanthorrhoea fulva	Swamp grasstree	N
Xerochrysum bracteatum	Golden everlasting	N
SHRUBS		
Acacia amblygona	Fan wattle	N
Acacia fimbriata	Fringed wattle	N
Banksia spinulosa	Hairpin banksia	N
Dodonaea rupicola	Rock hop bush	N
Dodonaea triquetra	Forest hop bush	N
Graptophyllum excelsum	Scarlet fuschia	N
Grevillea hybrid cv	Golden lyre	N
Grevillea hybrid cv	Jennifer joy	N
Grevillea rosmarinifolia	Rosemary grevillea	N
Hakea purpurea	Purple hakea	N
Hibiscus panduriformis prostrate form	Yellow hibiscus	N
Lasiopetalum sp.	Proston velvet bush	N
Maireana sedifolia cv	Pearl bluebush	N
Olearia elliptica	Sticky daisy bush	N
Rhagodia spinescens cv	Silver border	N
Senna artemisioides subsp. Zygophylla	Punty bush	N
Sophora fraseri	Scrub sophora	N
Zieria cytisoides	Downy zieria	N
SOUTH BURNETT RECOMMENDED PLANTING PALETTE continued		
LARGE SHRUBS + TREES		
Acacia complanata	Flat-stemmed wattle	N
Acacia fimbriata	Fringed wattle	N
Acacia suaveolens	Sweet-scented wattle	N
Banksia hybrid cv	Banksia giant candles	N
Bursaria spinosa	Blackthorn	N
Dodonaea viscosa purpurea cv	Purple hopbush	N
Grevillea hybrid cv	Grevillea moonlight	N
Grevillea hybrid cv	Grevillea orange marmalade	N
Grevillea whiteana	White's silky oak	N
Hakea bucculenta	Red pokers	N
Jacksonia scoparia	Dogwood	N
Leptospermum polygalifolium	Wild may	N
Melaleuca irbyana	Swamp tea tree	N
Melaleuca citrina	Crimson bottlebrush	N
Melaleuca formosa	Kingaroy bottlebrush	N

SOUTH BURNETT: GROUNDCOVERS cont.



SOUTH BURNETT: SHRUBS



SOUTH BURNETT: LARGE SHRUBS + TREES



SOUTH BURNETT: GROUNDCOVERS cont.



SOUTH BURNETT: LARGE SHRUBS + TREES



SOUTH BURNETT: LARGE SHRUBS + TREES



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BOTANICAL NAME	COMMON NAME	NATIVE / EXOTIC
SOUTH BURNETT RECOMMENDED PLANTING PALETTE continued		
LARGE SHRUBS + TREES		
<i>Xanthorrhoea glauca</i>	Blue grass tree	N
<i>Xanthorrhoea johnsonii</i>	Forest grass tree	N
<i>Acacia grandifolia</i>	Magnificent wattle	N
<i>Acacia tingooensis</i>	Tingooa wattle	N
<i>Acronychia laevis</i>	Hard aspen	N
<i>Allocasuarina inophloia</i>	Hairy she-oak	N
<i>Allocasuarina torulosa</i>	Forest she-oak	N
<i>Araucaria cunninghamii</i>	Hoop pine	N
<i>Auranticarpa rhombifolia</i>	Hollywood	N
<i>Banksia integrifolia</i> subsp. Compar	Coast banksia	N
<i>Brachychiton discolor</i>	Lacebark	N
<i>Bridelia leichhardtii</i>	Small-leaved scrub ironbark	N
<i>Callitris endlicheri</i>	Black cypress pine	N
<i>Casuarina cristata</i>	Belah	N
<i>Cupaniopsis parvifolia</i>	Small-leaved tuckaroo	N
<i>Denhamia parvifolia</i>	Small-leaved denhamia	N
<i>Eucalyptus curtisii</i>	Plunkett mallee	N
<i>Eucalyptus exserta</i>	Queensland peppermint	N
<i>Ficus rubiginosa</i>	Rusty fig	N
<i>Flindersia xanthoxyla</i>	Yellow ash	N
<i>Geijera salicifolia</i>	Queensland greenheart	N
<i>Grevillea striata</i>	Beefwood	N
<i>Hakea lorea</i>	Corkwood oak	N
<i>Lophostemon confertus</i>	Brush box	N
<i>Myrsine variabilis</i>	Variable muttonwood	N
<i>Phebalium distans</i>	Mt. Berry phebalium	N
<i>Tristania laurina</i>	Water gum	N
AQUATIC + WETLAND SPECIES (select species endemic to local waterways)		
<i>Ceratophyllum demersum</i>	Hornwort	N
<i>Carex fascicularis</i>	Tassel sedge	N
<i>Cladium procerum</i>	Leafy twigrush	N
<i>Cyperus difformis</i>	Rice sedge	N
<i>Cyperus papyrus</i>	Papyrus	N
<i>Gahnia sieberiana</i>	Sword grass	N
<i>Nymphoides indica</i>	Water snowflake	N
BUSH TUCKER (select plants endemic to the area and to support bush tucker workshops)		
<i>Acacia cyclops</i>	Red-eye wattle	N
<i>Astromyrtus dulcis</i>	Midyam berry	N
<i>Backhousia citriodora</i>	Lemon myrtle	N
<i>Davidsonia jerseyana</i>	Davidson's plum	N
<i>Elaeocarpus angustifolius</i>	Blue quandong	N
<i>Pedocarpus elatus</i>	Illawarra plum	N
<i>Rubrus probus</i>	Atherton raspberry	N

SOUTH BURNETT: LARGE SHRUBS + TREES cont.



AQUATIC + WETLAND



BUSH TUCKER



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KINGAROY MEMORIAL PARK AND WJ LANG MEMORIAL POOL MASTERPLAN

Final Report - February 2023



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Otium Planning Group acknowledges the Australian Aboriginal, Torres Strait and South Sea Islander peoples of this nation.

We acknowledge the traditional custodians of the lands on which our company is located and where we conduct our business. We pay our respects to ancestors and to Elders, past, present and emerging.

Otium is committed to national reconciliation and respect for Indigenous peoples' unique cultural and spiritual relationships to the land, waters and seas, and their rich contribution to society.

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1. PROJECT OVERVIEW

1.1. INTRODUCTION

Located in close proximity to the Kingaroy CBD, Memorial Park and the WJ Lang Memorial Olympic Pool are much-loved and highly valued spaces for the people of the South Burnett Region and visitors to Kingaroy. The signature park and pool offer a diversity of opportunities for play, active recreation, aquatic activities, exercise, picnicking, passive recreation and remembrance. The expansive site provides a hub for community activities and events, making it a key feature of the region's social and economic profile.

Council is cognisant of the value of Memorial Park to the South Burnett and is aware of the key role parks and greenspaces play in supporting and providing essential mental, physical, social, economic and ecological benefits. The Strategic Priorities of Council's new Corporate Plan highlight Council's commitment to *enhancing liveability and lifestyle, providing key community infrastructure, growing the region's economy and prosperity, and safeguarding the environment for future generations*. With a well-planned and clearly articulated master plan vision and design, Memorial Park will be a key contributor in helping Council achieve its strategic priorities.



Over time, Council has identified, and facilitated a number of improvements for Memorial Park. As further potential opportunities continue to be identified, Council recognises that a shared community vision is needed to ensure that future developments at Memorial Park meet the current and future needs of the South Burnett community. Council has therefore identified the need to develop a Master Plan for the site, with the aim being:

”

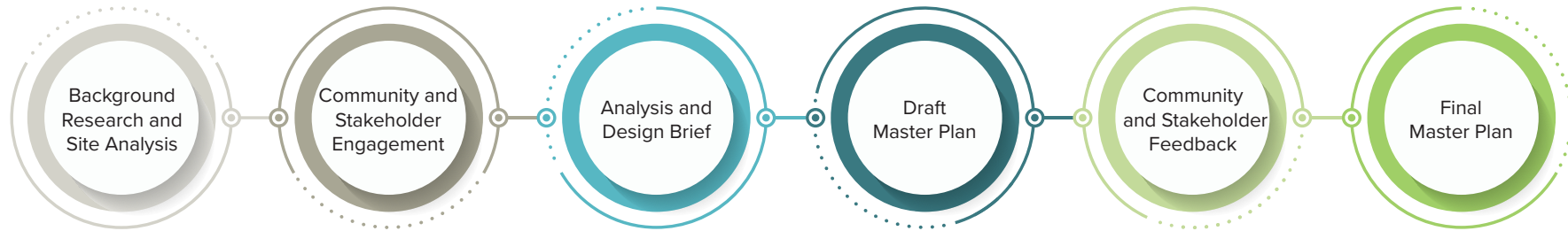
Determination of a broad vision for the Memorial Park Precinct and outline projects and strategies that are required to be implemented to achieve the vision.

The purpose of this study is to develop a Master Plan for the future development and redevelopment of the Kingaroy Memorial Park Precinct, including Memorial Park and the WJ Lang Memorial Olympic Pool. Based on detailed research and analysis, the study explores the spatial and functional arrangements for a variety of aquatic, recreation and community uses, and activities at the park and pool.

For the purpose of this report, the entire site, including the pool, will be referred to as “Memorial Park”.

1.2. PROJECT APPROACH

The project involves a six-state project methodology as detailed below:



This Master Plan Report has been informed by detailed background research, site analysis, situational analysis, and community and stakeholder engagement. It provides a summary of key research outcomes. Detailed research and analysis is provided in a separate Situational Analysis Report and Engagement Summary and Design Direction Report.



1.3. STUDY AREA

The study area includes the area bounded by William, Alford, Burnett and Haly streets in Kingaroy, as shown in the image plan below.

Figure 1: Kingaroy Memorial Park and WJ Lang Memorial Olympic Pool Study Area



1.4. WHY A MASTER PLAN IS REQUIRED

A Master Plan provides a long term vision, identifying what a site should look like and how it should function in the future. This Master Plan will guide future investment in infrastructure at the park and pool. The people of the South Burnett: residents, visitors, existing and potential users of the park and pool, are at the heart of the Master Plan. It aims to embody the community’s collective vision to provide an inviting, activated and sustainable regional park and aquatic facility.

The Master Plan provides a solid framework, or ‘blue print’ for future development of the park and pool over an extended period of time. It illustrates the multifaceted components that contribute to the overall look, feel and function of the area to help guide development in line with community need, therefore maximising use and long-term viability.

The Master Plan does not necessarily suggest that all elements should proceed, but rather provides a guide to ultimate direction for the park and pool. The timing of Master Plan implementation will be dependent upon a number of factors, such as funding, demand and potential community and/ or commercial stakeholder partnerships.

The Master Plan considers provision, planning, layout, accessibility and use, in order to ensure the park and pool meet the needs of the South Burnett community now and in the future. It considers:



Community needs and aspirations



Existing and potential future users of the park and pool



Emerging trends in parks, open space, recreation and aquatics



Increasing expectations for high standard facilities



The proposed purpose, character and functionality of the site



The social, economic and environmental sustainability of the park and pool











Constrained funding environments for both capital development and whole-of-life costs



2. THE HISTORY OF MEMORIAL PARK AND THE WJ LANG MEMORIAL OLYMPIC POOL

Memorial Park and the WJ Lang Memorial Olympic Pool have a significant history for Kingaroy and the South Burnett.

<p>1919</p>	<p>In 1919, Mr A. Youngman donated the land opposite Kingaroy State School to be used as a public park and war memorial site. The Kingaroy Memorial Park committee looked after Memorial Park and began collecting public donations towards a war memorial in the early 1920s.</p>
<p>In 1921, Brisbane Botanic Gardens curator, Mt J.J. Leadbetter laid out the park, proposing a cross-style war memorial and croquet and tennis courts. The design included space for recreation, as well as three rustic bridges (two footbridges and one for vehicular traffic) over a watercourse running through the park. The cross-style memorial didn't eventuate, however, a flagstaff was erected instead, with the first flags unfurled on Armistice Day (now known as Remembrance Day) that year.</p>	<p>1921</p>
<p>1922</p>	<p>On ANZAC Day, 25th April, 1922 the foundation stone of the Kingaroy Soldiers' Memorial Rotunda was laid. By the RSL President Sergeant Norman Booth.</p>
<p>On the 29th June ,1932 the Band Rotunda was dedicated by Mayor-General Sir Thomas William Glasgow. It included a Stone of Remembrance and Memorial Gates, set in a formal arrangement of paths and plantings. With a circular band rotunda with 8 classical columns supporting a frieze, listing the names of the Theatres of WWI. A domed roof surmounts the frieze.</p> <p>The Queensland War Memorial Register describes the Memorial Rotunda: <i>“The silver domed band rotunda set in a large park, with steps leading up from a Stone of Remembrance. This is a replica of the Imperial War Graves stone designed by Sir Edwin Lutyns and is rarely seen apart from official war graves. It is painted white and set on a stepped red painted concrete base. Around the frieze of the band rotunda are the names: Gallipoli, France, Cocos Islands, Egypt, New Guinea, Sinai and Belgium, with Gallipoli being over the main red steps.”</i></p> <p>Sometime after construction of the memorial, the Memorial Park Committee handed over responsibility for Memorial Park to the Kingaroy Shire Council.</p>	<p>1932</p> <div style="display: flex; justify-content: space-around;"> <div data-bbox="1254 694 1489 893">  <p>Figure 2: Stone of Remembrance (source: Queensland War Memorials)</p> </div> <div data-bbox="1500 694 1736 893">  <p>Figure 3: Aerial image of Memorial Park and Kingaroy circa. 1939, showing the Memorial Rotunda and Stone of Remembrance (Source: State Library of Queensland)</p> </div> <div data-bbox="1747 694 1982 893">  <p>Figure 4: Kingaroy War Memorial circa. 1950 (Source: State Library of Queensland)</p> </div> </div>
<p>1952</p> <div style="text-align: center;">  <p>Figure 5: Construction of the pool in 1952 (Source: South Burnett Regional Council)</p> </div>	<p>In 1952 Construction began on the public swimming pool located in Memorial Park. This was the first Olympic-size swimming pool in Queensland. Prior to construction of the pool, the Kingaroy High School Parents and Supporters Association Swimming Club (formed in 1935) operated from two pools (one for girls and one for boys) on the Kingaroy State Primary School grounds. The school pool was closed in 1951 as a result of a combination of maintenance and upgrade costs and the 'Polio Scare'.</p> <p>The Olympic swimming pool opened during Cr WJ Lang's last term as Shire Chairman. The pool, a project for which he fought incessantly, included a main pool and a children's wading pool, complete with filtration system, a main pavilion divided into sections for men and women, and provision for a café and a club room to house a swimming club which was predicted to form shortly after construction.</p>

	<p>1953 In 1953 the Olympic swimming pool was officially opened by the Hon. John E. Duggan, M.L.A., Deputy Premier of Queensland.</p>
<p>In 1958 the pool was officially named the WJ Lang Memorial Pool in recognition of the services of the long-serving, late Chairman WJ Lang.</p>	<p>1958</p>
<p><i>Figure 6: Memorial Park formal gardens and playground, 1980 (Source: South Burnett Regional Council)</i></p> 	<p>1980 Over the years, formal gardens and a children's playground were established at Memorial Park. The image below shows the formal gardens, with the playground in the background (circa. 1980).</p>
<p>In 1992, a laurel wreath and name plaques were added on both sides of the stone of remembrance for WWI, WWII, combined with Korea, Malaya and Vietnam. The Roll of Honour 1914-1918 lists 61 names and 'Lest We Forget'; and the Roll of Honour 1939-1945, lists 72 names and 'Lest We Forget'.</p>	<p>1992</p>
<p><i>Figure 7: Memorial, showing the band rotunda in the background, stone of remembrance in the centre, statue in the foreground and mural wall to the right</i></p> 	<p>2015 On ANZAC Day, 2015 a new marble statue of a World War 1 digger was unveiled. The statue was erected on a plinth in front of the current catafalque. A series of murals, depicting various conflicts that Australian troops have been involved in since the Boer War, was erected along the fenceline between the Memorial and the pool.</p>
<p>In 2017, restoration of the Memorial Park Rotunda was undertaken, with the renovated rotunda officially opened on the 6th December 2017 by then South Burnett Mayor, Keith Campbell and special guest, Qld RSL President, Stewart Cameron.</p>	<p>2017</p>
<p><i>Figure 8: Children's Wading Pool</i></p>  <p><i>Figure 9: Band Rotunda in use during the 2021 ANZAC Day service (Photo: www.southburnett.com.au)</i></p> 	<p>2021 In 2021 the children's wading pool was upgraded with funding assistance provided by the State Government.</p>

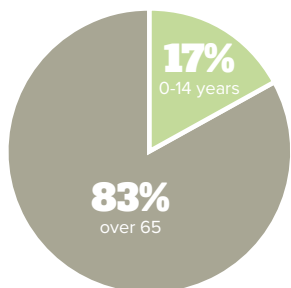
3. WHO ARE WE PLANNING FOR?



Ageing
community



48
median age compared to 38 for Queensland



\$1,045
median weekly **household income** compared to \$1,675 for Queensland

27%
of households are **low income households** (less than \$650 per week) compared to 16.4% for Queensland

897
SEIFA Index of Advantage and Disadvantage 897 ranking as the 19th most disadvantaged local government of the 78 LGAs in Queensland



9.7%
of residents were **born overseas** and 28.8% had at least one parent born overseas



5.5%
Aboriginal and Torres Strait Islander People



47%
of families, are families with children



70.7%
of residents indicated they have a long term health condition



10.2%
of residents indicated a **need for help or assistance** in one or more of three core areas of self-care, mobility and communication because of a disability



71.0%
of adults were **overweight or obese**²



47.6%
of adults undertake **sufficient physical activity**²

¹ Australian Bureau of Statistics, 2021 South Burnett, Census All Persons Quickstats.

² Queensland Government. Queensland survey analytic system (QSAS) <https://www.health.gov.au/phsurvey>

3.1. IMPLICATIONS OF THE POPULATION PROFILE



The **aging of the population** is likely to see a demand for social and low intensity recreation activities, potentially increasing the value of parks and warm water aquatic programs to this demographic



The **higher proportion of Aboriginal and Torres Strait Islander people** means recognition of cultural heritage should be a key consideration of the master plan



The **income and socio-economic data** indicates that a large proportion of the community may not have the capacity to pay for recreation opportunities. The master plan should support the role of Memorial Park in providing quality, free recreation opportunities.



Master planning should consider key principles of **access and inclusion** to ensure developments are accessible for people with a disability



The **high rates of physical inactivity** indicate that the master plan should aim to create functional and inviting spaces that encourage community use and enhance participation in active and healthy recreation opportunities.



4. PARK AND AQUATIC TRENDS

4.1. IMPORTANCE OF PARKS AND OPEN SPACE

Parks and public open space support the health and wellbeing of our residents. Parks are places where our residents and visitors to the city can relax, be physically active and play. They provide free locations for people to gather and socialise, helping people to make connections with one another and have a sense of belonging in our growing community. They provide opportunities to escape the built environment, and improved amenity provides habitat for wildlife and improved air quality.

Our parks, sport and recreation facilities are critical for community health and wellbeing, helping to benefit our community:



Physically and mentally by promoting physical activity and active lifestyles, reducing illness and disease, improving mental health and creating a sense of wellbeing.



Socially generating stronger and more connected communities with improved social interaction and inclusion through provision of active and vibrant community hubs, access to facilities and resources, opportunities for volunteering and involvement.



Environmentally by developing well-planned and attractive settings encouraging active transport and use of public parks and leisure services. The provision of parks and green environments also include temperature reduction and mitigation of the urban heat island effect; air quality improvement; management of storm water reducing the incidence of flooding and water-borne disease; ecosystem support and biodiversity enhancement.



Economically by assisting to reduce health care cost through reduction in disease and illness associated with lack of physical activity and social interaction. A park and public space network can also provide local employment and investment opportunities and contribute to maintaining a healthy workforce.

Evidence from around the world for building cities and regional areas around public open space, active recreation areas, green streets and walking and cycling infrastructure, has repeatedly demonstrated this approach will deliver improved health, social cohesion, vibrant local economies, productivity, and environmental benefits.³

³ State of New South Wales (Department of Planning, Industry and Environment) 2020 Draft Greener Spaces Design Guide

4.2. THE BENEFITS OF COMMUNITY SPORT AND RECREATION INFRASTRUCTURE

Sport and active recreation are a valuable part of life in the South Burnett, promoting active lifestyles, helping to develop valuable social networks, and contributing to the liveability of the regional communities. Community sport and recreation infrastructure provides a number of health, economic and social benefits.

4.2.1. Health Benefits

Regular activity improves physical and mental health and reduces the risk of obesity and lifestyle-related illnesses. An active lifestyle contributes to general wellbeing, productivity, and performance. Research shows that the benefits of physical activity extend to mental health, community wellbeing and social capital. Sport can help people to feel a part of their community.

4.2.2. Economic Benefits

Sport and active recreation is a growing industry that creates jobs and attracts visitors. Community sport and recreation infrastructure provides local employment and investment opportunities and contributes to maintaining a healthy workforce. An active population leads to improved productivity, reduced illness and disease, and assists in reducing preventative health costs.

4.2.3. Social Benefits

Sport and active recreation bring people and communities together, contributing to a stronger, more inclusive society. Sport creates connections within a community and offers a way to drive inclusion and acceptance in society. Participant diversity makes sport an ideal forum to reach people from every age group, cultural background, demographic and socio-economic group. Government and non-government policies for community development and social inclusion often use sport as a mechanism to drive change.

4.3. AQUATIC AND LEISURE FACILITY USAGE TRENDS

Over the past decade, there has been a greater emphasis on the development of a variety of water spaces within aquatic centres, including:

- « Program pools, designed for learn to swim and a variety of aquatics programs.
- « Warm water pools, used for rehabilitation and therapy, one of the highest use spaces within public aquatic and leisure centres.
- « Water play including large, enclosed slides, water jets and other leisure play opportunities.

Health and fitness programming have also advanced with a greater emphasis on programs for older adults and a much broader range of opportunities, including Pilates, Yoga and Boot Camp.

Components that contribute to successful contemporary aquatic & leisure facilities are summarised in the figure to the right.

The most successful facilities attract all user markets, draw users from a large catchment and should allow people to participate in a range of activities at one site.

The education market requires hot water pools and water depths with some straight edges and easy water access.

The health and therapy market require hot water pools and associated health relaxation areas, such as spas and saunas. As such, the addition of health and fitness facilities (many centres returning 125% to 180% of expenditure), spas and saunas, wellness centres/ day spas, sports medicine, health, therapeutic and beauty services, social areas and cafés have been very successful at many aquatic and leisure facilities. They add to the user experience and attract people to these facilities more often.



Figure 16: Successful Aquatic and Leisure Facility Model

Facility trends indicate several common success factors for aquatic centres:



One-stop-shop

Large range of activity areas at one site to maximise use/ help share the costs



Reduce operating losses

A mix of community and commercial activities are needed at the one site, however, the location also needs to be right to make this viable



Programmable spaces

Programs and memberships to keep users coming back



Community/ social hub

Offer quality food, beverage, social and entertainment spaces. This could also provide a range of other services like community and cultural services, health and allied services and/ or commercial precincts.

Successful and sustainable contemporary aquatics and leisure facilities are also community destinations and meeting points for various physical and social activities.



OPG aquatic facility research and reviews of more than 500 aquatic leisure centres highlights four distinct key user markets that need to be attracted to a facility if it is to achieve high use and sustainable operations. These are:

Recreation, Leisure and Adventure

- « Generally 60% to 70% of pool users
- « Families, friends, social groups
- « Coming for fun, relaxation and play

Education

- « 10% to 15% of users
- « Learn to swim and schools
- « Special needs users

AQUATIC FACILITY USERS ATTRACTION SUBJECT TO DEMOGRAPHIC PROFILE

Fitness and Training

- « Generally 20% to 25% of pool users
- « Competitive swimmers
- « Club association users
- « Structured fitness and competition

Therapy

- « 10% to 15% of users
- « Hydrotherapy and rehabilitation
- « Exercise classes in warm water

Figure 17: Main Aquatic and Leisure Facility User Markets

Successful aquatic facility redevelopment trends have seen new innovative water areas linked to traditional competition and event swimming pools. This includes development of water play and splash pads with programmable water areas for education and therapy activities such as warm water for older adults and additions of health and fitness facilities, all aimed to the four key markets.



5. SITE CONTEXT AND ANALYSIS

5.1. SITE DESCRIPTION AND CONTEXT

Memorial Park (Lot 7 on RP47277) is 43,670m² (4.37Ha) and is owned Freehold by the South Burnett Regional Council. The site is located approximately 750m from the Kingaroy CBD and is bounded by William, Haly, Burnett and Alford Streets. The site is surrounded by a mix of commercial and residential properties on William, Haly and Burnett Streets and is opposite the Kingaroy State School on Alford Street.

A large concrete drain divides the rectangular site, separating the eastern and western ends. A central pathway traverses the site east to west from the Memorial Rotunda on the eastern end to the western rose garden providing a north/south separation. The western end features an arc-shaped pathway reminiscent of the park's earliest design, connecting with the central pathway.

The eastern end of the site includes:

- « The WJ Lang Memorial Pool situated on the south-eastern corner of the site
- « A fenced, dog off-leash area situated immediately to the west of the pool site between the pool and the drain
- « The Kingaroy Memorial
- « Public toilets
- « A fenced, children's playground with seating and a large group picnic shelter
- « Formal gardens
- « A formal park entrance on the corner of William and Haly Streets
- « An internal pathway from the formal entrance to the Memorial and continuing west over the drain to the western end of the park.

The western portion of the site includes:

- « A large area of general open space on the northern side of the central pathway
- « A large area of treed open space on the eastern side of the central pathway
- « A timber "shed" building currently used as a clubhouse for the Go Getta Girls running club
- « A cluster of outdoor fitness equipment
- « Formal garden beds, with only the rose garden currently planted.

Internal pathways provide access from William Street to the Memorial, public toilets and playground.

Seating is provided at various points along all park boundaries.

The WJ Lang Memorial Pool includes:

- « 7 lane 50m outdoor pool (solar heated with blankets)
- « Toddler wading pool with basic water features
- « 10m indoor above ground, heated learn-to-swim pool
- « Traditional pavilion style entrance with canteen
- « Male and female changerooms
- « Plant room and pumphouse
- « Swimming clubhouse and storage building
- « Grandstand seating
- « Picnic tables with shade sails
- « Beach volleyball court.

The site context is illustrated below.



Figure 24: Memorial Park Site Context Plan

SCALE
1:1250 © A1
1:2500 © A3
0M 50M 100M 150M 200M 250M

6. SITE ISSUES AND CONSTRAINTS

A range of considerations relevant to master planning of the site have been identified and considered.



Site Access

Memorial Park is currently accessible from all sides, with a number of key access points specific to existing areas of the site, including:

- « The primary entry to the park on the corner of William and Haly Streets.
- « Entry to the pool is provided through the pool pavilion on the corner of Alford and Williams Streets
- « Secondary entries along William Street providing access to the Memorial Rotunda, Toilets and playground
- « Secondary entries at each corner of the park on Burnett Street providing access along the western arc pathway.
- « Entry to the playground along Haly Street
- « Informal entries along Haly Street and Alford Street to open space areas of the park.

Vehicular access to the site is provided on Alford Street adjacent to the dog exercise area. This space acts as an informal parking space.



Views and Vistas

The topography of the Memorial Park site provides opportunities for strong views and vistas throughout the park. There are excellent views from all site boundaries to key areas of the site and across the site as a whole, including a strong view along the central spine of the park. Existing vegetation enables views between tree trunks, and the existing fencing enables a strong view to the swimming pool.



Climate Control

A variety of natural shade trees are located throughout the park providing shade over key areas including tables and chairs, near the playground, in close proximity to the memorial, parts of the dog exercise area, and throughout the south western open space area. Built shade is provided by:

- « Open sided shade structures over the playground equipment
- « A few covered picnic tables
- « A group picnic shelter within the fenced playground area
- « Shade sails and grandstand seating within the swimming pool grounds
- « Other buildings, including the memorial rotunda, toilet block, Go Getta Girls Clubhouse and buildings within the swimming pool grounds.

While some built shade is provided adjacent to the swimming pool, this covers a small portion of the site and there is no shade over the 50m pool itself.

Opportunities for increased natural shade and climate comfort should be considered in the master planning.



Parking

On-street parking is currently provided along Williams, Haly and Alford Streets. There is no internal parking within the site.

There is an opportunity to re-design parking along William Street and Haly Streets to increase parking, and to ensure accessible parking is provided compliant with Australian Standards.



Environmental Consideration

Memorial Park is subject to the following:

- « MSES Regulated Vegetation (Category R) (Reef regrowth watercourse vegetation)
- « RVM Category X – Exempt Cleating Work on Freehold/ Indigenous/ Leasehold Land
- « Category A or B Area contain Endangered Vegetation
- « MSES Regulated Vegetation (intersecting a watercourse)



Flooding, Drainage and Stormwater

A large open drain runs through the site from north to south creating a significant barrier within the site. It will be important to retain the culvert inlet and outlet at either end of the drain, and the capacity of the drain through widening. There are opportunities to explore channel naturalisation to improve the aesthetics of this feature whilst also retaining the important stormwater function of the channel.

Overland water flow traverses the site from the eastern end, and the north western corner, with the whole site, except for the swimming pool confines being within the flood hazard overlay. Council’s minimum desired flood immunity for parks requires at least 50% of the total area to be above Q50 with the main activity areas above Q100 and free of hazards. Any future development of the park and features will need to consider flood risk and should be subject to detailed flood modelling.



Planning Scheme Considerations

The Memorial Park site is zoned “Recreation and Open Space.” The purpose of this 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).

The Planning Scheme specifies a number of overall outcomes sought for the recreation an open space zone code. The following are particularly relevant to master planning of Memorial Park:

- « Areas for active sport and recreation to meet community needs are planned and designed to enhance community liveability
- « Impacts on adjacent areas are managed through buffering and appropriate design, siting and operation of facilities and infrastructure
- « 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
- « Adverse impacts on ecological values are avoided or minimised
- « Land susceptible to flooding or drainage problems is protected from inappropriate sport and recreation activities or facilities.

Master planning will be influenced by a number of Planning Overlays (refer Appendix A), including:

- « Flood Hazard Overlay – Flood Hazard Zone
- « Airport Environs Overlay – distance from airport – 8km
- « Agricultural Overlay - Class A Agricultural Land within the south eastern corner of the site
- « Regional Infrastructure Overlay– rail trail

7.COMMUNITY ENGAGEMENT SNAPSHOT

7.1. HOW WE ENGAGED



Awareness raising

including signage at the park and pool and other key locations throughout Kingaroy and the South Burnett with QR links to the community survey



Community survey

671 responses



Workshops

with Council staff



Focus group meetings

with key users of the park and pool



Workshops, interviews and on-site meetings

with a range of community stakeholders

7.2. WHAT OUR COMMUNITY SAID

Some key findings emerged through consultation with the South Burnett community and key stakeholders.

At Memorial Park we would like:

- « Water play at the park
- « More natural shade
- « Improved park lighting and security
- « Botanic or public gardens within Memorial Park
- « More places for picnics and barbecues
- « More variety of playground equipment including play spaces for older children and youth
- « A café/ kiosk
- « Community event and entertainment space
- « Disability friendly spaces and features
- « More toilets
- « To retain open space areas

At the WJ Lang Memorial Pool we would like:

- « Warm water for rehabilitation, therapy, exercise classes and swimming lessons
- « Water slides or adventure water for youth
- « Improved café and kiosk, with access to park users
- « Improved children’s water play
- « Outdoor grassed and shaded areas
- « Upgraded change rooms
- « More facilities for children and families



A 50m pool is essential for competitive swimming in our region.



Disability Facilities and spaces at the park and pool need to be inclusive and accessible to all members of our community.



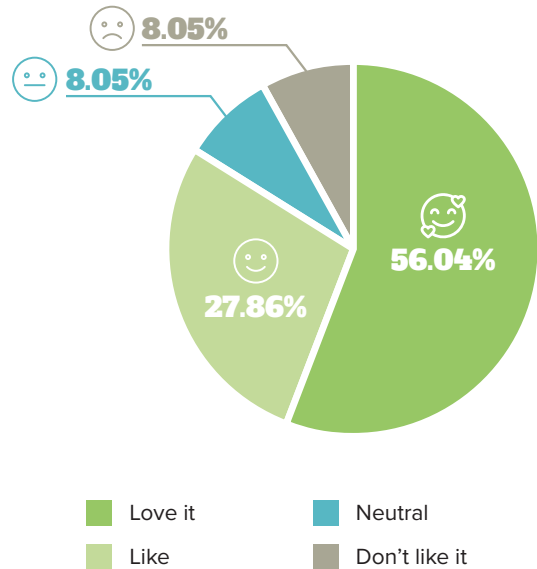
We want Memorial Park to reflect our significant history and culture and remain as an important commemoration space.

7.3. HOW OUR COMMUNITY RESPONDED TO THE DRAFT MASTER PLAN

The community were invited to provide feedback on the Draft Master Plan by completing a survey, visiting the shopfront display or attending key stakeholder meetings.

84% of survey respondents **love** or **like** the Master Plan.

Figure 25: Overall approval of Master Plan



The top ten master plan components are:

- « New picnic nodes
- « Improved parking, including accessible parking spaces
- « War Memorial precinct
- « New Memorial Walk
- « New indoor warm water program pool
- « New water play pool and splash pad
- « Botanical displays
- « Multipurpose recreation court
- « New universally designed toilets
- « New aquatic centre entrance with cafe and outdoor dining



What the community likes most about the Master Plan:

- « The aquatic centre/ pool upgrade
- « Waterplay
- « The youth play precinct, particularly the multipurpose court and ninja warrior course
- « The multi-age focus of the master plan
- « The botanic space and nature trails
- « The warm water program pool
- « The outdoor stage and events space
- « Accessibility and inclusivity



Over 50%

of survey respondents would visit the **pool** more than once a week



The community would prefer the new **dog park** to be located at Lions Park.



The community want to be **consulted** as the design and development progresses

Over 53%

of survey respondents would visit the **park** more than once a week



Strong support for a **heated**, warm water program pool

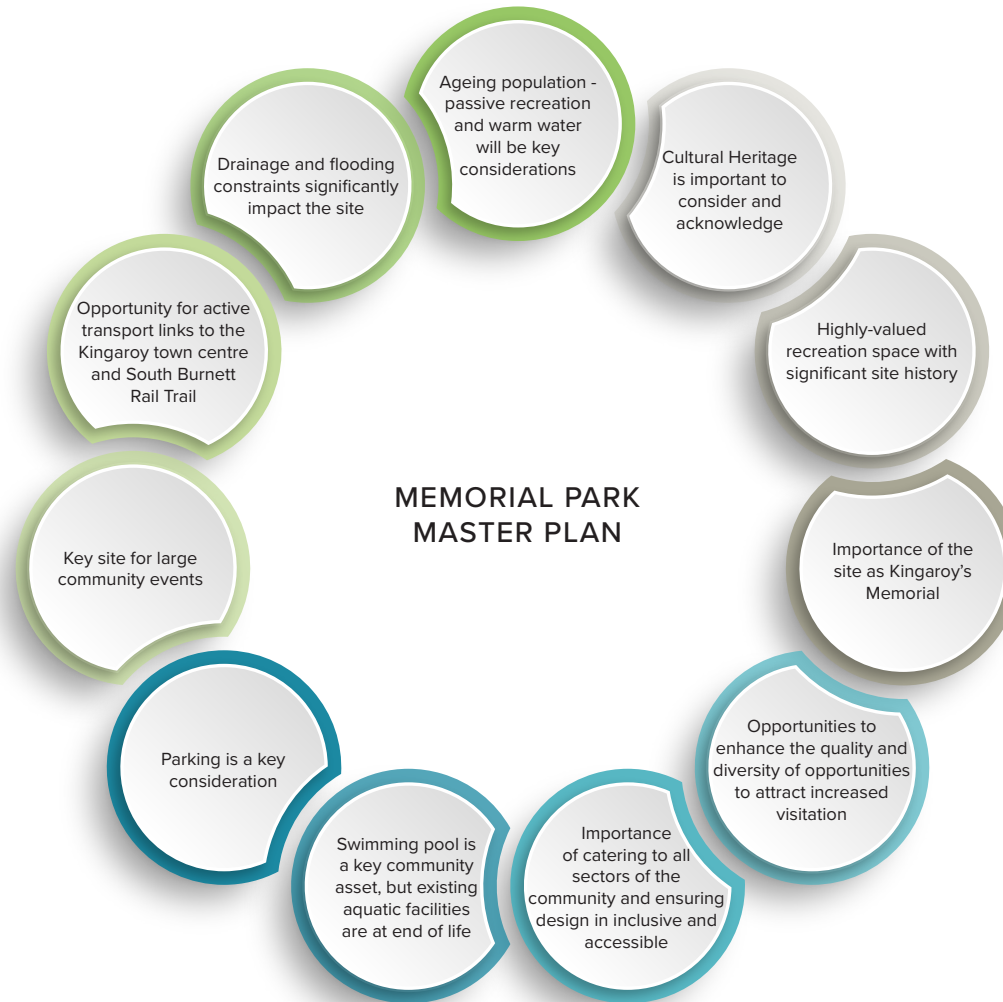


Strong support for a **naturalized stormwater channel** provided it is supported by flood modelling



Facilities must cater adequately for people with **disabilities**

8. KEY CONSIDERATIONS FOR MASTER PLANNING



9. VISION AND DESIGN PRINCIPLES

9.1 VISION

Memorial Park is the South Burnett's Regional Park. It is:



A place for everyone



An inviting and welcoming place for all residents and visitors to our region



An activated place that offers a diverse and inclusive range of engaging aquatic and recreation opportunities



A vibrant gathering place for our community to come together for outdoor events



A commemorative place that celebrates our strong cultural and historical significance

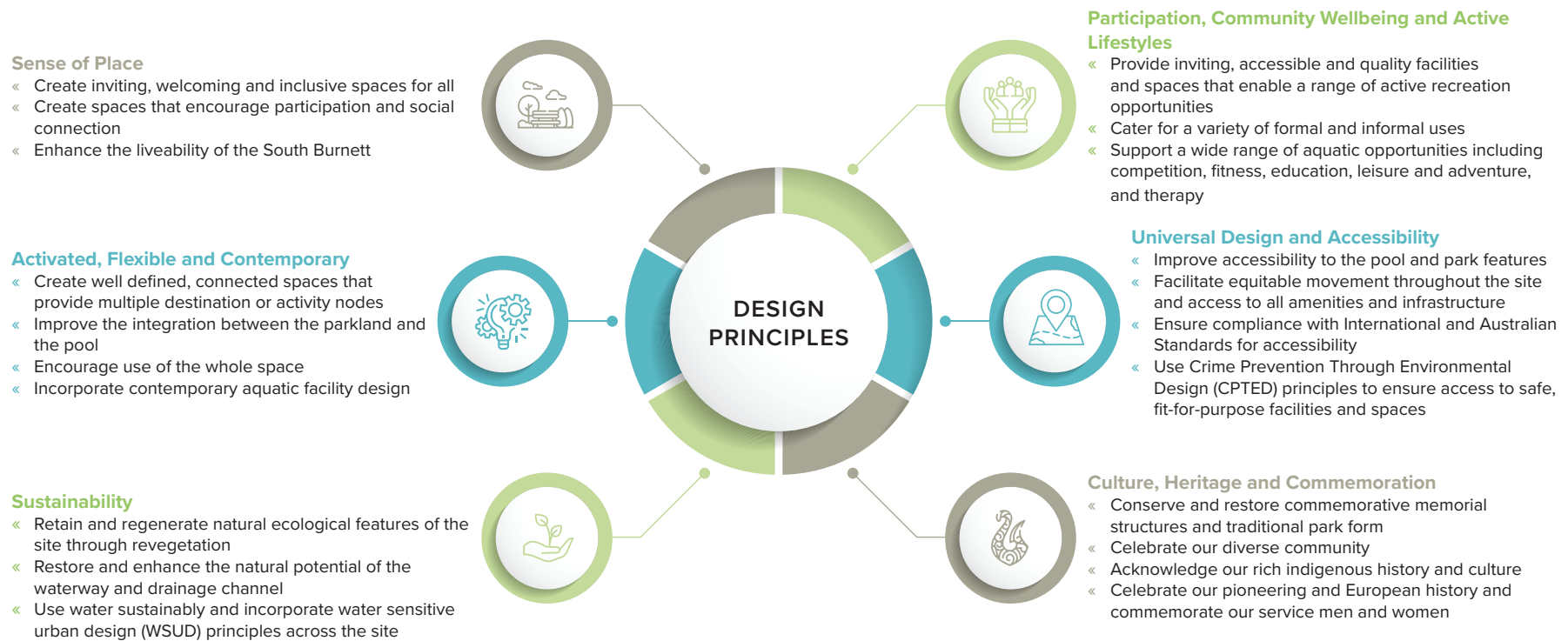


A healthy place that fosters community wellbeing and liveability



9.1. DESIGN PRINCIPLES

A number of design principles underpin the vision. These reflect community aspirations, outcomes of the demand analysis, and are consistent with aquatic and parks planning trends.



10. THE CONCEPT

10.1. WHAT WILL MEMORIAL PARK HAVE?



WAR MEMORIAL

The war memorial will **remain a key feature** and focus of the site with sufficient space for commemorative gatherings. Existing pathways, vehicle and pedestrian access to the memorial area will be **retained and enhanced** and a new commemorative feature will honour those who have served.



RECREATION AND PLAY NODES

The existing play space will be **retained and enhanced** to provide play for very young children through to primary school-aged children. The space will be **universally accessible** and will feature sensory and accessible play features. **Nature play** opportunities and a yarning circle will create connections to nature and country.

A new **youth play precinct** featuring a multipurpose court, youth play equipment and a parkour/ ninja warrior course will provide exciting and engaging play and socialising opportunities for young people 12 years and older.

A **large kickabout space** will be retained to provide a space for informal and spontaneous sporting or recreational activities.



ENTERTAINMENT

An enhanced space for outdoor events will feature a **permanent outdoor stage and power**. Opportunities for community art and historical information sharing will be incorporated throughout the entertainment space.



AQUATIC PRECINCT

A **redesigned, universally accessible aquatic precinct** will feature a new indoor warm water program pool, new entrance, kiosk and amenities and water play.

Outdoor seating external to the aquatic centre will enable park users to utilise the café, creating a nexus between the aquatic centre and Memorial Park.

The existing **50m pool is to be retained** in the short to medium term, with a longer term vision to redevelop the 50m pool, amenities and club facilities.



PLANTING, LANDSCAPING AND GARDENS

Formal garden beds are **retained** to complement the formal nature of the war memorial in the eastern area of the site.

An **avenue of trees** planted along the central spine of the park creates a “Heritage Walk” that acknowledges our strong Pioneering, European, and Indigenous history.

A **botanical area** at the western end of the site provides opportunities to feature a range of species endemic to the South Burnett region.

The botanical area features a **First Nations space**, as well as sensory and bush tucker trails that connect with an interpretive trail that weaves throughout the whole site.

Enhanced shade throughout the site and around the perimeter of the site provides increased user comfort and opportunities for botanic interpretation.



PICNIC NODES

A variety of picnic nodes throughout the site, with a **focus on perimeter locations** provide inviting spaces for social gatherings. Picnic nodes are accessible by pathway, feature accessible shelters and barbecues and have adjacent shade.



PARK ENTRIES

Formal park entries are provided on park corners.



NATURAL WATERWAY

A central waterway feature supports an **important drainage function** for the site whilst providing an attractive **recreation space** incorporating trail, picnic, nature play and nature appreciation opportunities. Crossings facilitate access across the waterway at logical points.



PATHWAYS

The historical layout of the path system is **retained and restored**.

A network of **connected pathways** is provided around the whole perimeter of the site and throughout the site to facilitate walking, running and cycling opportunities. Pathways incorporate **interpretive opportunities** and ensure **access to key park activations** such as the playgrounds, picnic nodes and the entertainment precinct.



INTERPRETIVE FACILITIES AND PUBLIC ART

A range of interpretive features are provided **throughout the park** acknowledging war history, pioneering history, Indigenous stories, native plant species and significant history and heritage of the region. **Indigenous and public art** is located throughout the site.



PARKING

On-street parking is **maximised** adjacent to the park, including accessible parking options at key locations.

11. CONCEPT DESIGNS

OVERALL MASTER PLAN

- AQUATIC PRECINCT**
- 1 50 metre Outdoor Pool
- 2 Indoor Warm Water Pool
- 3 Adventure Slides & Adjacent Water Play
- 4 Plant, Storage and Clubroom
- 5 Reception, Kiosk-Cafe, Office & Retail
- 6 Entry
- 7 Outdoor Dining (Pool Side)
- 8 Outdoor Dining (Park Side)
- 9 Community Rooms & Amenities
- COMMEMORATIVE PRECINCT**
- 10 Existing Rotunda, Statues & Flagpoles
- 11 Existing Mural Wall
- 12 New Memorial Walk - Plaques and Stories Inlaid in the Pavement
- 13 New Tree Avenue
- 14 Extended Path on Axis to William Street
- 15 Existing Amenities to be Replaced or Upgraded with Improved Path Access
- 16 New Shelter with Seating
- 17 Refurbish Existing Formal Park Entry
- 18 New Formal Park Entry Pillars
- PLAY PRECINCT**
- 19 Existing Play Equipment & Shade Retained and Enhanced
- 20 New Water Play Creek with Handpump
- 21 New All Abilities Play Equipment & Sensory Play
- 22 Children's Yarning Circle
- 23 Nature Play Area within Perched Creek Bed
- YOUTH ACTIVITY PRECINCT**
- 24 Bridge Connecting the Youth Area with the Children's Play Area
- 25 Youth Parkour Facilities & Bouldering
- 26 Multi-purpose Hardcourt
- 27 Chill-out Nodes
- 28 Ball Games Rebound Wall
- 29 Ninja Warrior Course
- STORMWATER CHANNEL**
- 30 Low Flow Invert Concrete Channel
- 31 Wider Gravel Channel with Planting
- 32 Existing Trees Retained in Islands
- 33 High Flow (Perched) Gravel Channels
- 34 Timber Bridge Suitable for Vehicles
- INDIGENOUS PRECINCT**
- 35 First Nations Gathering Place with Interpretive Sculpture & Ceremonial Space
- 36 Bush Tucker Garden
- BOTANICAL PRECINCT**
- 37 Local Botanical Displays
- PARKLAND**
- 38 Open Lawn / Kickabout
- 39 Picnic Nodes - BBQ, Seating & Shelter
- 40 New Universal Amenities Building
- 41 Permanent Covered Stage with Storage
- 42 Heritage Walk with New Avenue of Trees
- 43 Improved Parking on William Street
- 44 Angle Parking & Caravan / RV Parking



The Park will have improved lighting throughout; interpretive signage and features; refuse bins (enclosures) at high use areas with good operational access; seating at nodal locations and regular intervals on circuit routes; drinking fountains in key activity areas in the park; and a hierarchy of paths for recreational and passive circulation within the park. The final design and function of the Stormwater Channel is subject to detailed flood modelling.

SCALE
1:500 @ A1
1:1000 @ A3
0m 50m 100m

KINGAROY MEMORIAL PARK

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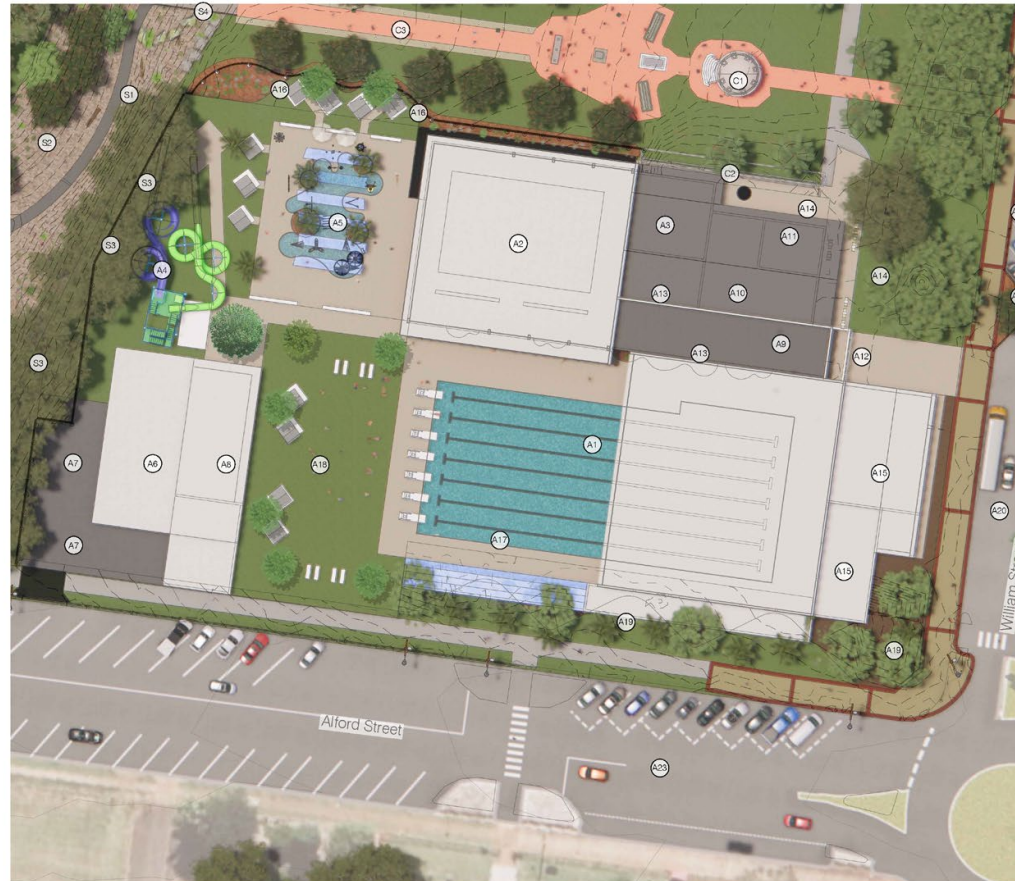
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DRAWING: MP-02 (P)
PROJECT: 21036
DATE: 09/02/2023



GREENEDGE DESIGN
creative thinking | design edge
landscape architecture | master planning | playground design | sports planning

AQUATIC PRECINCT - DETAILED PLAN

- AQUATIC PRECINCT**
- (A1) New 50 metre Outdoor Pool - 8 Lane
Existing pool to be replaced with additional lanes in future stage
 - (A2) New Indoor Warm Water Programme (MWP) / Learn to Swim (LTS) Pool (21.3 x 14.2m)
 - (A3) Amenities for WWP / LTS / Water Play
 - (A4) Adventure Slides
 - (A5) Water Play Pool / Splash Pad
Includes wet lounge and other surrounding seating options with shade strip structures
 - (A6) Plant Room
 - (A7) Storage & Service Yard
 - (A8) Clubroom with Amenities
 - (A9) Foyer / Reception / Merchandise
 - (A10) Kiosk-Cafe / Kitchen
 - (A11) Office, First Aid & Staff Facilities
 - (A12) Entry
 - (A13) Outdoor Dining (Pool Side)
 - (A14) Outdoor Dining (Park Side)
 - (A15) Community Rooms, Amenities & Storage
Community use rooms including potential space for relocation of the Go Getta Girls
 - (A16) Informal Railing within Planting
Secure railing with planting either side to soften the northern interface with the park - seating platforms in the water play zone offer views to both the aquatic and park areas
 - (A17) Shaded Grandstand
 - (A18) Open Green Area
For event gathering, carnivals or school groups
 - (A19) Planted Street Frontage
 - (A20) Bus Drop Off and Parking
 - (A21) New PWD Parking
 - (A22) New Angle Parking on William Street
 - (A23) Existing Angle Parking, Pedestrian Crossing and Road Infrastructure
- COMMEMORATIVE PRECINCT**
- (C1) Existing Rotunda, Statues & Flagpoles
 - (C2) Existing Mural Wall
 - (C3) New Memorial Walk
Plaques and Stories Inlaid in the Pavement
- STORMWATER CHANNEL**
- (S1) Low Flow Invert Concrete Channel
 - (S2) Wider Gravel Channel with Planting
 - (S3) Existing Trees Retained Along Bank
 - (S4) Timber Bridge Suitable for Vehicles



The Park will have improved lighting throughout; interpretive signage and features; refuse bins (enclosures) at high use areas with good operational access; seating at nodal locations and regular intervals on circuit routes; drinking fountains in key activity areas in the park; and a hierarchy of paths for recreational and passive circulation within the park.

SCALE
1:250 @ A1
1:500 @ A3
0m 25m 50m

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CLIENT:
South Burnett Regional Council

LEAD CONSULTANT:
Otium
SPORT · LEISURE · COMMUNITIES

PARTNERS:
Stantec
LIQUID BLU
JOHNSON & CUMMING



SCALE AS SHOWN (B/A)
DRAWING: 18-03 (P1)
PROJECT: 21036
DATE: 07/02/2023

GREENEDGE DESIGN
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AQUATIC PRECINCT - ARTIST IMPRESSION



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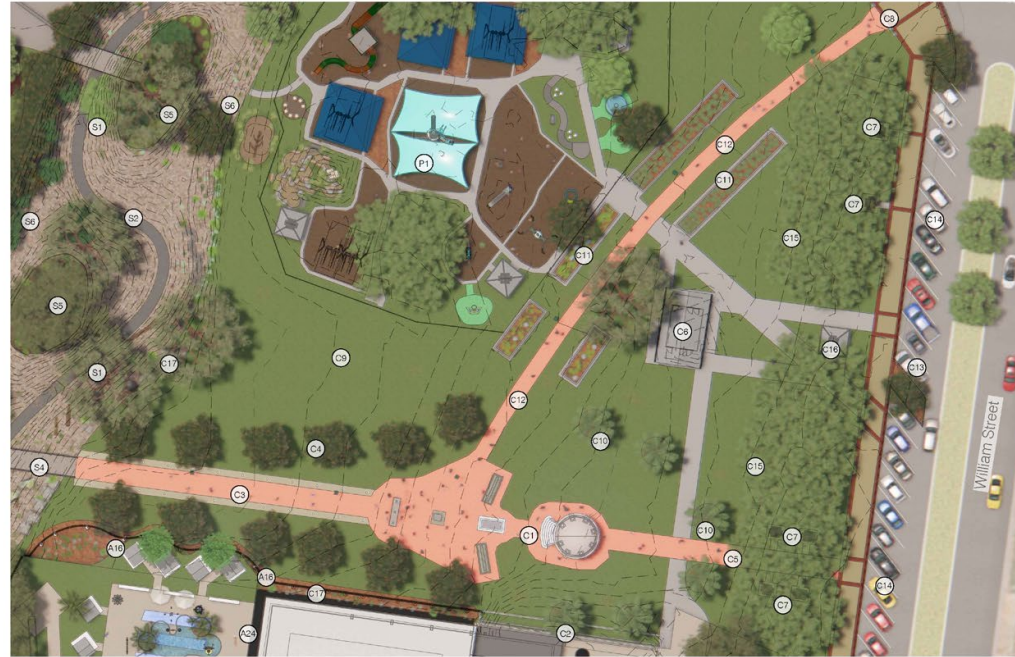
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DRAWING: MP-04 (P1)
PROJECT: 21636
DATE: 09.02.2023



COMMEMORATIVE PRECINCT - DETAILED PLAN

COMMEMORATIVE PRECINCT

- (C1) Existing Rotunda, Statues & Flagpoles
- (C2) Existing Mural Wall
Retained until the structure is at end of life then a new mural can be applied to the aquatic building's northern wall (behind current mural structure)
- (C3) New Memorial Walk
Plaques and stories inlaid in the pavement to honour those who have served in the armed forces
- (C4) New Tree Avenue
- (C5) Extended Path on Axis to William Street
Suitable for procession vehicles
- (C6) Existing Amenities to be Replaced or Upgraded with Improved Path Access
- (C7) New Picnic Seating under the Shade of the Existing Trees
New picnic benches on concrete pads with new bins and path connections to William Street
- (C8) Refurbish Existing Formal Park Entry
- (C9) Open Lawn Area for Larger Gatherings
- (C10) Existing Palm Trees Around the Rotunda
- (C11) Improved Formal Gardens
- (C12) New Wider Path on Existing Alignment
- (C13) New Angled PWD Parking
- (C14) New Angled Parking
Increasing capacity adjoining park edge and improving safety for road users
- (C15) Succession Tree Planting
Gradual removal of Camphor Laurel and replacement with native shade tree species
- (C16) New Shade Structure with BBQ Facilities
- (C17) Interpretation Signage & Features
- AQUATIC PRECINCT**
- (A9) Aquatic Precinct
- (A10) Informal Railing with Planting
- PLAY PRECINCT**
- (P1) Existing Play Equipment & Shade
Retained and Enhanced - Refer Play Precinct Detail Plan
- STORMWATER CHANNEL**
- (S1) Low Flow Invert Concrete Channel
- (S2) Wider Gravel Channel with Planting
- (S4) Timber Bridge Suitable for Vehicles
- (S5) Existing Trees Retained in Islands
- (S6) High Flow (Perched) Gravel Channels



The Park will have improved lighting throughout; interpretive signage and features; refuse bins (enclosures) at high use areas with good operational access; seating at nodal locations and regular intervals on circuit routes; drinking fountains in key activity areas in the park; and a hierarchy of paths for recreational and passive circulation within the park.

SCALE
1:250 @ A1
1:500 @ A3
0m 25m 50m

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SCALE AS SHOWN (B/A)
DRAWING: 18-05 (P1)
PROJECT: 21036
DATE: 07/02/2023



COMMEMORATIVE PRECINCT - ARTIST IMPRESSION



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DRAWING: MP-06 (P1)
PROJECT: 21636
DATE: 09.02.2023



PLAY PRECINCT - DETAILED PLAN

PLAY PRECINCT

- (P1) Existing 3-Level Play Tower with Multiple Slides
- (P2) Existing Rockers under Shade Sail
- (P3) Existing Toddler Swings under Shade Sail
- (P4) Existing Junior Swings under Shade Sail
- (P5) Existing Swings (No Shade)
- (P6) Existing Upright Spinner
- (P7) Existing Climbing Frame
- (P8) Existing Freestanding Slide
- (P9) Existing Basket Swing
- (P10) Existing Small Platform with Helter Skelter Slide
- (P11) Existing Doughnut Spinner
- (P12) Existing Seesaw
- (P13) Existing Shade Structure with Seating
- (P14) New Water Play Creek with Hand Pump
Featuring hand pumping of water into a creek system with control gates directing flow.
- (P15) New All Abilities Play Equipment & Sensory Play
Equipment to include: sculptural musical pieces; flat spinning disk, sensory path, and rubber access to equipment suitable for wheelchairs
- (P16) Children's Yarning Circle
- (P17) Nature Play Area within Perched Creek Bed
Area of gravel creek that encourages children to interact with the natural materials such as rocks, timber and gravel rock. Stepping stones define the route with the creek becoming flooded in a larger rain event. Fallen tree limbs on edge of creek.
- (P18) Existing Fence with New Access Gates
- (P19) New Picnic Facilities with Shelter
Concrete surface under shelter with BBQ, Seating, Bins and Water Bubble.

YOUTH ACTIVITY PRECINCT

- (Y1) Bridge Connecting the Youth Area with the Children's Play Area
- (Y2) Youth Parkour Facilities

STORMWATER CHANNEL

- (S1) Low Flow Invert Concrete Channel
- (S2) Wider Gravel Channel with Planting
- (S3) Existing Trees Retained in Islands
- (S6) High Flow (Perched) Gravel Channels

COMMEMORATIVE PRECINCT

- (C6) Existing Amenities to be Replaced or Upgraded with Improved Path Access
- (C9) Open Lawn Area for Larger Gatherings
- (C7) Improved Formal Gardens
- (C12) New Wider Path on Existing Alignment
- (C13) Succession Tree Planting
Gradual removal of Camphor Laurel and replacement with native species



The Park will have improved lighting throughout, interpretive signage and features; refuse bins (enclosures) at high use areas with good operational access; seating at nodal locations and regular intervals on circuit routes; drinking fountains in key activity areas in the park; and a hierarchy of paths for recreational and passive circulation within the park. Existing play equipment will be progressively replaced as it reaches end of life according to contemporary play space trends.

SCALE
1:200 @ A1
1:400 @ A3
0m 20m 40m

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PLAY PRECINCT - ARTIST IMPRESSION



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DRAWING: MP-08 (P1)
PROJECT: 21636
DATE: 09.02.2023



YOUTH PRECINCT - DETAILED PLAN

YOUTH ACTIVITY PRECINCT

- (Y1) Bridge Connecting the Youth Area with the Children's Play Area
- (Y2) Youth Plaza - Parkour Facilities
- (Y3) Multi-purpose Hardcourt
- (Y4) Chill-out Nodes
- (Y5) Ball Games Rebound Wall
- (Y6) Ninja Warrior Course
- (Y7) Bouldering Area
- (Y8) Shade Structure with Seating Settings
- (Y9) Large Shade Structure with Seating Settings
- (Y10) Feature Surfacing
- (Y11) Path Connection to the Heritage Walk
- (Y12) Path Connection to Haly Street Path & On-Street Parking
- (Y13) Buffer Planting at top of Creek Bank to trap balls before going into the creek
- (Y14) Shade Sail over sections of Youth Facilities
Options to expand in stages as required.

PLAY PRECINCT

- (P14) New Water Play Creek with Hand Pump
Featuring hand pumping of water into a creek system with control gates directing flow.
- (P15) Children's Yarning Circle
- (P17) Nature Play Area within Perched Creek Bed
Area of gravel creek that encourages children to interact with the natural materials such as rocks, timber and gravel rock. Stopping stones define the route with the creek becoming flooded in a larger rain event.
- (P18) Existing Fence with New Access Gates
- (P19) New Picnic Facilities with Shelter
Concrete surface under shelter with BBQ, Seating, Bins and Water Bubble

STORMWATER CHANNEL

- (S1) Low Flow Invert Concrete Channel
- (S2) Wider Gravel Channel with Planting
- (S3) Existing Trees Retained in Islands
- (S6) High Flow (Perched) Gravel Channels

PARKLAND

- (L1) Open Lawn / Kickabout
- (L2) Picnic Nodes - BBQ, Seating & Shelter
- (L3) Heritage Walk with New Avenue of Trees



The Park will have improved lighting throughout; interpretive signage and features; refuse bins (enclosures) at high use areas with good operational access; seating at nodal locations and regular intervals on circuit routes; drinking fountains in key activity areas in the park; and a hierarchy of paths for recreational and passive circulation within the park.

SCALE
1:200 @ A1
1:400 @ A3
0m 20m 40m

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DRAWING NUMBER: P1
PROJECT: 21006
DATE: 19/07/2023



YOUTH PRECINCT - ARTIST IMPRESSION



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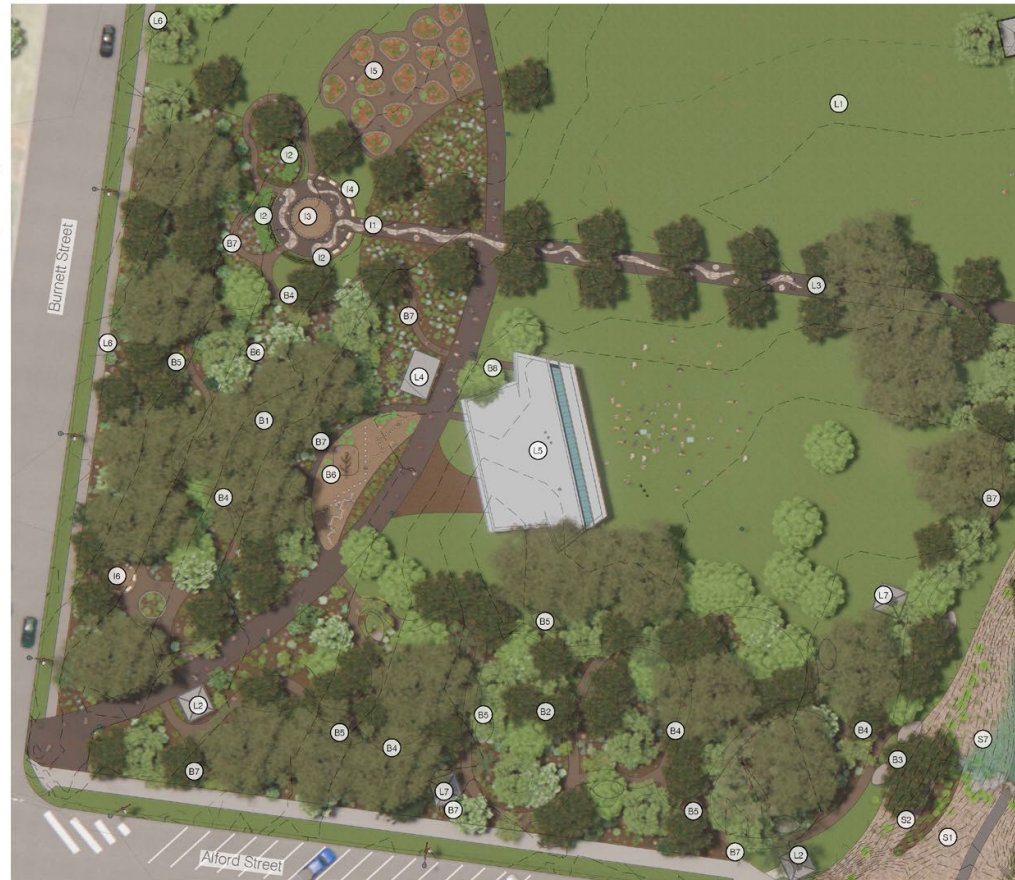


SCALE: AS SHOWN (N/A)
DRAWING: MP-10 (P1)
PROJECT: 21636
DATE: 09.02.2023



INDIGENOUS & BOTANICAL PRECINCT - DETAILED PLAN

- INDIGENOUS PRECINCT**
- (11) First Nations Gathering Place with Interpretive Sculpture & Ceremonial Space
 - (12) Sculptural Interpretive Screen With feature lighting
 - (13) Circular Raised Ceremonial Dance Stage
 - (14) Carved Sandstone Seating Blocks
 - (15) Bush Tucker Garden Displays
 - (16) 'Meeting Place' with interpretive references
- BOTANICAL PRECINCT**
- Botanical Precinct will retain the majority of existing trees and interplant new plantings of both rarer and more common local endemic species.
- (B1) Bunya Mountains Botanical Displays Planning and landscape displays that represent the unique environment of the Bunya Mountains. The interface of the indigenous interpretive trail will also reference the cultural importance the Bunya Mountains have as a meeting place.
 - (B2) South Burnett Botanical Displays Planning and landscape displays will showcase the species of the broader region of the South Burnett.
 - (B3) Riparian & Wetland Botanical Displays Adjacent and within the creek planting species of the riparian and riverine will be displayed. A small permanent water body will be formed in the channel to sustain some of these species.
 - (B4) Botanical Interpretive Trail Staggered natural looking paths with mulch, deco or earth sub-paths in amongst plantings providing access around displays and 'short-cutting' paths. Feature lighting in locations to provide safety at night and avoid formalised light poles in this area.
 - (B5) Interpretive Displays and Seating
 - (B6) Natural Loge and steps to provide 'Nature Play' opportunities throughout.
 - (B7) Connections Paths to Broader Path Network on the Perimeter or in the Park
 - (B8) Musical Play Equipment Play Space
- PARKLAND**
- (L1) Open Lawn / Kickabout
 - (L2) Picnic Nodes - BBQ, Seating & Shelter
 - (L3) Heritage Walk with New Avenue of Trees
 - (L4) New Universal Amenities Drinking Fountain and Bins located here
 - (L5) Permanent Covered Stage with Storage Existing building removed. Go Getta Girls to be relocated to new facility at the Aquatic (community building) or alternative.
 - (L6) New Roadside Path along Burnett Street
 - (L7) Shade Shelter with Seating
- STORMWATER CHANNEL**
- (S1) Low Flow Invert Concrete Channel
 - (S2) Wider Gravel Channel with Planting
 - (S7) Small Dam for Retaining Water Body for Riparian Botanical Display



The Park will have improved lighting throughout; interpretive signage and features; refuse bins (enclosures) at high use areas with good operational access; seating at nodal locations and regular intervals on circuit routes; drinking fountains in key activity areas in the park; and a hierarchy of paths for recreational and passive circulation within the park. The Botanical Precinct will offer opportunities for connection with nature, including bird and mammal nesting boxes.

SCALE: 1:250 @ A1, 1:500 @ A3. Includes a scale bar showing 0m, 25m, and 50m.



KINGAROY MEMORIAL PARK

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SCALE: AS SHOWN (B/A)
DRAWING: M01-11 (P)
PROJECT: 21036
DATE: 07/02/2023



INDIGENOUS & BOTANICAL PRECINCT - ARTIST IMPRESSION



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PROJECT: 21636
DATE: 09.02.2023



STAGED MASTERPLAN

WJ LANG OLYMPIC MEMORIAL POOL

Stage One

- New aquatic facilities are located to the north side of the site, above the existing 50m pool concourse.
- Existing 50m pool to be re-lined.
- New plant & service area to support the new pools are provided at the south-west corner of the site, with vehicular access from Alford Street.
- Existing grandstands, beach volleyball courts, indoor pool, wading pool and associated plant are demolished to facilitate construction of stage one works, including the new entry, associated pathways and William Street frontage.
- The existing entry & amenities building will be closed for the re-lining of the 50m pool & re-open to resume 50m pool operations, upon completion of re-lining / prior to stage one completion.
- Once stage one is completed, the new entry will be used for all site access & the existing entry through the existing building will be closed.

Stage Two

- Access to the 50m pool via the new entry to be closed.
- Existing 50m pool will be demolished.
- Remaining existing buildings and structures to be demolished.
- New 51.5m, 8 lane pool with moveable boom, along with concourses, amenities, plant & equipment, storage facilities & grandstand.
- New adventure waterslides and associated plant and equipment.
- New community facility components, and all associated soft and hard landscaping will be constructed.
- Once stage two is completed, the new entry will be re-opened for all site access.



LEGEND

Stage One

- 1 Indoor Warm Water Programme (WWP) / Learn to Swim (LTS) Pool (20m x 14m)
- 2 Waterplay Pool
- 3 Amenities / Change—WWP/LTS/ Waterplay
- 4 Amenities—Cafe
- 5 Foyer / Reception / Merchandise
- 6 Kiosk-Cafe / Kitchen
- 7 Office / Administration / Staff
- 8 First Aid
- 9 External Dining
- 10 Open Green Space
- 11 Wet Lounge
- 12 Storage
- 13 Plant Room
- 14 Service Yard
- 15 Entry
- 16 Refurbished Existing 50m Pool (Re-lined) & Existing Concourse

Stage One (Existing)

- 17 Existing Entry & Amenities Building
- 18 Existing Tensile Shade Structure
- 19 Existing 50m Pool Plant Building
- 20 Existing Swim Club Building
- 21 Stage One Site Fence—Removed for Stage 2

Stage Two

- 22 New 50m x8 Lane Pool with Movable Boom
- 23 Adventure Slides
- 24 Multipurpose Community Room
- 25 Community Room
- 26 Amenities—50m Pool
- 27 Storage
- 28 Shaded Grandstand
- 29 Open Green Space
- 30 Club Room



LIQUID BLU

12. IMPLEMENTING THE MASTER PLAN

The project represents a significant investment in infrastructure, with development of Memorial Park being in the order of \$8,215,000 and the WJ Lang Memorial Pool in the order of \$27,335,000. To aid in affordability, a staged delivery is recommended. The completion (and possibly order) of stages and activities will be dependent on demand, Council resources and funding availability.

The following table details the indicative costs for completion of the Master Plan for the Memorial Park and WJ Lang Memorial Pool. Costs are based on October 2022 rates and should be considered indicative only.⁴ Detailed costs should be sought as part of future detailed design of proposed works.

Aquatic Precinct Stage 1	\$14,675,000.00
Aquatic Precinct Stage 2	\$12,660,000.00
Total Indicative Coast – Aquatic Centre	\$27,335,000.00
Commemorative Precinct	\$1,095,000.00
Children’s Play Precinct	\$680,000.00
Youth Precinct	\$1,275,000.00
Indigenous and Botanical Precinct	\$1,285,000.00
Parkland (incl. Entertainment Precinct)	\$2,245,000.00
Stormwater Channel	\$1,635,000.00
Total Indicative Cost – Memorial Park	\$8,215,000.00

⁴ A detailed cost breakdown is provided in a separate cost report.



13. WARRANTIES AND DISCLAIMERS

The information contained in this report is provided in good faith. While Otium Planning Group has applied their experience to the task, they have relied upon information supplied to them by other persons and organisations.

We have not conducted an audit of the information provided by others but have accepted it in good faith. Some of the information may have been provided ‘commercial in confidence’, and these venues or sources of information are not specifically identified. Readers should be aware that the preparation of this report may have necessitated projections of the future that are inherently uncertain and that our opinion is based on the underlying representations, assumptions and projections detailed in this report.

Otium Planning Group’s advice does not extend to, or imply, professional expertise in the disciplines of economics, quantity surveying, engineering or architecture. External advice in one or more of these disciplines may have been sought, where necessary to address the requirements of the project objectives. There will be differences between projected and actual results because events and circumstances frequently do not occur as expected, and those differences may be material. We do not express an opinion as to whether actual results will approximate projected results, nor can we confirm, underwrite, or guarantee the projections’ achievability as it is impossible to substantiate assumptions based on future events.

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KINGAROY MEMORIAL PARK MASTER PLAN



SITUATIONAL ANALYSIS [ISSUE C]

PROJECT 21036
DATE 09/02/2023

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CLIENT:



PARTNERS:



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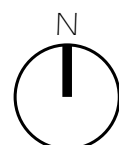
CONTEXT PERSPECTIVE



KINGAROY MEMORIAL PARK

SITUATIONAL ANALYSIS

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PLANNING ZONES

- RECREATION AND OPEN SPACES
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- COMMUNITY FACILITIES



FLOOD HAZARD & WATERWAYS

- FLOOD HAZARD AREA



AGRICULTURAL LAND

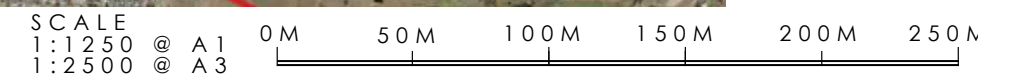
- CLASS A AGRICULTURAL LAND



AIRPORT ENVIRONS

- DISTANCE FROM AIRPORT - KM

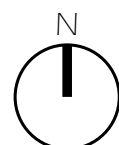
- DISTANCE FROM AIRPORT - KM



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MSES REGULATED VEGETATION (ESSENTIAL HABITAT)

MSES REGULATED VEGETATION



RVM CATEGORY X - EXEMPT CLEARING WORK ON FREEHOLD INDIGENOUS/LEASEHOLD LAND

REGULATED VEGETATION MANAGEMENT



CATEGORY A OR B AREA CONTAINING ENDANGERED

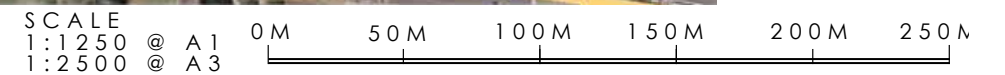
VM WATERCOURSE/ DRAINAGE FEATURE

VEGETATION MANAGEMENT REGIONAL ECOSYSTEM



RAIL TRAIL

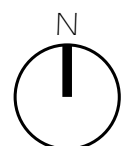
RAIL TRAIL



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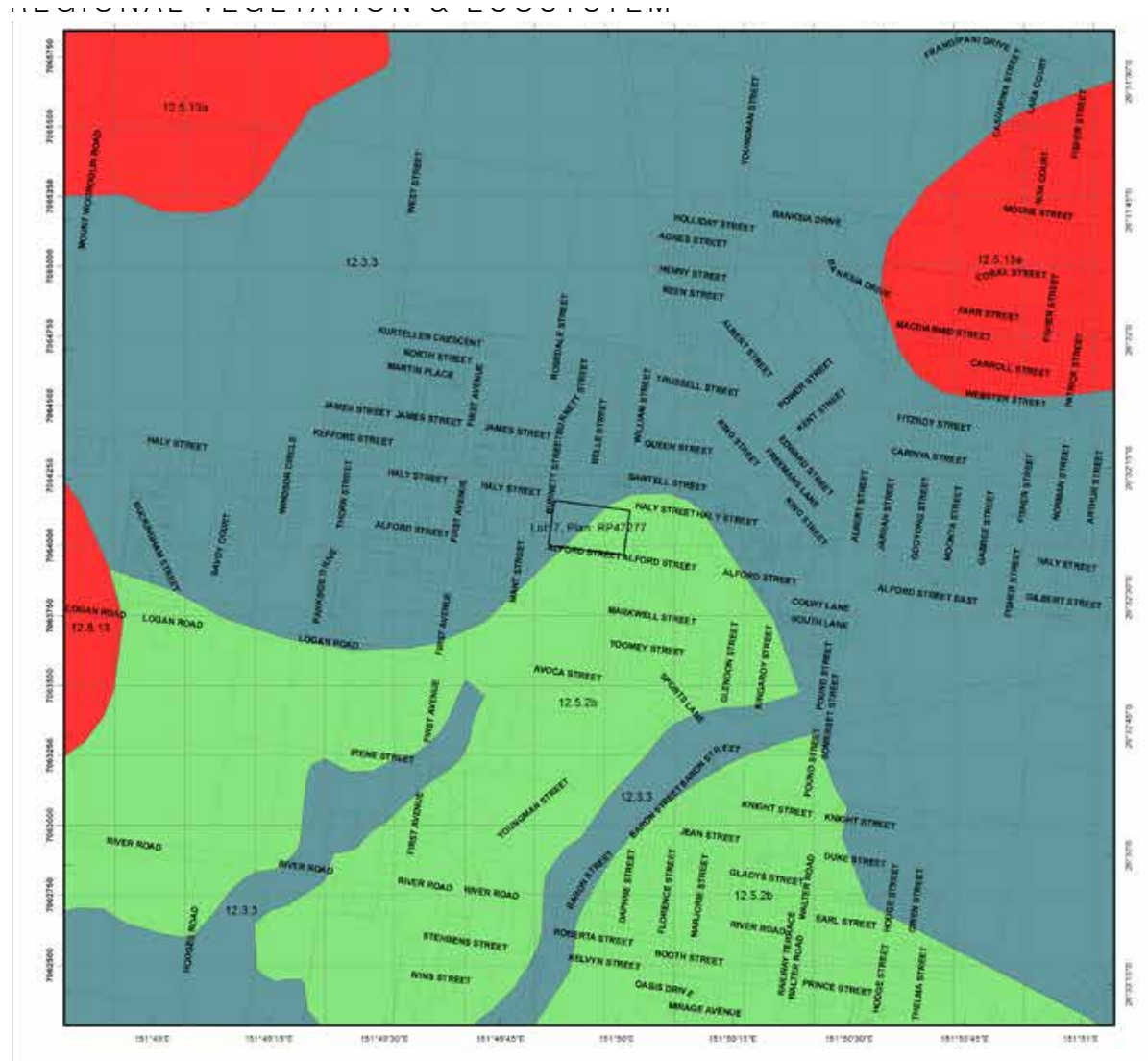


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GREENEDGE DESIGN
creative thinking | design edge
landscape architecture | master planning | playground design | sports planning

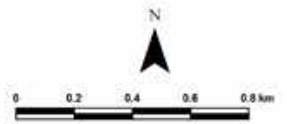
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03
ISSU



Pre-clearing Regional Ecosystems coloured by Broad Vegetation Groups

**Broad Vegetation Groups
BVG5M Description (BVG1M codes)**

- Selected Lot and Plan
- 1. Rainforests and scrubs (1-7b)
- 2. Wet eucalypt open forests (8-8b)
- 3. Eucalypt woodlands to open forests (mainly eastern Qld) (9-15b)
- 4. Eucalypt open forests to woodlands on floodplains (16-16d)
- 5. Eucalypt dry woodlands on inland depositional plains (17-16d)
- 6. Eucalypt low open woodlands usually with spinifex understorey (19-19d)
- 7. Callitris woodland - open forests (20a)
- 8. Melaleuca open woodlands on depositional plains (21-22c)
- 9. Acacia aneura (mulga) dominated open forests, woodlands and shrublands (23-23b)
- 10. Other acacia dominated open forests, woodlands and shrublands (24-26a)
- 11. Mixed species woodlands, open woodland - (inland bioregions) includes wooded downs (27-27c)
- 12. Other coastal communities or heaths (28-29b)
- 13. Tussock grasslands, forblands (30-32b)
- 14. Hummock grasslands (33-33b)
- 15. Wetlands (swamps and lakes) (34-34g)
- 16. Mangroves and saltmarshes (35-35b)
- Water
- Cadastral Boundaries



Broad Vegetation Groups (BVG) of Queensland are applied by look up table to the regional ecosystem vegetation communities. Each polygon is coloured by the dominant BVG5M and the component regional ecosystems labelled. Where more than one regional ecosystem occurs, the percentage of each is labelled.

Regional ecosystem mapping over the majority of Queensland is produced at a scale of 1:100,000. At this scale, the minimum remnant polygon area is 5 hectares or minimum remnant widths of 75 metres. Regional ecosystem linework reproduced at a scale greater than 1:100,000, except in designated areas, should be used as a guide only. The precision of polygon boundaries or positional accuracy of linework is 100 metres.

Regional ecosystems are defined as vegetation communities in a bioregion that are consistently associated with a particular combination of geology, landform and soil. The label consists of 3 components: bioregion, land zone, and vegetation community – the dominant canopy species, e.g.: RE 12.3.3. Descriptions of REs are found online. Use the search term "Regional Ecosystem Framework".

Regional ecosystem mapping at 1:100,000 map scale is derived from the following sources: 1:80,000 B&W 1960's aerial photography, Landsat TM imagery, geology, soils, land systems data, field survey and historical records.

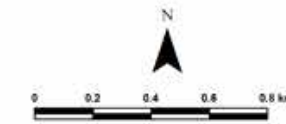
PRE-CLEARING REGIONAL ECOSYSTEMS COLOURED BY BROAD VEGETATION GROUPS



Pre-clearing Regional Ecosystems

Biodiversity Status

- Selected Lot and Plan
- Endangered - Dominant vegetation
- Endangered - Sub-dominant
- Of Concern - Dominant
- Of Concern - Sub-dominant
- No concern at present
- Water
- Cadastral Boundaries

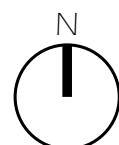


Regional ecosystem mapping over the majority of Queensland is produced at a scale of 1:100,000. At this scale, the minimum remnant polygon area is 5 hectares or minimum remnant width of 75 metres. Regional ecosystem linework reproduced at a scale greater than 1:100,000, except in designated areas, should be used as a guide only. The precision of polygon boundaries or positional accuracy of linework is 100 metres.

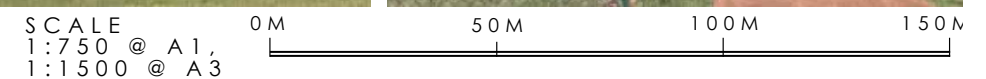
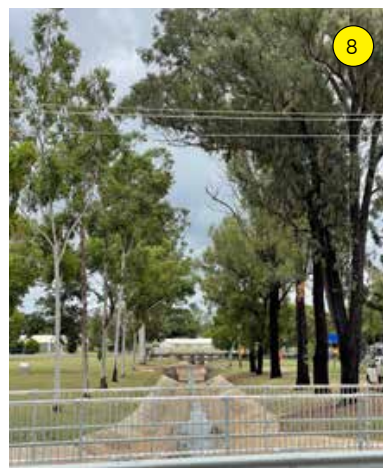
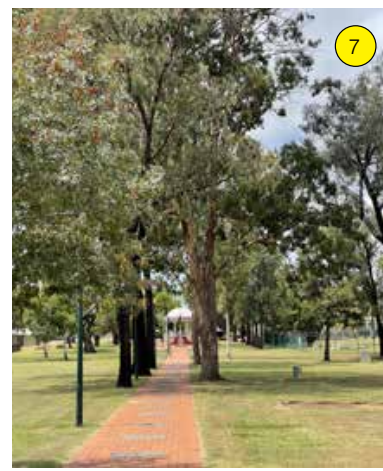
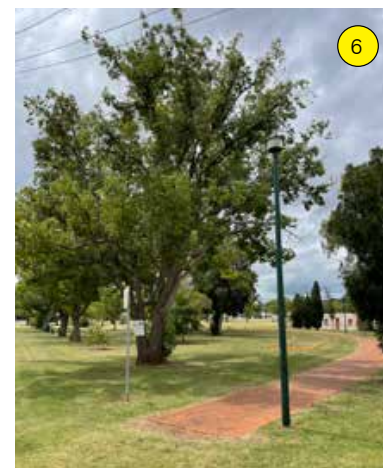
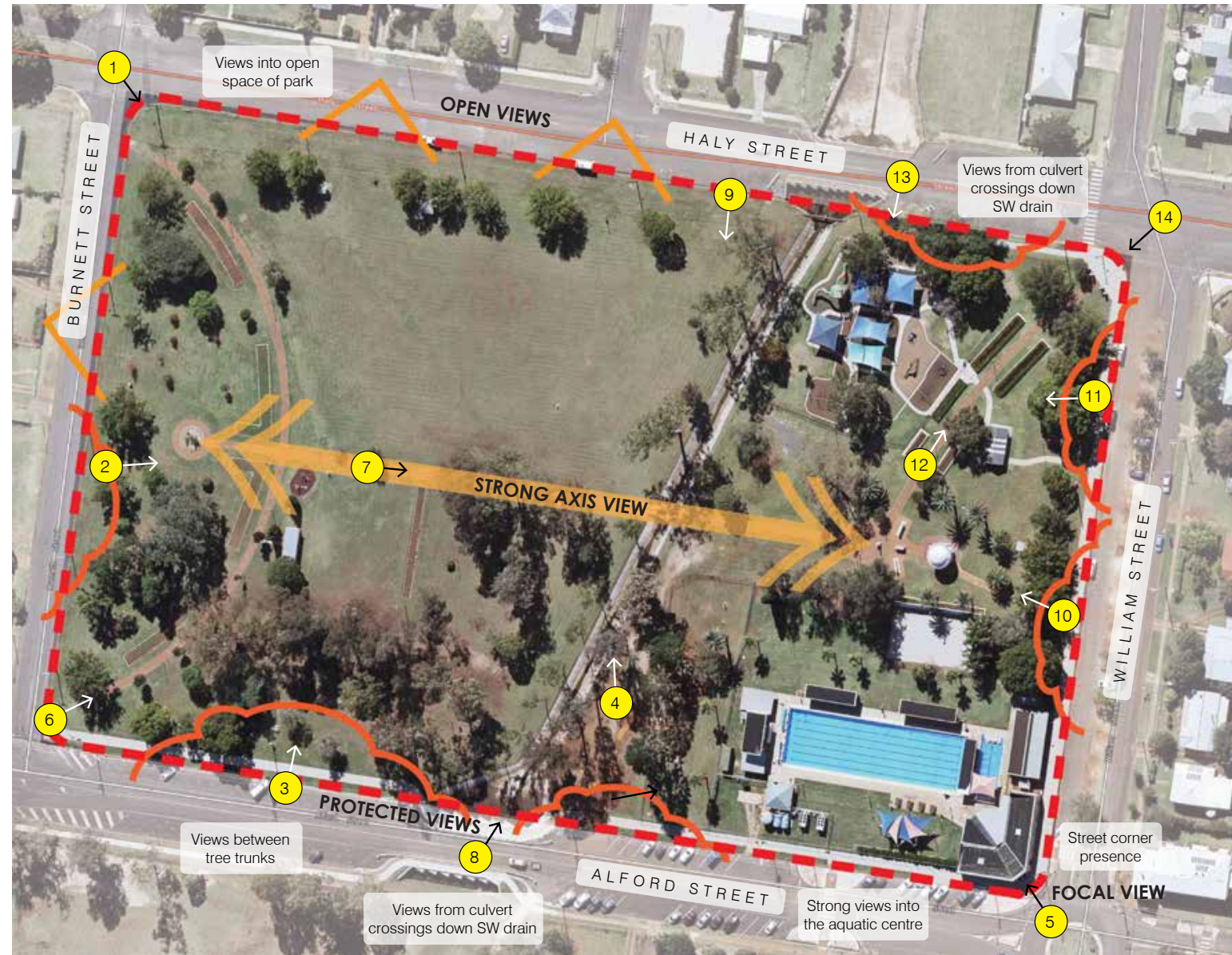
Regional ecosystems are defined as vegetation communities in a bioregion that are consistently associated with a particular combination of geology, landform and soil. The polygons are labelled by regional ecosystem (RE); where more than one RE occurs, the percentage of each is labelled. The label consists of 3 components: bioregion, land zone, and vegetation community – the dominant canopy species, e.g.: RE 12.3.3. Descriptions of REs are found online. Use the search term "Regional Ecosystem Framework".

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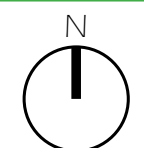
PRE-CLEARING REGIONAL ECOSYSTEMS



VIEWS & VIEWS



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SA
05
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OPEN SPACE



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2



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4



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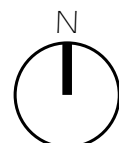


SCALE
1:500 @ A1
1:1000 @ A3

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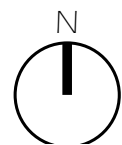
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ROUTES & CIRCULATION VEHICLES



SCALE
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 1:2500 @ A3
 0M 50M 100M 150M 200M 250M

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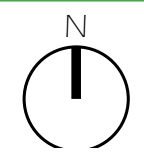
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ROUTES & ENCLOSURE ELEMENTS



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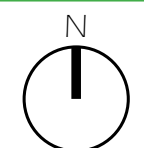


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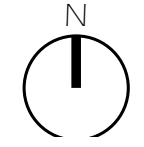
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STORMWATER & OVERLAND FLOW



SCALE
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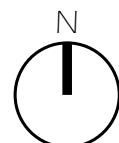
SERVICES



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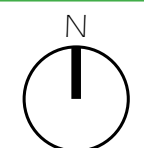
- | | | |
|--|--|--|
| ● Formal entry | ● Open formal lawn | ● Playground |
| ● Seating areas | ● Dog park | ● Amenities |
| ● Formal garden | ● Beach volleyball | ● Exercise |
| ● Informal open space with trees | ● Aquatic | ● Commemoration/heritage |
| ➔ Drainage channel | ● Turfed open space | |

SCALE
 1:500 @ A1
 1:1000 @ A3

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VEGETATION



1



2



3

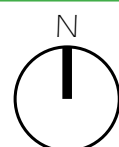
PLANT LIST (PROVIDED BY SBRC)

Botanical Name	Common Name
TREES & PALMS	
<i>Araucaria bidwillii</i>	Bunya Pine
<i>Buckinghamia celsissima</i>	Iveory Curl
<i>Callistemon citrinus</i>	Red Bottle Brush
<i>Callistemon formosus</i>	Kingaroy Bottle Brush
<i>Caserina equisetifolia</i>	Caserina
<i>Cinnamomum camphora</i>	Camphor Laurel
<i>Corymbia maculata</i>	Spotted Gum
<i>Emmenosperma alphitonioides</i>	Yellow Ash
<i>Eucalyptus bridgesiana</i>	Apple Gum
<i>Eucalyptus sideroxylon</i>	Red Iron Bark
<i>Fraxinus 'Raywood'</i>	Claret Ash
<i>Melia azedarach</i>	White Cedar
<i>Tipuana tipu</i>	Race Horse Tree
SHRUBS & GROUNDCOVERS	
<i>Agapanthus africanus</i>	Lily of the Nile
<i>Alternanthera dentata</i>	Little Ruby
<i>Gazania Hybrid</i>	Gazania multi-colour
<i>Gazania tomentosa</i>	Gazania Silver Leaf
<i>Geranium 'Big Red'</i>	Geranium
<i>Grandiflora petunias</i>	Red Petunia
<i>Lagerstroemia indica</i>	Crepe Myrtle 'Diamonds'
TURF SPECIES	
<i>Elmus repens</i>	Common Couch
<i>Pennisetum clandestinum</i>	Common Kikuyu



SCALE
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 0 M 50 M 100 M

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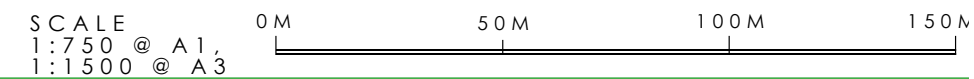
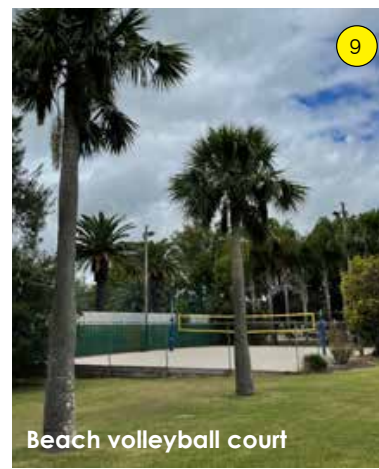
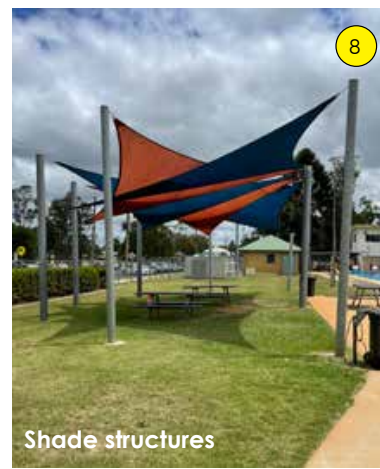
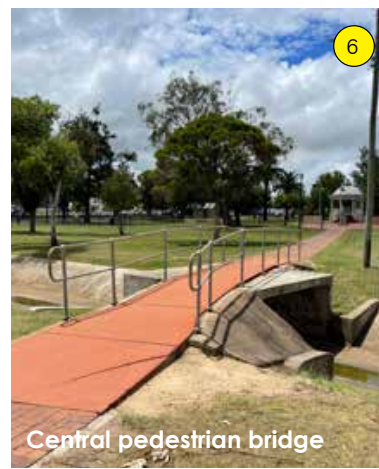


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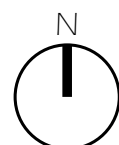
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14
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STAGED MASTERPLAN

WJ LANG OLYMPIC MEMORIAL POOL

Stage One

New aquatic facilities are located to the north side of the site, above the existing 50m pool concourse.

Existing 50m pool to be relined.

New plant & service area to support the new pools are provided at the south-west corner of the site, with vehicular access from Alford Street.

Existing grandstands, beach volleyball courts, indoor pool, wading pool and associated plant are demolished to facilitate construction of stage one works, including the new entry, associated pathways and William Street frontage.

The existing entry & amenities building will be closed for the re-lining of the 50m pool & re-open to resume 50m pool operations, upon completion of re-lining / prior to stage one completion.

Once stage one is completed, the new entry will be used for all site access & the existing entry through the existing building will be closed.

Stage Two

Access to the 50m pool via the new entry to be closed.

Existing 50m pool will be demolished.

Remaining existing buildings and structures to be demolished.

New 51.5m, 8 lane pool with moveable boom, along with concourses, amenities, plant & equipment, storage facilities & grandstand.

New adventure waterslides and associated plant and equipment.

New community facility components, and all associated soft and hard landscaping will be constructed.

Once stage two is completed, the new entry will be re-opened for all site access.

LEGEND

Stage One

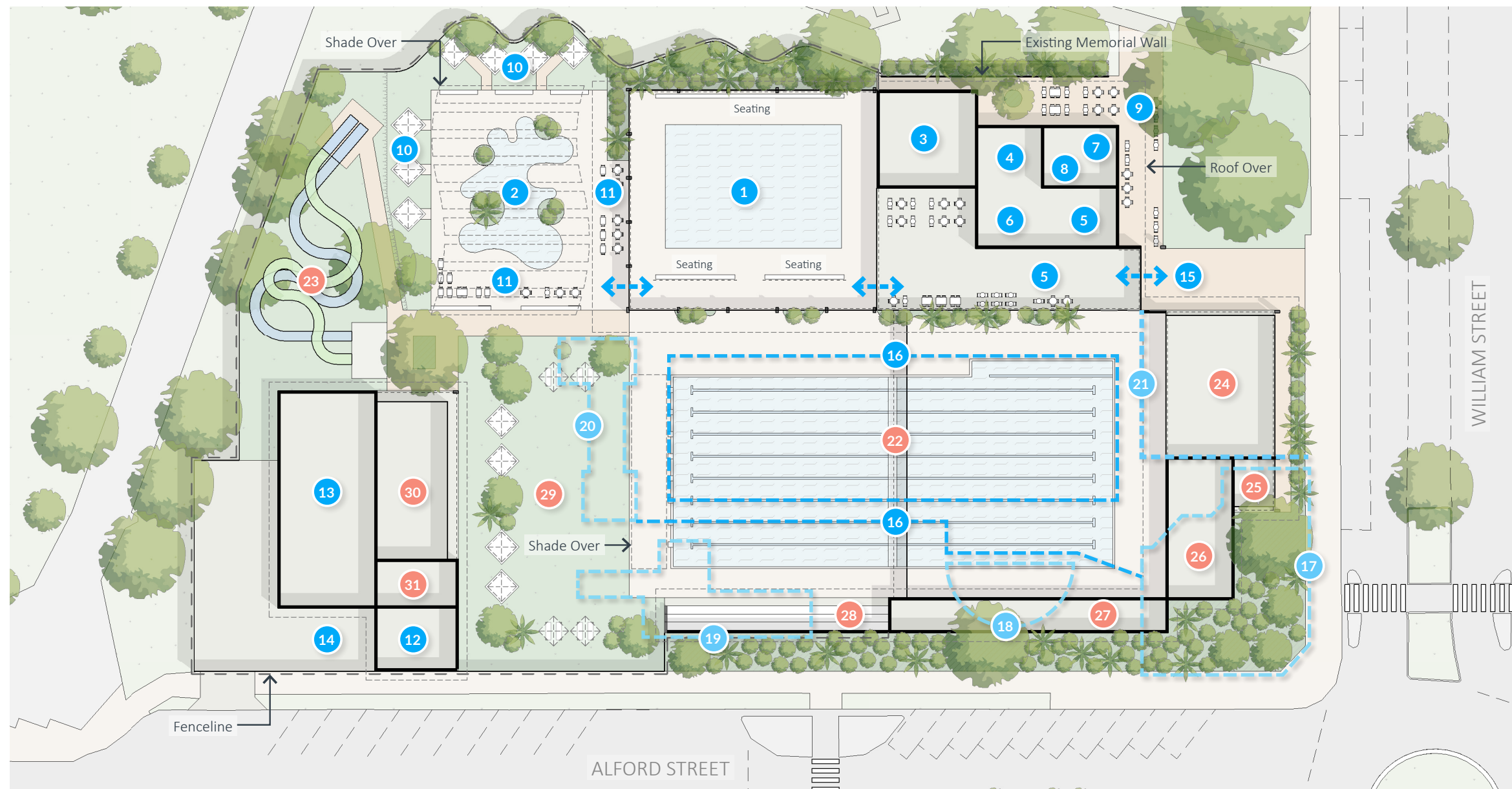
- 1 Indoor Warm Water Programme (WWP) / Learn to Swim (LTS) Pool (20m x 14m)
- 2 Waterplay Pool
- 3 Amenities / Change—WWP/LTS/ Waterplay
- 4 Amenities—Cafe
- 5 Foyer / Reception / Merchandise
- 6 Kiosk-Cafe / Kitchen
- 7 Office / Administration / Staff
- 8 First Aid
- 9 External Dining
- 10 Open Green Space
- 11 Wet Lounge
- 12 Storage
- 13 Plant Room
- 14 Service Yard
- 15 Entry

Stage One (Existing)

- 17 Existing Entry & Amenities Building
- 18 Existing Tensile Shade Structure
- 19 Existing 50m Pool Plant Building
- 20 Existing Swim Club Building
- 21 Stage One Site Fence—Removed for Stage 2

Stage Two

- 22 New 50m x8 Lane Pool with Movable Boom
- 23 Adventure Slides
- 24 Multipurpose Community Room
- 25 Community Room
- 26 Amenities—50m Pool
- 27 Storage
- 28 Shaded Grandstand
- 29 Open Green Space
- 30 Club Room



MEMORIAL PARK MASTER PLAN COMMUNITY FEEDBACK SUMMARY



JANUARY 2023



Prepared by Otium Planning
Group Pty Ltd
www.otiumplanning.com.au

In association with Greenedge
Design, Liquid Blu and Stantec



LIQUID BLU
ARCHITECTS



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1.0	27/01/2023	VZ	Email	LP
2.0				
3.0				
4.0				
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Otium Planning Group acknowledges the Australian Aboriginal, Torres Strait and South Sea Islander peoples of this nation. We acknowledge the traditional custodians of the lands on which our company is located and where we conduct our business. We pay our respects to ancestors and to Elders, past, present and emerging. Otium is committed to national reconciliation and respect for indigenous peoples’ unique cultural and spiritual relationships to the land, waters and seas, and their rich contribution to society.



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1. Introduction

The Draft Master Plan for the future development and redevelopment of the Kingaroy Memorial Park Precinct, including Memorial Park and the WJ Lang Memorial Olympic Pool was prepared based on detailed research, engagement and analysis.

The Draft Master Plan was released for community feedback in November 2022.

The community engagement process included:

- Information about the project, including links to the draft report and master plan designs posted on Council's "Have Your Say" page
- A community survey – facilitated online and with hard copy options
- Signage at Memorial Park and other key locations providing a link to the Have Your Say page and the community survey
- Meetings with key stakeholder groups. All stakeholder groups who were consulted during the first round of consultation were invited to attend a follow-up meeting
- Shopfront display located adjacent to the Kingaroy Library. This was opened and staffed by members of the project team at six advertised times over a three-week period and was opened as required by Council staff during the engagement period
- One staffed consultation display at the WJ Lang Memorial Pool during the first week of the school holidays.

This report summarises the feedback from the community feedback period.



Figure 1: Shopfront Display in Glendon Street

2. Community Survey

An online community survey was available for completion via Council’s website from 14 November 2022 to 23 December 2022. A total of 325 responses were received, which provides a 95% confidence rating with a 5.5% margin of error.

2.1 Respondent Profile

2.1.1 Age

The majority of respondents were aged between 25 and 34 years (28%) followed by 35-44 years (18%) and Under 18 (17%).

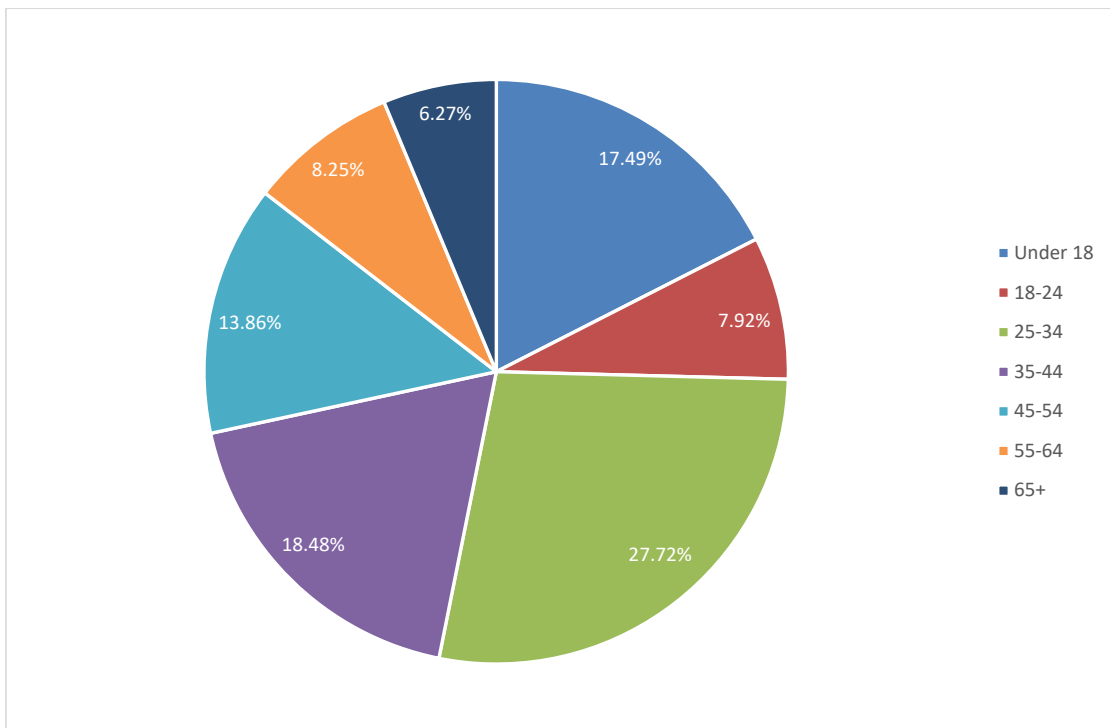


Figure 2: Age profile of respondents

2.1.2 Location

Most respondents (74%) live in Kingaroy, followed by Nanango (8%), Wondai (5%) and Kumbia (4%).

2.2 General Approval

Respondents were asked to indicate whether they love, like, or don't like the Master Plan overall. The response was overwhelmingly positive with 84% indicating they love or like the Master Plan.

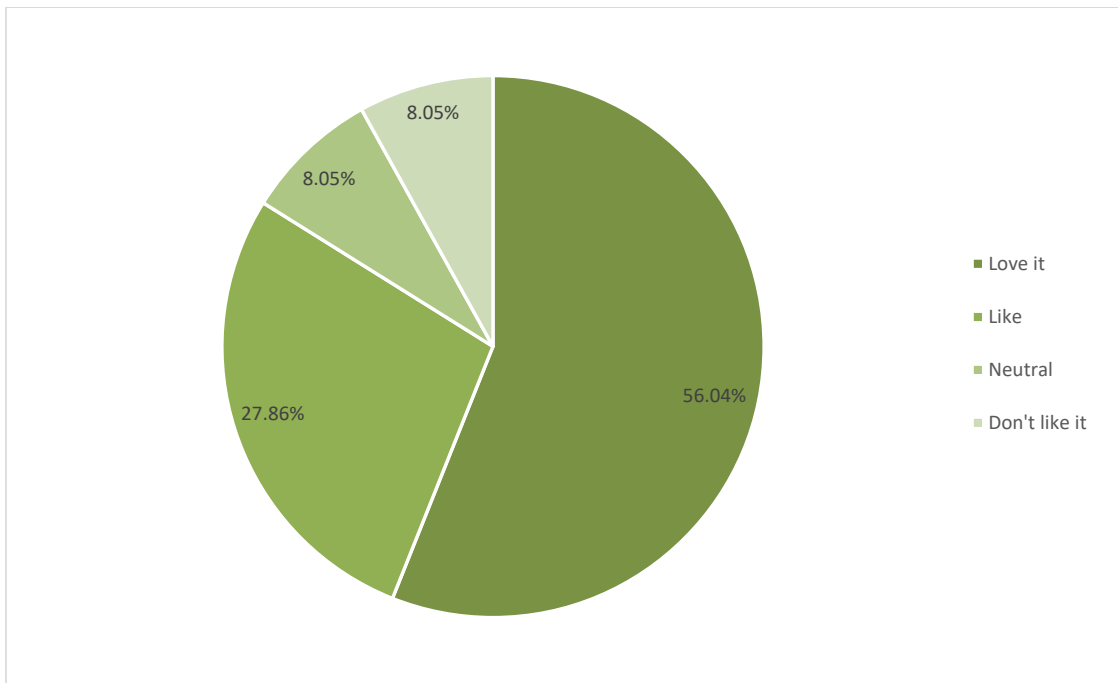


Figure 3: Overall approval of Master Plan

2.3 Support for Key Master Plan Components

The key components of the Master Plan were listed, with respondents asked to indicate their how supportive they were of each component using the responses “love it”, “like it”, “don't like it”, or “neutral”.

All components rated very strongly, with the most loved components being:

- New Memorial Walk with plaques inlaid in the pavement to honour those who have served (71%)
- New aquatic centre entrance with cafe and outdoor dining within the pool and park areas (71%)
- Water adventure slides (71%)
- Enhanced children's play precinct with sensory play and all abilities play equipment (69%)
- New water play pool and splash pad (69%)
- Improved parking, including accessible parking spaces (68%)
- New youth play precinct and chill out space (68%)
- New water play and nature play within children's play area (68%)
- New picnic nodes with accessible BBQs, seating and shelter (67%)

When combining the responses for “love it” and “like it”, the most popular components were:

- New picnic nodes with accessible BBQs, seating and shelter (95%)
- Improved parking, including accessible parking spaces (94%)
- Enhanced children's play precinct with sensory play and all abilities play equipment (94%)
- War Memorial precinct (93%)
- New Memorial Walk with plaques inlaid in the pavement to honour those who have served (93%)
- New indoor warm water program pool (93%)
- New water play pool and splash pad (92%)
- Botanical displays (91%)
- Multipurpose recreation court (91%)
- New universally designed toilets (91%)
- New aquatic centre entrance with cafe and outdoor dining within the pool and park areas (90%)
- Water adventure slides (90%).

It is worth noting that all components scored above 78% when combining scores for “love it” and “like it”, reflecting the strong positive response to the Master Plan overall.

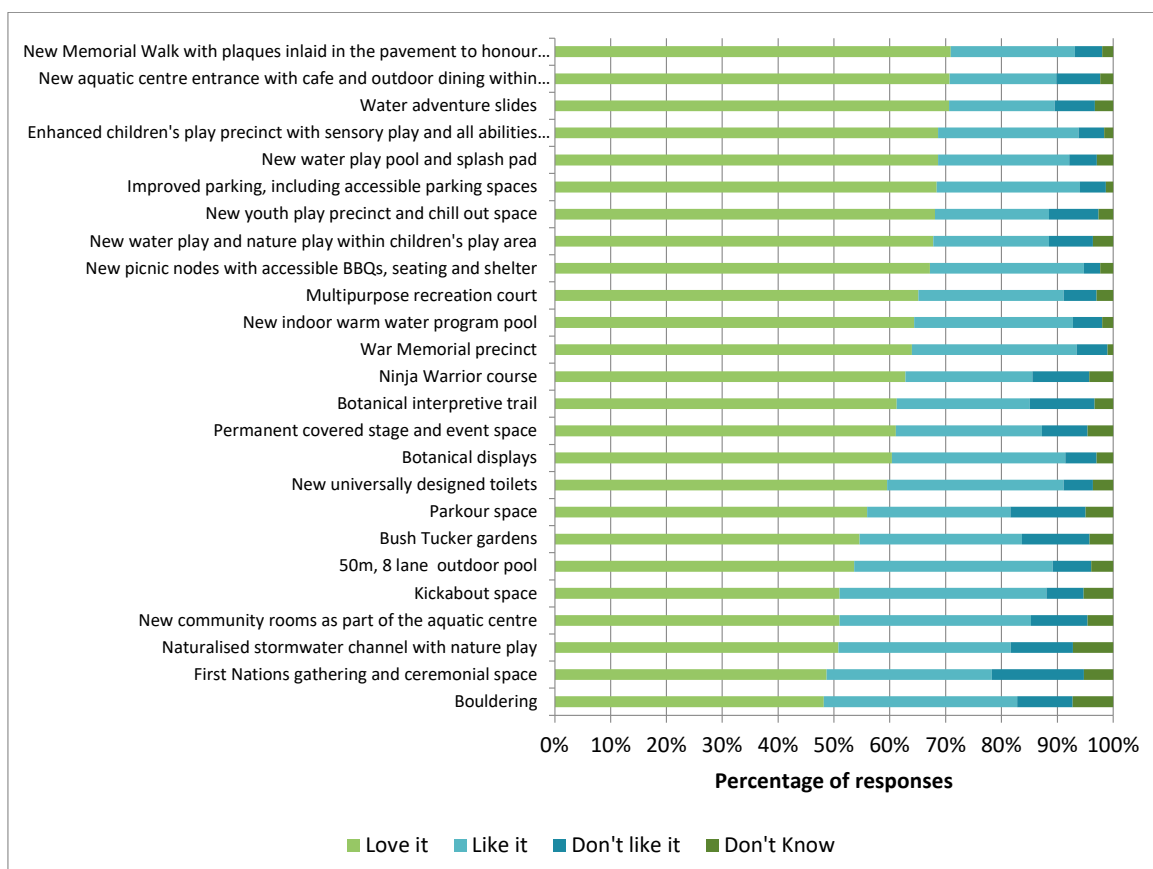


Figure 4: Support for Master Plan Components

Respondents were asked to indicate what they like most about the Master Plan. This was an open-ended question. Responses were coded into key themes with the most common key themes relating to:

- General positive sentiment for the master plan overall (n = 85)
- The aquatic centre/ pool upgrade (n=59)
- Waterplay overall (n = 48), with 23 comments specifically mentioning the water slides, and 5 the splash pad. Other water play comments related to water play within the children’s playground.
- The youth play area (n = 44), with 21 comments specifically referencing the multipurpose court, and 11 the ninja warrior course.
- The fact that the master plan caters for all ages (n = 21)
- The enhanced focus on nature, including the botanic space and nature trails (n = 17)
- Warm water program pool (n = 14)
- The outdoor stage and events space (n = 12)
- Accessibility and inclusivity (n – 11)
- The children’s play areas, with many comments relating the sensory play, inclusive play, and nature play (n = 6)

There were a number of “other” positive comments relating to the café, First Nations space, the Memorial, picnic and BBQ areas and the naturalised creek bed.

2.4 Dog Park Opinion

During the development of the Master Plan Council resolved to investigate an alternative location for the Dog Park. Respondents were asked to indicate their preference from a selection of three dog park locations. Responses indicated that Lions Park is the preferred location for a dog park once the development of the Memorial Park Master Plan requires its relocation.

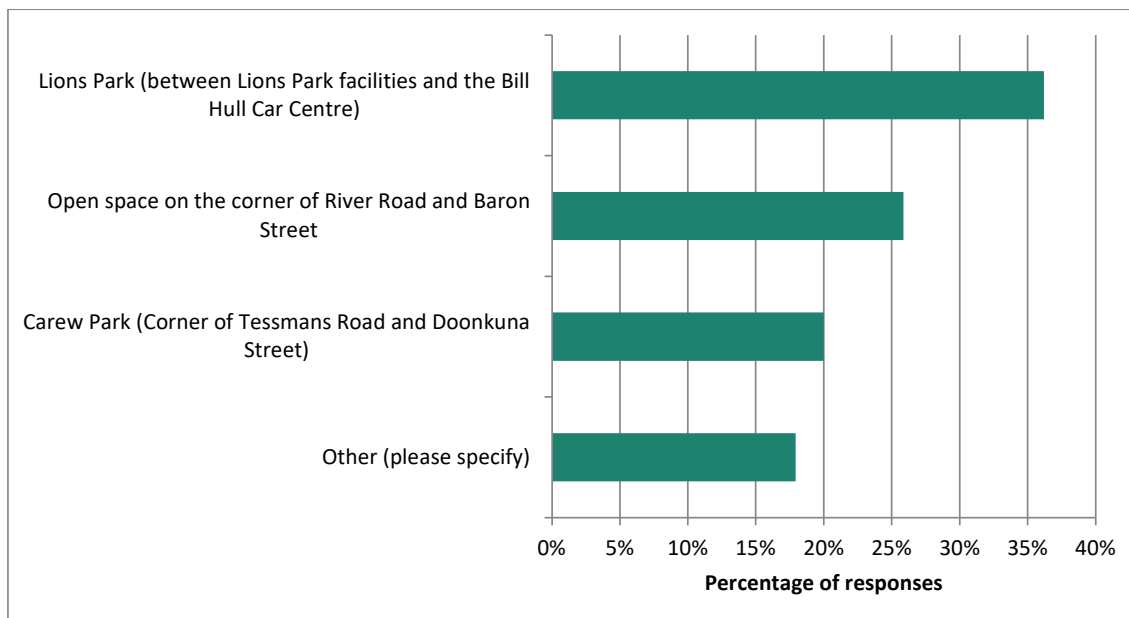


Figure 5: Preferred location for relocated dog park

2.5 What Respondents Would Change

Respondents were asked to indicate whether or not there were any changes they would make to the Master Plan. This was an open ended question, which generated 230 responses. Coding of responses revealed that:

- The majority of respondents (n=99) would not make any changes to the Master Plan. Many of these expressed positive sentiments.
- Some responses (n = 26) related to considerations for future stages of design, or considerations that had already been included in the Master Plan (i.e. outside the scope of Master Planning) such as ensuring sufficient shaded seating, lighting, colours and design of the multipurpose court, water bubblers, security etc.
- Some respondents (n=15) maintained their negative sentiment about the Master Plan. It is important to note that the negative sentiments were not expressed about specific components of the Master Plan, but related to a general lack of support for the project overall, concerns about the cost and opinions that money should be spent on other Council priorities such as roads.
- Some responses (n=9) related specifically to heating of the pools, with three of these suggesting that the 50m pool be enclosed or covered.
- Key themes to emerge from the remaining responses included:
 - Including free waterpark/ waterplay (n = 9)
 - Ensuring sufficient shade, particularly over the waterplay and youth areas (n = 8)
 - Ensuring the improvements to the drain are achievable and practical during flooding (n = 5)
 - Ensuring the final designs cater for people with disabilities (n = 5)
 - Removing/ downscaling the First Nations components (n = 4)
 - Enhancements to the natural features, such as birdhouses, more trails, and nature play (n = 3)
 - Including a “learn-to” bike track (n = 3)
 - Including a skatepark (n = 3)
 - Including a pump track (n = 2)

2.6 Proposed Visitation

Respondents were asked to indicate how often they would be likely to visit Memorial Park and the WJ Lang Memorial Pool if the proposed Master Plan improvements were undertaken. This related directly to questions from the first round of community engagement, which asked how often people visit the park and pool at present and how often they would be likely to visit if their suggested improvements were undertaken. Comparison of answers from both surveys is illustrated below. Results clearly indicate that pool and park visitation would increase significantly, specifically:

- Over 50% of respondents would visit the **pool** more than once a week if the Master Plan improvement are implemented. This represents a 32% increase based on respondents from Round 1 consultation who indicated they currently visit the pool more than once a week (18%).
- Over 53% of respondents would visit the **park** more than once a week if the Master Plan improvements are implemented. This represents a 26% increase based on respondents from Round 1 consultation who indicated they currently visit the park more than once a week (17%).

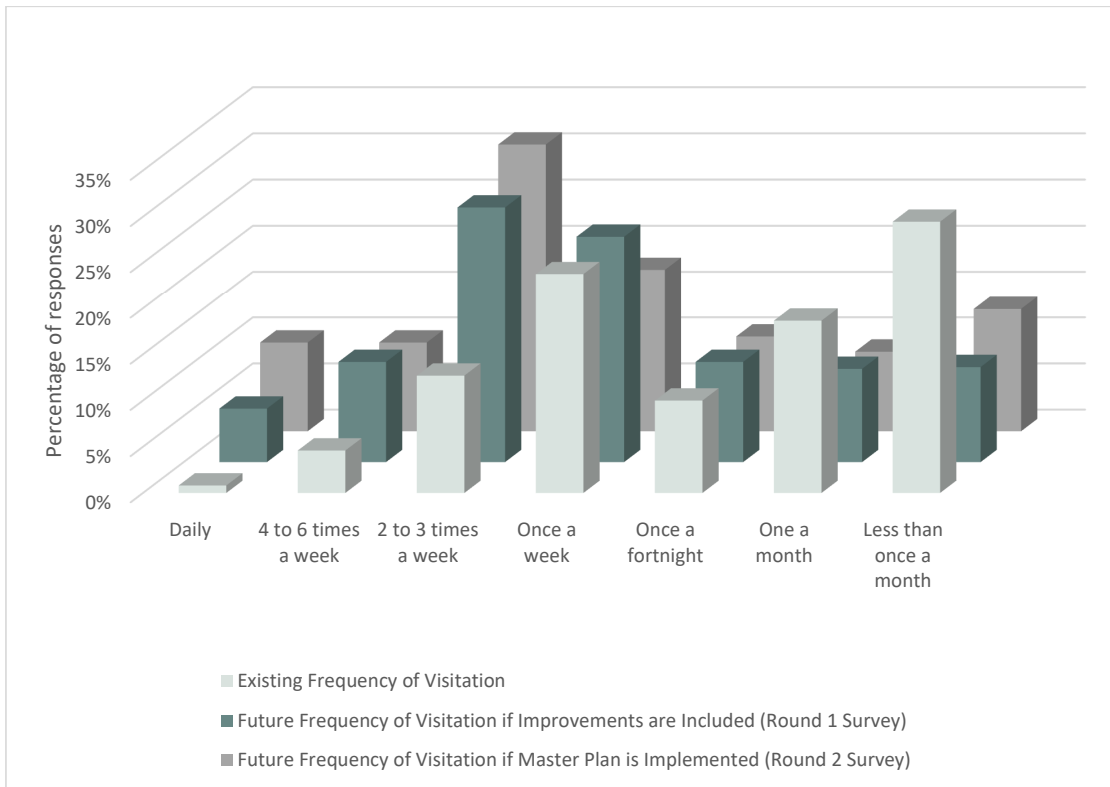


Figure 6: Comparison between existing and expected future visitation (WJ Lang Memorial Pool)

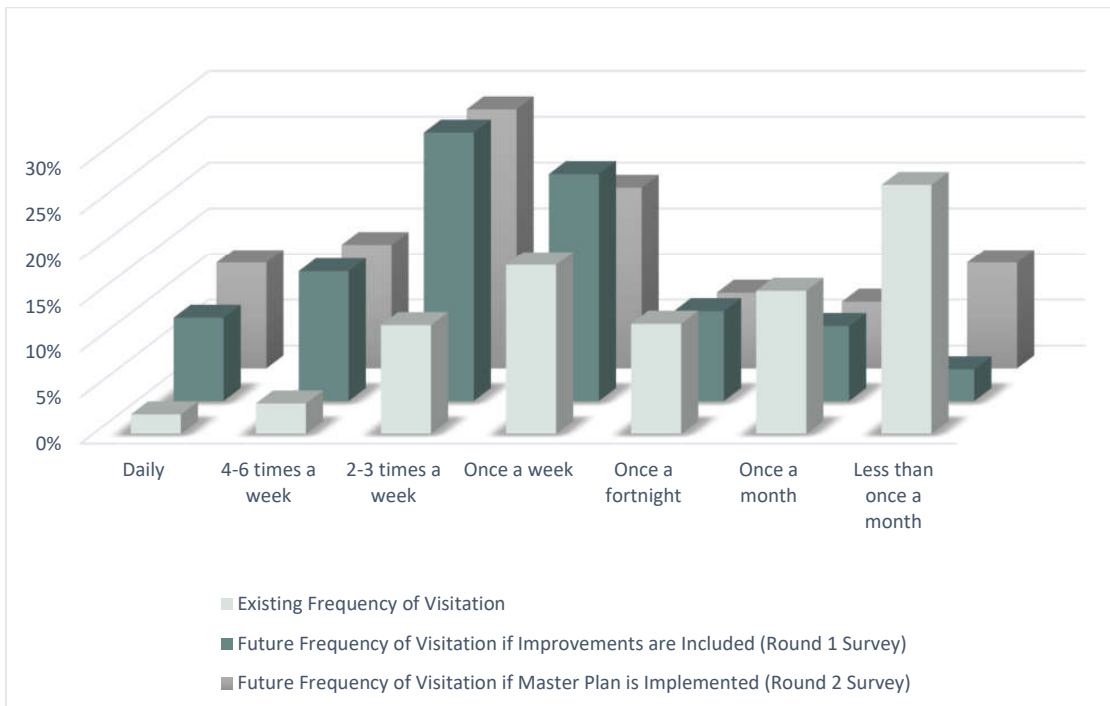


Figure 7: Comparison between existing and expected future visitation (Memorial Park)

2.7 Additional Comments

Respondents were asked whether they had any additional comments on the Master Plan. Responses predominantly reflected the sentiments already expressed. Key themes to note include:

- There is significant positive feedback and excitement expressed amongst respondents
- There is some negativity around the project, and although from a minority of respondents, this should be noted and key concerns addressed in future communication with the community. These concerns predominantly include:
 - Concerns about the cost of the project and the impact this may have on rates
 - Concerns that projects such as this should not be undertaken at the expense of other Council priorities, namely road repairs
- Strong support for and advocacy for a heated/ warm water pool for therapy purposes
- The need to ensure the facilities cater adequately for people with disabilities and that people with disabilities are consulted in future design stages
- The need to ensure access to the waterplay components is affordable
- Whilst the majority of the comments on the proposed natural waterway are positive, there is some concern around its ability to support important drainage functions, particularly during flooding.

An email submission was received in addition to the survey providing further comments for future consideration. The comments predominantly requested inclusions that have already been catered for in the master plan design, or details that are most appropriately dealt with in future detailed design stages, such as:

- Shade and shade structures
- Inclusive all abilities play equipment
- Disability access, including accessible features such as braille
- Interpretive and educational information and labelling
- Inclusion of a heated pool
- Specific ideas for play equipment.

3. Focus Group Meetings

Key stakeholder groups were invited to attend meetings to provide feedback on the Draft Master Plan. Meetings were held with:

- Lessees of the WJ Lang Memorial Pool
- Kingaroy Swimming Club
- Go Getta Girls Running Club
- Kingaroy/ Memerambi RSL Sub Branch
- Council staff

Key themes and master planning considerations to emerge from the meetings were:

- Strong overall support for the master plan
- Consider an alternative location for the Swimming Club Rooms and storage in future design stages to ensure the most practical positioning for swimming Club operations. There is a desire that this be located close to the end of the pool
- Review the implications of the cover over half of the 50m pool from a Swimming Club (i.e. backstroke) and water temperature perspective
- The design should include seating within the indoor pool area
- Strong desire to understand the potential management model for the swimming pool, particularly in relation to café management and management of water slides
- Strong support for the indoor warm water program pool. There was some desire that this be 25m to support club and lap swimming during winter. While the desire for a 25m indoor pool is understood, this is not practical from a water temperature perspective due to different optimal water temperature requirements for lap swimming compared to learn-to-swim and therapy uses.
- Ensure parallel parking is noted along Alford Street
- Support for, and a desire to strengthen the proposed interactions with nature, with suggestions including creek trails and nesting boxes
- Consideration to furniture choices, particularly in the youth area, to ensure they are comfortable (e.g. layback chairs) and support long visits
- Ensuring inclusion of accessible play equipment that is inclusive for people with disabilities
- Consideration to the inclusion of a skatepark/ pump track
- Ensuring educational elements are incorporated throughout the botanic and bush tucker areas
- Support for the natural waterway provided further flood modelling and drainage studies confirm suitability
- Strong support for the youth precinct and a view that this would be a priority for development
- Ensure sufficient security, lighting and cctv throughout the park.

4. Community Drop-In Opportunities

The community was provided with an opportunity to view the master plans and speak with the project team at:

- A “shopfront” adjacent to the library in Glendon Street; and
- A drop-in session at the WJ Lang Memorial Pool.

The majority of visitors to the shopfront and drop-in session were seeking to view the plans and ask questions about the Master Plan. All visitors were encouraged to provide input via the community survey, or to submit feedback to the project team.

Some key themes emerged through discussions with visitors. These themes strongly reflected the themes that emerged through the community survey and engagement with key stakeholders and included:

- Strong support for the Master Plan overall
- Questions and concerns relating to funding of the Master Plan
- Concerns regarding the natural waterway and the implications on flooding and drainage
- Strong support for the warm water program pool and an expressed desire that this be indoors, available for public use, accessible to all, disability friendly and open year-round
- Strong desire to ensure all facilities are accessible to everyone, particularly people with disabilities
- The need to ensure ongoing communication and consultation with key stakeholders during future design stages, particularly in relation to the design of accessible components, selection of plant species for the botanic areas, dog park design, First Nations People, young people
- The need to ensure sufficient parking.

During these sessions, visitors were asked what their priority would be if they had funding available to spend on commencing the Master Plan implementation. The key priority areas identified were:’

- The aquatic centre development
- The youth precinct
- Picnic and BBQ nodes.

5. Implications for the Master Plan

Analysis of the community and stakeholder feedback has identified some minor amendments to the draft Master Plan. These include:

- Amendment to parking along Haly Street to angle parking
- Consider opportunities to expand sensory and all abilities play (including musical instrument play pieces) in the children's play area and nature play area adjacent to the stage
- Note that as existing play equipment reaches end of life it should be replaced with suitable equipment in accordance with contemporary playspace trends
- Consider opportunities for additional shade over the youth precinct, particularly the multipurpose court and parkour areas
- Show/ note seating in relation to the warm water program pool
- Note opportunities throughout the botanical and interpretive trail for birdhouses/ bird feeders
- Note on the master plan designs that the future design of the stormwater channel is subject to detailed flood modelling and analysis.

The engagement identified some critical considerations and tasks to be undertaken by Council in further progressing the Master Plan. These include:

- Undertaking detailed flood analysis models to confirm the final design of the proposed natural stormwater channel¹
- Ensuring ongoing engagement with key community stakeholders as the design progresses. It is recommended that Council consider forming a working group consisting of key stakeholders to continue to build on the positive outcomes emerging through the Master Planning process and maintain consistency through the future design stages. In addition to existing user groups and key stakeholders, dedicated consultation should be undertaken with:
 - people with disabilities in addition to disability service providers to ensure the detailed design is user-friendly for people with disabilities
 - young people to determine detailed design and components within the youth precinct
 - the Kingaroy/Memerambi RSL Sub Group regarding the design and development of the new Memorial Walk and any future modifications to the Commemorative Precinct
 - First Nations People regarding the inclusion, design and development of the Indigenous Precinct
 - event and entertainment stakeholders to ensure the future design of the stage and event space meets the specific requirements of future users
 - dog owners and key stakeholders regarding the location and design of the relocated dog park.
- Confirming the detailed planting species list with Council Parks staff and the Botanic Advisory Group, and maintaining ongoing consultation with this Group throughout the park development
- Ensuring lighting and security (e.g. CCTV) is considered as appropriate in future design stages.

¹ The natural stormwater channel shown in the Master Plan has been designed in consideration of engineering advice and volume sectional calculations provided by Stantec, which was based on data provided by Council. The proposed sectional area is 22m², a four-fold increase from the current sectional area. It is proposed that the channel be formed using interlocked medium-sized river rocks and boulders to create a natural aesthetic.

6. Warranties and Disclaimers

The information contained in this report is provided in good faith. While Otium Planning Group has applied their experience to the task, they have relied upon information supplied to them by other persons and organisations.

We have not conducted an audit of the information provided by others but have accepted it in good faith. Some of the information may have been provided 'commercial in confidence', and these venues or sources of information are not specifically identified. Readers should be aware that the preparation of this report may have necessitated projections of the future that are inherently uncertain and that our opinion is based on the underlying representations, assumptions and projections detailed in this report.

Otium Planning Group's advice does not extend to, or imply, professional expertise in the disciplines of economics, quantity surveying, engineering or architecture. External advice in one or more of these disciplines may have been sought, where necessary to address the requirements of the project objectives. There will be differences between projected and actual results because events and circumstances frequently do not occur as expected, and those differences may be material. We do not express an opinion as to whether actual results will approximate projected results, nor can we confirm, underwrite, or guarantee the projections' achievability as it is impossible to substantiate assumptions based on future events.

This report does not constitute advice, investment advice, or opinion and must not be relied on for funding or investment decisions. Independent advice should be obtained in relation to investment decisions.

Accordingly, neither Otium Planning Group, nor any member or employee of Otium Planning Group, undertakes responsibility arising in any way whatsoever to any persons other than the client in respect of this report, for any errors or omissions herein, arising through negligence or otherwise however caused.

15.11 KINGAROY MEMORIAL PARK MASTERPLAN - YOUTH PRECINCT DEVELOPMENT

File Number: 22.02.23
Author: General Manager Liveability
Authoriser: Chief Executive Officer

PRECIS

Presented at the Budget Committee Meeting held on 15 February 2023 was a report regarding information on the Kingaroy Memorial Park Masterplan – Youth Precinct Development.

SUMMARY**6.5 KINGAROY MEMORIAL PARK MASTERPLAN - YOUTH PRECINCT DEVELOPMENT**

COMMITTEE RESOLUTION 2023/1

Moved: Cr Kirstie Schumacher
Seconded: Cr Danita Potter

That the Committee recommend to Council that:

1. South Burnett Regional Council submit a funding application under the Minor Infrastructure Program for the development of Stage 1 of the Kingaroy Memorial Park Youth Recreation Precinct to the total project value of \$450,000.

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

Against: Nil

CARRIED 6/0

OFFICER'S RECOMMENDATION

That South Burnett Regional Council submit a funding application under the Minor Infrastructure Program for the development of Stage 1 of the Kingaroy Memorial Park Youth Recreation Precinct to the total project value of \$450,000.

BACKGROUND

Presented at the Budget Committee Meeting held on 15 February 2023.

ATTACHMENTS

Nil

15.12 UPDATE ON W4Q PROJECTS - FACILITIES AND PARKS**File Number:** 22/02/2023**Author:** Manager Facilities and Parks**Authoriser:** Chief Executive Officer**PRECIS**

Update on Works for Queensland Round 4 projects.

SUMMARY

An update on the Works for Queensland Round 4 projects. Previously considered at the Budget Committee meeting of 15 February 2023

6.4 UPDATE ON W4Q PROJECTS - FACILITIES AND PARKS

COMMITTEE RECOMMENDATION

Moved: Cr Kathy Duff

Seconded: Cr Danita Potter

That the Committee recommends to Council that:

1. That South Burnett Regional Council receives the Works for Queensland Program Round 4 2021-24 update.
2. Council maintains its commitment of \$365,000 in W4Q Round 4 funding for the Murgon PCYC renovations and allocates an additional \$295,000 from restricted cash as part of the Capital Works program for 2023/2024 to fund the total estimated project cost of \$660,000.
3. Council proceeds to complete the PCYC bathroom renovations in accordance with the design plans tabled at the Standing Committee Meeting on 7th December 2022 as part of the Capital Works program for 2023/2024.

COMMITTEE RESOLUTION 2023/138

Moved: Cr Brett Otto

Seconded: Cr Scott Henschen

That the matter lay on the table until the February Ordinary Meeting.

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

Against: Nil

CARRIED 6/0

OFFICER'S RECOMMENDATION

Procedural Motion;

That the matter be lifted from the table;

Moved: Cr Kathy Duff

Seconded: Cr Danita Potter

1. That South Burnett Regional Council receives the Works for Queensland Program Round 4 2021-24 update.
2. Council maintains its commitment of \$365,000 in W4Q Round 4 funding for the Murgon PCYC renovations and allocates an additional \$295,000 from restricted cash as part of the Capital Works program for 2023/2024 to fund the total estimated project cost of \$660,000.
3. Council proceeds to complete the PCYC bathroom renovations in accordance with the design plans tabled at the Standing Committee Meeting on 7th December 2022 as part of the Capital Works program for 2023/2024.

FINANCIAL AND RESOURCE IMPLICATIONS

The Works of Queensland Round 4 program is a total grant allocation of \$5,630,000 for projects over 3 financial years. Total expenditure to date is \$1,337,375.

Three projects have been presented previously to Council at the November and December Council meetings with full costings and project plans. Council resolved to consider these projects at the Council 2nd Quarter Budget Meeting.

Three projects have a total shortfall of \$638,000. Council does not have these funds available in the Building Asset Restricted Cash or Capital Works program for 22/23.

LINK TO CORPORATE/OPERATIONAL PLAN

Corporate plan – EC6 “Appropriately support and encourage volunteers, advisory groups and **community organisations** to value add to Councils’ services and infrastructure.”

Operational plan – OPL/12 “Management of Councils buildings and facilities including operational maintenance programs, commercial and community leases and cost-effective asset management programs to meet agreed service levels”

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

Works for Queensland Program was developed by Council and submitted to Queensland Government for approval. Councillors and staff have implemented community consultation site meetings for many of the projects to encourage community input and feedback into the project designs.

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

Building owners have an obligation imposed under the *Disability Discrimination Act 1992* when undertaking major renovations to a building, to provide facilities suitable for people with disabilities. PCYC bathroom upgrades, Lions Park public amenities replacement, Lions Park playground refurbishment have been designed to meet disability building standards.

POLICY/LOCAL LAW DELEGATION IMPLICATIONS

No direct Policy/Local Law Delegation Implications.

ASSET MANAGEMENT IMPLICATIONS

The Works for Queensland program supports regional councils to undertake job creating maintenance and minor infrastructure projects. The program supports Councils in renewing, upgrading or replacing assets within the community. Improving Councils building, roads and water infrastructure assets plays a significant role in improving the liveability of the community.

REPORT

Attached to the Council report is an update on the individual Works for Queensland Round 4 projects and proposed budget update.

Original Officer's recommendation:

That

1. *South Burnett Regional Council receives the Works for Queensland Program Round 4 2021-24 update.*
2. *Council investigates partnering PCYC in sourcing funds for Murgon PCYC bathroom renovations.*
3. *Council reallocates the Murgon PCYC Bathroom renovation funds of \$365,000 to Kingaroy Lions Park amenities replacement and playground upgrades and Operational Maintenance 23/24.*

ATTACHMENTS

1. **Updated Proposed W4Q Budget** [!\[\]\(49aa2e1da5fe39294864e9598c593810_img.jpg\) !\[\]\(7d0a8d8b1031f74abe67b09fcf4a2322_img.jpg\)](#)
2. **W4Q Update - Expenditure & Progress** [!\[\]\(6557fa7496e6a507d2326ea0bef061ee_img.jpg\) !\[\]\(1fe0339452ba17bd8ae951d8509f80d6_img.jpg\)](#)

Prioritised Projects - Works for Queensland - 2021-24

Project Type	Project Title	Description	Value	Construction Year	21/22	22/23	23/24	Total
CBD Renewal - Infrastructure Upgrades								
	Kumbia CBD	Improve entry aesthetics and accessibility on Bell St, Kumbia.	\$ 300,000	22/23		\$ 300,000		\$ 300,000
	Wondai CBD	Scott St (Roundabout to Edward St)	\$ 700,000	23/24			\$ 700,000	\$ 700,000
		Subtotal	\$ 1,000,000.00		\$ -	\$ 300,000.00	\$ 700,000.00	\$ 1,000,000.00
Community Building Upgrades and Maintenance								
	Murgon	Regional facility upgrades to recreational, commercial and disaster management buildings - bathroom upgrades, asbestos's removal and repainting. (PCVC bathroom upgrade \$280K, Murgon Shop removal of asbestos's and repainting \$140K, Blackbutt SES removal or asbestos's and repainting \$40K)	\$ 195,000	21/22		\$ 195,000		\$ 195,000
	Across Region	Opex maintenance	\$ 325,000	21/22	\$ 100,000	\$ 100,000	\$ 125,000	\$ 325,000
	Across Region	Opex maintenance	\$ 200,000	22/23		\$ 200,000		\$ 200,000
	Mondure	Restumping of Mondure Hall	\$ 125,000	22/23		\$ 125,000		\$ 125,000
		Subtotal	\$845,000		\$295,000	\$425,000	\$125,000	\$845,000
Open Spaces Refurbishments								
	Aerodrome Fencing	Kingaroy and Wondai	\$ 370,000	21/22	\$ 370,000			\$ 370,000
		Additional expenditure for Kingaroy and Wondai fencing	\$ 40,000		\$ 40,000			\$ 40,000
	Murgon Park / Amenities Upgrades	QEII Park renewal	\$ 300,000	21/22 (150k), 22/23 (150k)	\$ 150,000	\$ 150,000		\$ 300,000
	Proston Parks	Railway Park renewal	\$ 50,000	21/22	\$ 50,000			\$ 50,000
	Kumbia APEX Park re-development	Play equipment and landscaping / parking	\$ 115,000	23/24			\$ 115,000	\$ 115,000
	Kingaroy Park / Amenities Upgrades	Kingaroy Park Redevelopment - Detailed design and delivery of master plan	\$ 321,450	22/23 (580k Master Plan)		\$ 321,450		\$ 321,450
	Kingaroy Park / Amenities Upgrades	Kingaroy Park Redevelopment - Detailed design and delivery of master plan	\$ 150,000	21/22 (100k Lions Park)	\$ 100,000		\$ 50,000	\$ 150,000
	Kingaroy Park / Amenities Upgrades	Tipperary Flats - Rehabilitation and Water Feature	\$ 258,550			\$ 258,550		\$ 258,550
	Wondai Park / Amenities Upgrades	Upgrade amenities x 3 [McKell, Dingo Creek & Coronation].	\$ 100,000	21/22	\$ 100,000			\$ 100,000
	Public Amenities Refurbishments	Priority 1 - Butter Factory (Nanango) - New Amenities Priority 2 - Lions Park (Kingaroy) - New Amenities + Dump Point Upgrade	\$ 290,000	22/23		\$ 100,000	\$ 190,000	\$ 290,000
	Regional Park / Amenities Upgrades	Benarkin Park renewal	\$ 140,000	21/22	\$ 140,000			\$ 140,000
	Regional Park / Amenities Upgrades	Wondai 24 hr Camping Grounds	\$ 150,000	21/22		\$ 0	\$ 150,000	\$ 150,000
		Subtotal	\$ 2,285,000		\$ 950,000	\$ 830,000	\$ 505,000	\$ 2,285,000
Water Infrastructure Upgrades								
	Kingaroy Water Security Trunk Infrastructure Upgrades - Priority Projects	Mount Wooroolin Reservoir - \$5M total project cost (\$3M borrowing)	\$ 1,500,000	23/24		\$ 250,000	\$ 1,250,000	\$ 1,500,000
		Subtotal	\$ 1,500,000	\$ 0	\$ 0	\$ 250,000	\$ 1,250,000	\$ 1,500,000
		Total	\$ 5,630,000		\$ 1,245,000	\$ 1,805,000	\$ 2,580,000	\$ 5,630,000
		Allocation	\$5,630,000					
		Balance	\$0.00					

Project Description	Total Budget	2021/2022 Actual Expenditure	2022/2023 Actual Expenditure	Amount to spend	Commentary
W4Q4-Regional Facilities Upgrades	560,000.00	194,181.15	33,118.17	332,700.68	Council Report submitted. Total project for PCYC bathroom renovations \$680,000. Shortfall of \$363,000
W4Q4-Kingaroy-Perimeter Fence	225,000.00	225,000.00	-	-	Fully Spent in 21/22
W4Q4-Wondai-Perimeter Fence	185,000.00	185,000.00	-	-	Fully Spent in 21/22
W4Q4-Kingaroy Lions Park Playground	100,000.00	20,184.62	-	79,815.38	Council Resolution. Shelter install \$15,000 approved. Remaining funds \$64,815. New total inclusive playground equipment and softfall \$150,000. Shortfall of \$85,185
W4Q4-Benarkin Park Renewal	140,000.00	4,123.98	30,212.72	105,663.30	Concept plan presented at February 2023 Council Infrastructure Standing Committee, Estimated project cost \$114,000. Shortfall of \$9000
W4Q4-Murgon QE11 Park-Stage 1	150,000.00	6,437.27	22,221.37	121,341.36	Council Resolution to combine W4Q4 for Stage 1 only, works in progress
W4Q4-Murgon QEII Park - Stage 2	150,000.00	-	-	150,000.00	Council Resolution to combine W4Q4 for Stage 1 only, works in progress
W4Q4-Proston Railway Park Refurbishment	50,000.00	6,414.37	24,422.41	19,163.22	Council Resolution September. Remaining funds to be used to install timber weaner statues, timber fence and garden.
W4Q4-Regional Public Amenities Refurb	100,000.00	-	63,293.70	36,706.30	McKell, Dingo Creek & Coronation Parks. Works in progress scheduled for completion April 2023.
W4Q4 - Restumping of Mondure Hall	125,000.00	-	105,240.91	19,759.09	Works in progress, scheduled for completion April 2023.
Memorial Park Master/Concept Plan	321,450.00	-	-	321,450.00	Council Resolution September. Asbestos to be removed from garden beds. Estimate \$22,000. Master Plan to be presented to Council Mtg February 2023. Remaining funds proposed for new picnic shelters and tables.
W4Q4-Kumbia CBD Upgrade-Footpath	300,000.00	-	202,388.56	97,611.44	Works in progress, scheduled for completion June 2023.
Kingaroy Water Security Trunk Infra Upgrade	1,500,000.00	-	-	1,500,000.00	\$250k in 22/23 and \$1.25m in 23/24
Regional Park/Amenities Upgrade-24 Hr Camp Stopover	150,000.00	-	-	150,000.00	Designs completed for Carpark and Drainage improvements at the Wondai Free Camp Area and Art Gallery. Community Consultation and tender to commence in April 2023. Works proposed for 23/24.
Tipperary Flat N'go - Int. Rd & Carpark	258,550.00	-	-	258,550.00	Designs and survey near completion. Drainage works proposed for March/April 2023. Water feature commenced February 2023.
Regional Public Amenities-Lions Park Kingaroy	100,000.00	-	-	100,000.00	Council Resolution. Total project for amenity upgrade \$290,000. Shortfall of \$190,000. Public Amenity Audit - replacement.
Operational Maintenance	400,000.00	100,000.00	115,136.11	184,863.89	Maintenance works in progress and on track for full expenditure by end of June 2023.
Scott Street Roundabout	700,000.00	-	-	700,000.00	2023/2024 Project
Kumbia Apex Park	115,000.00	-	-	115,000.00	2023/2024 Project
Total	5,630,000.00	741,341.39	596,033.95	4,292,624.66	

15.13 CTC LAND TRANSFER

File Number: 22.02.23
Author: General Manager Liveability
Authoriser: Chief Executive Officer

PRECIS

Presented at the Liveability, Governance and Finance Standing Committee Meeting held 8 February 2023 was a report regarding information on CTC Land Transfer

SUMMARY**COMMITTEE RESOLUTION 2023/131**

Moved: Cr Danita Potter

Seconded: Cr Kathy Duff

That the committee recommend to Council:

That in accordance with the *Local Government Act 2009* (the Act), Section 257, Council delegate to the Chief Executive Officer of Council, the power under section 262(3) of the Act, to negotiate and agree in principle the terms and conditions of a contract for the disposal of the Kingaroy Enterprise Centre land and building assets to the community organisation, South Burnett CTC in accordance with Section 236 of the *Local Government Regulation 2012*, for future consideration and/or approval by Council.

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

Against: Nil

CARRIED 6/0

OFFICER'S RECOMMENDATION

That in accordance with the *Local Government Act 2009* (the Act), Section 257, Council delegate to the Chief Executive Officer of Council, the power under section 262(3) of the Act, to negotiate and agree in principle the terms and conditions of a contract for the disposal of the Kingaroy Enterprise Centre land and building assets to the community organisation, South Burnett CTC in accordance with Section 236 of the *Local Government Regulation 2012*, for future consideration and/or approval by Council.

BACKGROUND

Presented at the Liveability, Governance and Finance Standing Committee Meeting held 8 February 2023.

ATTACHMENTS

Nil

16 PORTFOLIO - TOURISM & VISITOR INFORMATION CENTRES, SPORT & RECREATION AND COMMERCIAL ENTERPRISES**16.1 COOLABUNIA SALEYARDS AND WASHDOWN FACILITY****File Number: 22.02.23****Author: General Manager Liveability****Authoriser: Chief Executive Officer****PRECIS**

Presented at the Liveability, Governance and Finance Standing Committee Meeting held 8 February 2023 was a report regarding information on the Coolabunia Saleyards and Washdown Facility.

SUMMARY**COMMITTEE RESOLUTION 2023/122**

Moved: Cr Scott Henschen

Seconded: Cr Danita Potter

That the Committee recommend to Council that:

1. A request for quote be sought for the investigation of the current washdown facility capacity and capability options.
2. The report be noted for information.

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

Against: Nil

CARRIED 7/0

OFFICER'S RECOMMENDATION

That a request for quote be sought for the investigation of the current Coolabunia Saleyards washdown facility capacity and capability options.

BACKGROUND

Presented at the Liveability, Governance and Finance Standing Committee Meeting held 8 February 2023.

ATTACHMENTS**Nil**

17 PORTFOLIO - REGIONAL DEVELOPMENT, DEVELOPMENT SERVICES, COMMUNITY & SOCIAL HOUSING**17.1 MATERIAL CHANGE OF USE - TELECOMMUNICATIONS FACILITY AT REDMANS ROAD COOLABUNIA (AND DESCRIBED AS LOT 3 ON SP307603) APPLICANT: AMPLITEL PTY LTD C/- BMM GROUP**

File Number: MCU22/0029

Author: Coordinator Development Services

Authoriser: Chief Executive Officer

PRECIS

Material Change of Use - Telecommunications Facility at Redmans Road Coolabunia (and described as Lot 3 on SP307603) Applicant: Amplitel Pty Ltd C/- BMM Group

SUMMARY

- The Applicant seeks a Development Permit for Material Change of Use (Telecommunications Facility).
- The subject site is located in the Rural Zone of the South Burnett Regional Planning Scheme.
- The application is subject to Impact Assessment as the proposed use (telecommunications facility) is not a listed use in Table 5.5.13—Rural zone.
- The development application is assessed against the entirety of the South Burnett Regional Planning Scheme, with particular focus on the:
 - Strategic Framework
 - Rural Zone Code
 - Services and Works Code
- Council issued an Information Request regarding site access and existing car park and access.
- The applicant provided a response from BMM Group Pty Ltd detailing access arrangements.
- The application underwent public notification for a period of 15 business days and twenty-nine (29) submissions were received.
- The submissions primarily raised issues regarding amenity and health concerns.
- The submissions have been addressed in the body of this report.
- The application has been assessed and the proposal generally meets the requirements of the planning scheme and relevant code or has been conditioned to comply (refer Attachment A – Statement of Reasons).
- The application is recommended for approval subject to reasonable and relevant conditions.

OFFICER'S RECOMMENDATION

The application be approved subject to conditions.

GENERAL

GEN1. The development must be completed and maintained generally in accordance with the approved plans and documents and any amendments arising through conditions to this development approval:

Drawing Title	Prepared by	Ref No.	Rev	Date
Drawing Index and Document Control	BMM Group	DC	2	28/11/22
Site Layout and Access	BMM Group	S1	2	28/11/22
Site Setout Plan	BMM Group	S1-1	1	07/09/22
Antenna Layout	BMM Group	S1-2	1	07/09/22
East Elevation	BMM Group	S3	1	07/09/22
Antenna Configuration Table	BMM Group	S3-1	1	07/09/22

GEN2. The development herein approved may not start until the following development permits have been issued and complied with as required:

- Development Permit for Building Works

GEN3. Any new earthworks or structures are not to concentrate or impede the natural flow of water across property boundaries and onto any other lots.

GEN4. Dust prevention measures must be undertaken to ensure that dust does not cause a nuisance to occupiers of adjacent properties.

APPROVED USE

GEN5. The approved development is a Material Change of Use for a Telecommunication Facility, as shown on the Approved Plans.

COMPLIANCE, TIMING AND COSTS

GEN6. All conditions of the approval shall be complied with before the change occurs (prior to commencement of the use) and while the use continues, unless otherwise noted within these conditions.

GEN7. All works, including the repair or relocation of services (Telstra, lighting) is to be completed at no cost to Council.

MAINTENANCE

GEN8. The development (including landscaping, parking, driveway and other external spaces) shall be maintained in accordance with the Approved Plans, subject to and modified by any conditions of this approval.

GEN9. Maintain the site in a clean and orderly state at all times.

PERMIT TO WORK ON COUNCIL ROADS

GEN10. The applicant must submit a completed Permit to Work on Council Roads Application available from <http://www.southburnett.qld.gov.au> for approval by Council before commencing and works within the Council road reserve (i.e., in this case, the required property access).

GEN11. Construction must take place outside of event times at the Pistol Club.

ENGINEERING WORKS

ENG1. Complete all works approved and works required by conditions of this development approval and/or any related approvals at no cost to Council, prior to Council's endorsement of the Survey Plan unless stated otherwise.

ENG2. Undertake Engineering designs and construction in accordance with the Planning Scheme, Council's Standard Drawings, relevant Australian Standards, Codes of Practice, and relevant design manuals.

- ENG3. Be responsible for any alteration necessary to electricity, telephone, water mains, sewer mains, stormwater drainage systems or easements and/or other public utility installations resulting from the development or from road and drainage works required in connection with the development.

LOCATION, PROTECTION AND REPAIR OF DAMAGE TO COUNCIL AND PUBLIC UTILITY SERVICES INFRASTRUCTURE AND ASSETS

- ENG4. Be responsible for the location and protection of any Council and public utility services infrastructure and assets that may be impacted on during construction of the development.
- ENG5. Repair all damages incurred to Council and public utility services infrastructure and assets, as a result of the proposed development immediately should hazards exist for public health and safety or vehicular safety. Otherwise, repair all damages immediately upon completion of works associated with the development.

STORMWATER MANAGEMENT

- ENG6. Provide overland flow paths that do not adversely alter the characteristics of existing overland flows on other properties, or that create an increase in flood damage on other properties.
- ENG7. Adjoining properties and roadways to the development are to be protected from ponding or nuisance from stormwater as a result of any site works undertaken as part of the proposed development.
- ENG8. Discharge all minor storm flows that fall or pass onto the site to the lawful point of discharge in accordance with the Queensland Urban Drainage Manual (QUDM).

VEHICLE ACCESS

- ENG9. Design and construct a gravel vehicle turnout at the proposed access point, in accordance with Council's Standard Drawing 00049. The turnout shall be designed to accommodate the largest expected vehicle.
- ENG10. Design and construct the access track to the site with a minimum width of 4m and 150mm depth of gravel.

EROSION AND SEDIMENT CONTROL - GENERAL

- ENG11. Ensure that all reasonable actions are taken to prevent sediment or sediment laden water from being transported to adjoining properties, roads and/or stormwater drainage systems.

ADVICE – GENERAL

WHEN APPROVAL STARTS TO HAVE EFFECT

- ADV1. This development approval starts to have effect in accordance with the provisions of Section 71 of the Planning Act 2016.

WHEN APPROVAL LAPSES

- ADV2. This development approval will lapse in accordance with the provisions contained within Sections 85 and 88 of the Planning Act 2016, unless otherwise stated elsewhere within this development approval.

MATERIAL CHANGE OF USE – CURRENCY PERIOD

- ADV3. Section 85 (1)(a) of the Planning Act 2016 provides that, if this approval is not acted upon within the period of six (6) years the approval will lapse.

HERITAGE

- ADV4. This development approval does not authorise any activity that may harm Aboriginal Cultural Heritage. Under the Aboriginal Cultural Heritage Act 2003 you have a duty of care

in relation to such heritage. Section 23(1) provides that "A person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal Cultural Heritage." Council does not warrant that the approved development avoids affecting Aboriginal Cultural Heritage. It may therefore, be prudent for you to carry out searches, consultation, or a Cultural Heritage assessment to ascertain the presence or otherwise of Aboriginal Cultural Heritage. The Act and the associated duty of care guidelines explain your obligations in more detail and should be consulted before proceeding. A search can be arranged by visiting <https://www.datsip.qld.gov.au> and filling out the Aboriginal and Torres Strait Islander Cultural Heritage Search Request Form.

APPEAL RIGHTS

ADV5. Attached for your information is a copy of Chapter 6 of the Planning Act 2016 as regards Appeal Rights.

FINANCIAL AND RESOURCE IMPLICATIONS

No implication can be identified.

LINK TO CORPORATE/OPERATIONAL PLAN

Growing our Region's Economy and Prosperity

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

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

Refer to CONSULTATION in this report.

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

- The decision may be appealed by a properly made submitter in accordance with their rights under the Planning Act 2016. It will be the Council's responsibility to enter into appeal proceedings as a party to the appeal;
- The applicant may appeal conditions of Council's decision.
- The applicant may appeal infrastructure charges levied by Council.

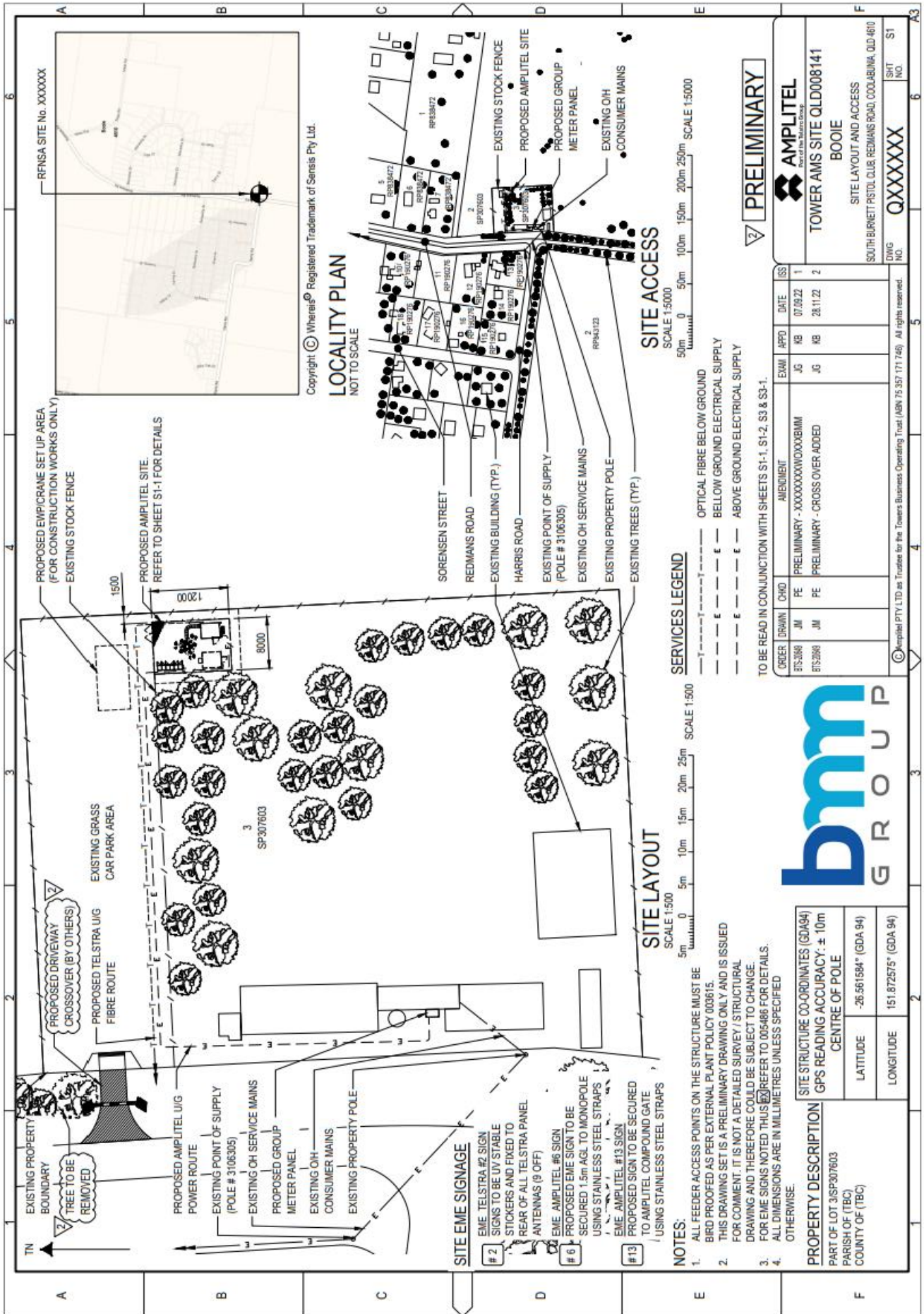
No advice can be provided with regards to risk by the recommending officer.

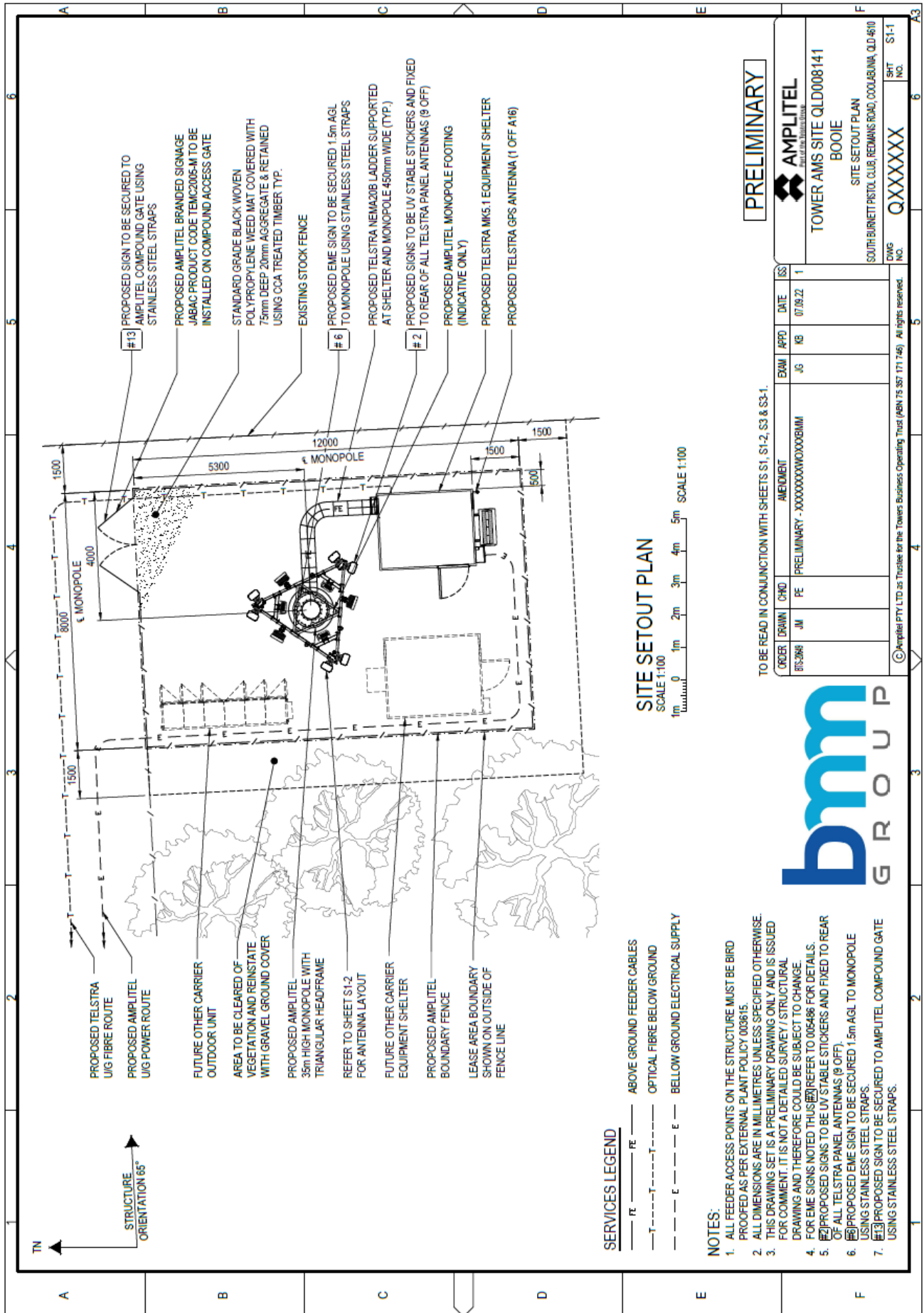
POLICY/LOCAL LAW/DELEGATION IMPLICATIONS

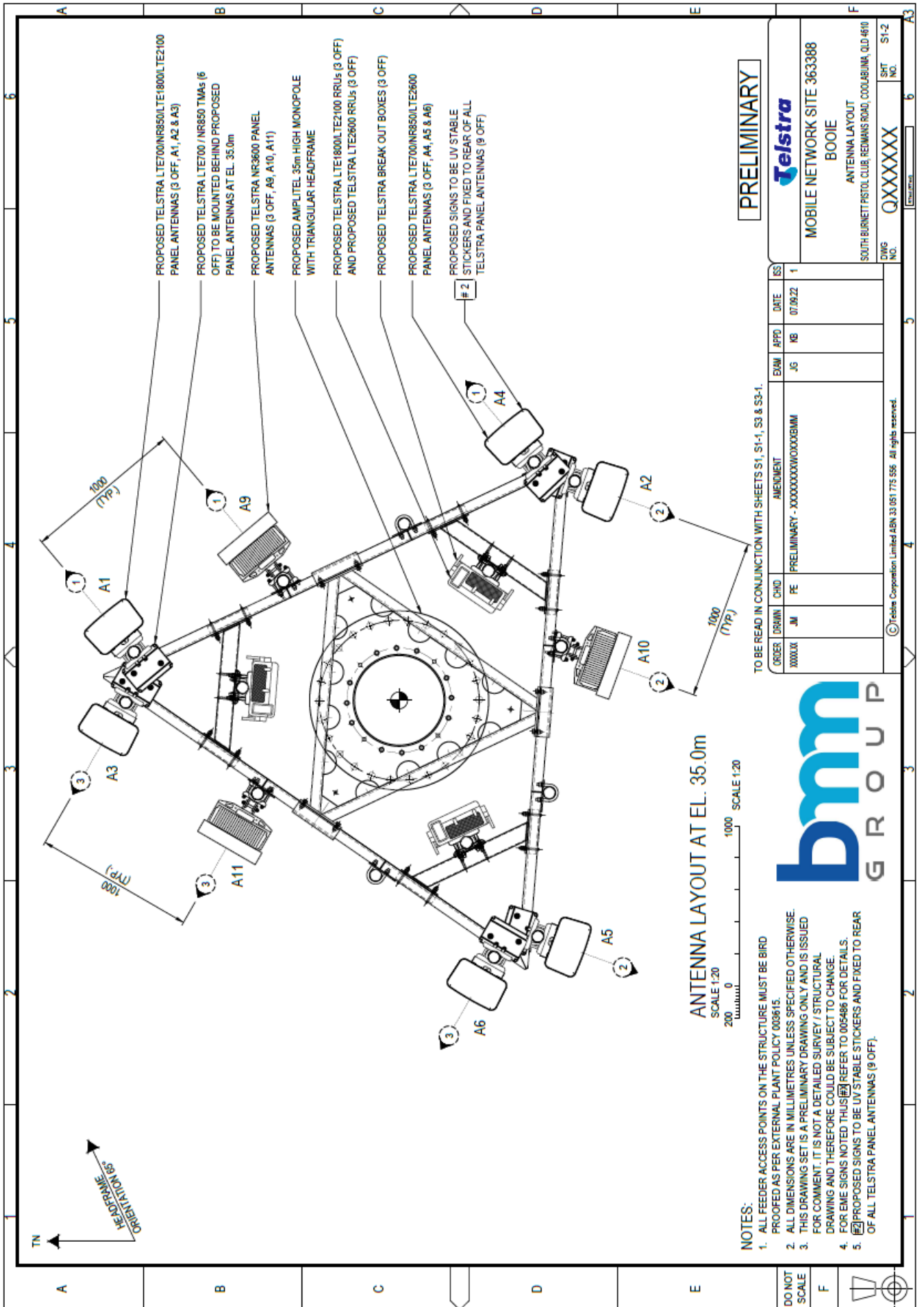
No implication can be identified.

ASSET MANAGEMENT IMPLICATIONS

No implication can be identified.







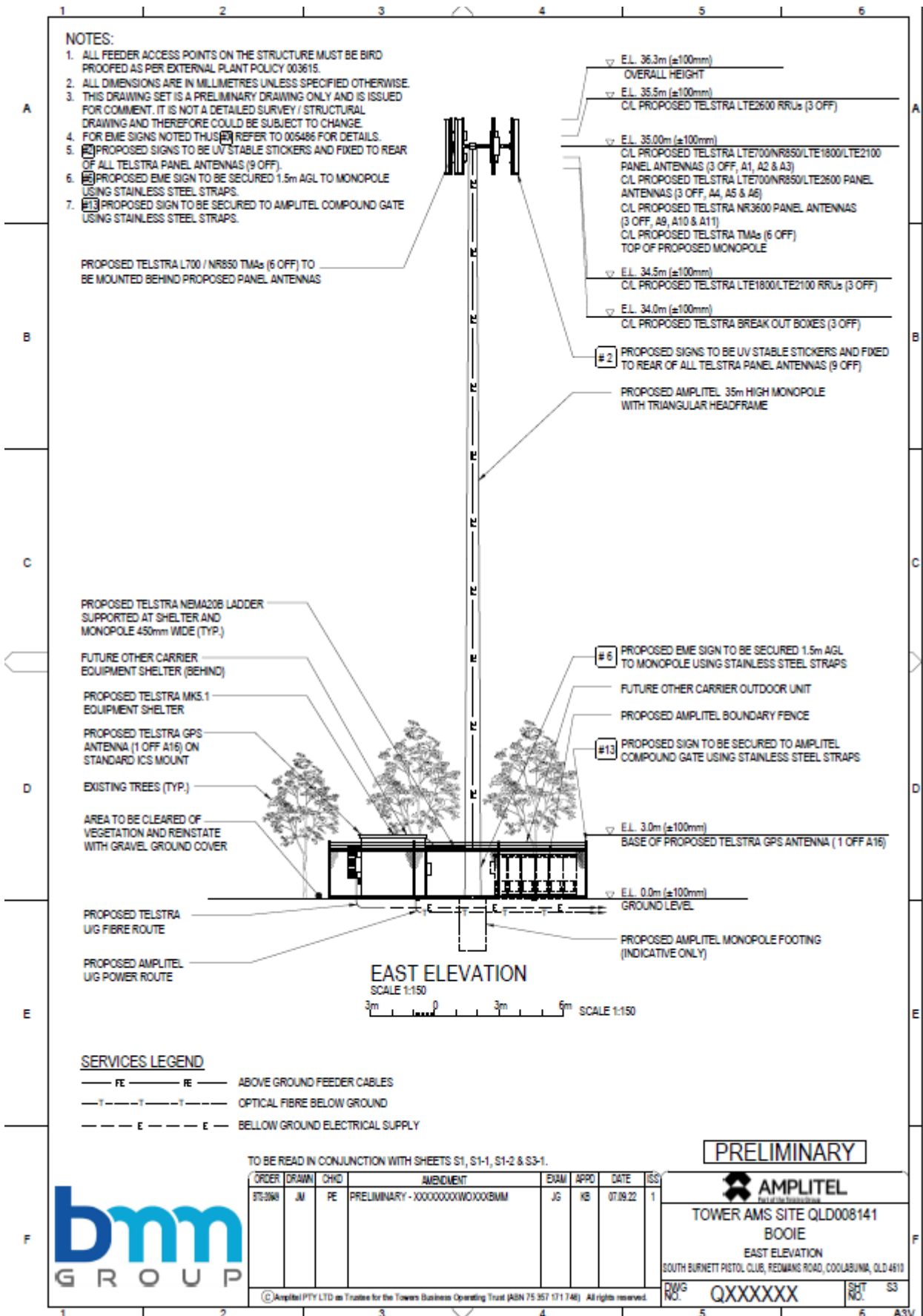
- PROPOSED TELSTRA LTE700/NR850/LTE1800/LTE2100 PANEL ANTENNAS (3 OFF, A1, A2 & A3)
- PROPOSED TELSTRA LTE700 / NR650 TMMs (6 OFF) TO BE MOUNTED BEHIND PROPOSED PANEL ANTENNAS AT EL. 35.0m
- PROPOSED TELSTRA NR3600 PANEL ANTENNAS (3 OFF, A9, A10, A11)
- PROPOSED AMP/TEL 35m HIGH MONOPOLE WITH TRIANGULAR HEADFRAME
- PROPOSED TELSTRA LTE1800/LTE2100 RRUs (3 OFF) AND PROPOSED TELSTRA LTE2600 RRUs (3 OFF)
- PROPOSED TELSTRA BREAK OUT BOXES (3 OFF)
- PROPOSED TELSTRA LTE700/NR850/LTE2600 PANEL ANTENNAS (3 OFF, A4, A5 & A6)
- PROPOSED SIGNS TO BE UV STABLE STICKERS AND FIXED TO REAR OF ALL TELSTRA PANEL ANTENNAS (9 OFF)

PRELIMINARY

ORDER NO.	000001	CHD	PE	AMENDMENT	PRELIMINARY - XXXXXXXXXXXXXXXXXXXX	ISS	1	
DATE	07/03/22	EXAM	JG	APPRD	MB	DATE	07/03/22	
							ISS	1

TELSTRA	
MOBILE NETWORK SITE 363388	
BOOIE	
ANTENNA LAYOUT	
SOUTH BURNETT PISTOL CLUB, REYNOLDS ROAD, COOLABURRA, QLD 4610	
CLIENT NO.	QXXXXXX
SHEET NO.	6





TELSTRA ANTENNA CONFIGURATION TABLE		TELSTRA ANTENNA CONFIGURATION TABLE	
ANTENNA No	ANTENNA TYPE & SIZE H x W x D	ANTENNA TYPE & SIZE H x W x D	ANTENNA No
A1	COMMSCOPE RVVPX310.11B-T2H 2533 x 350 x 209mm	COMMSCOPE RVVPX310.11B-T2H 2533 x 350 x 209mm	A9
A2	COMMSCOPE RVVPX310.11B-T2H 2533 x 350 x 209mm	COMMSCOPE RVVPX310.11B-T2H 2533 x 350 x 209mm	A10
A3	COMMSCOPE RVVPX310.11B-T2H 2533 x 350 x 209mm	COMMSCOPE RVVPX310.11B-T2H 2533 x 350 x 209mm	A11
A4	COMMSCOPE RVVPX310.11B-T2H 2533 x 350 x 209mm	COMMSCOPE RVVPX310.11B-T2H 2533 x 350 x 209mm	A16
A5	COMMSCOPE RVVPX310.11B-T2H 2533 x 350 x 209mm	COMMSCOPE RVVPX310.11B-T2H 2533 x 350 x 209mm	
A6	COMMSCOPE RVVPX310.11B-T2H 2533 x 350 x 209mm	COMMSCOPE RVVPX310.11B-T2H 2533 x 350 x 209mm	

ANTENNA No	ANTENNA TYPE & SIZE H x W x D	ANTENNA TYPE & SIZE H x W x D	ANTENNA No
A9	ERICSSON AIR6488 (800 x 410 x 200mm)	ERICSSON AIR6488 (800 x 410 x 200mm)	A16
A10	ERICSSON AIR6488 (800 x 410 x 200mm)	ERICSSON AIR6488 (800 x 410 x 200mm)	
A11	ERICSSON AIR6488 (800 x 410 x 200mm)	ERICSSON AIR6488 (800 x 410 x 200mm)	
A16	ROSENBERGER GPS-36-N-SA	ROSENBERGER GPS-36-N-SA	

ORDER NO	CHD	AMENDMENT	EXAM APPD	DATE	ISS
XXXXXX	FE	PRELIMINARY - XXXXXXXXXXXXXXXXXX	JG	07/09/22	1

ANTENNA No	ANTENNA TYPE & SIZE H x W x D	ANTENNA TYPE & SIZE H x W x D	ANTENNA No
A1	COMMSCOPE RVVPX310.11B-T2H 2533 x 350 x 209mm	COMMSCOPE RVVPX310.11B-T2H 2533 x 350 x 209mm	A9
A2	COMMSCOPE RVVPX310.11B-T2H 2533 x 350 x 209mm	COMMSCOPE RVVPX310.11B-T2H 2533 x 350 x 209mm	A10
A3	COMMSCOPE RVVPX310.11B-T2H 2533 x 350 x 209mm	COMMSCOPE RVVPX310.11B-T2H 2533 x 350 x 209mm	A11
A4	COMMSCOPE RVVPX310.11B-T2H 2533 x 350 x 209mm	COMMSCOPE RVVPX310.11B-T2H 2533 x 350 x 209mm	A16
A5	COMMSCOPE RVVPX310.11B-T2H 2533 x 350 x 209mm	COMMSCOPE RVVPX310.11B-T2H 2533 x 350 x 209mm	
A6	COMMSCOPE RVVPX310.11B-T2H 2533 x 350 x 209mm	COMMSCOPE RVVPX310.11B-T2H 2533 x 350 x 209mm	

PRELIMINARY



MOBILE NETWORK SITE XXXXX
BOOIE
ANTENNA CONFIGURATION TABLE
SOUTH BURNETT PISTOL CLUB, REMANS ROAD, COOLABINA, QLD 4610

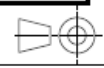
DWG NO. QXXXXX
SHT NO. SS-1

TO BE READ IN CONJUNCTION WITH SHEETS S1, S1-1, S1-2 & S3



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DO NOT SCALE



REPORT

The applicant seeks approval for a Development Permit for a Material Change of Use for a Telecommunications Facility.

APPLICATION SUMMARY	
Applicant:	BMM Group Pty Ltd
Proposal:	Proposed Telecommunications Facility
Properly Made Date:	31 October 2022
Street Address:	Redmans Road, KINGAROY
RP Description:	Lot 3 on SP307603
Assessment Type:	Impact assessable
Number of Submissions:	29
State Referral Agencies:	None
Referred Internal Specialists:	Engineering

The following table describes the key development parameters for the proposal:

PROPOSED DEVELOPMENT	
Proposed Development:	Telecommunications Facility
Variations Sought:	N/A
Level of Assessment:	Impact assessment
Area to be used:	96m ²
Impervious Area:	36.3 metres
Site Cover:	Less than 50sqm
Car Parking Spaces:	Less than 50sqm
Service Vehicle Provision:	None
Submissions Received:	None
Decision Making Period Ends:	29

The Applicant seeks a Development Approval for a Material Change of Use for a Telecommunications Facility. It consists of a fenced 'compound' area accessed via a new driveway directly to Redmans Road. The compound is set back approximately 65m from Redmans Road, is 96m² in size and will contain a 35m Monopole (with a headframe and antennas on top of the monopole) and an equipment shelter.

The facility is a Telstra 4G/5G phone tower proposed to improve mobile and broadband performance in the area (the south eastern side of Kingaroy), while providing capacity for other telecommunications carriers to co-locate in the area.

The applicant identified a site selection process, summarised as follows:

1. The need for a new facility is identified through analysis of the mobile network. In this case the performance of the network in south eastern Kingaroy is affected by the distance to existing facilities (at Kingaroy Shopping World – 4.25km to the northwest), increasing number of users and topography.
2. A search ring is established to determine the area of a new facility to deliver the required network improvement.
3. Opportunities for co-location are investigated (where a second tower can be placed near an existing tower). In this case the existing tower locations were unsuitable to service the south eastern side of Kingaroy.

4. A short list of greenfield sites is selected. In this case 3 sites were selected along Redmans Road.
5. A final site is selected. In this case two of the three sites were ruled out because the landowners were unresponsive and/or because there were topographical or access issues.

SITE DETAILS:

SITE AND LOCALITY DESCRIPTION		
Land Area:	6584.06m2	
Existing Use of Land:	Shooting Range (South Burnett Pistol Club)	
Road Frontage:	Approximately 93 metres to Redmans Road	
Road/s	Road Hierarchy	
Redmans Road	Urban Collector	
Easements	Nil	
Significant Site Features:	Pistol Club	
Topography:	Relatively level topography	
Surrounding Land Uses:	Land Use	Zone/Precinct
North	Large lot residential	Rural residential
South	Rural land	Rural
East	Rural land	Rural
West	Large lot residential & rural land	Rural residential Rural
Services:	Electricity	

Background / Site History

Council does not have a record of the approval granted for the Pistol Club, but the area in question is used for parking associated with the club. The applicant identified that Pistol Club has organised events on Wednesdays (6pm to 9pm) and on weekends and it is these events that draw the largest number of people. The applicant advised that construction and maintenance would be undertaken outside of event days/times.

Council has a record of one approval over the property (described in the table below) for a boundary realignment. The conditions of that boundary realignment required a new access to be constructed to the property (in accordance with Council’s standard drawing for a Rural Access). In response to Council’s information request the applicant has confirmed that the conditions of this approval will be satisfied (including construction of the access which will also provide access to the proposed development) prior to commencement of the use.

APPLICATION NO.	DECISION AND DATE
RAL18/0024 Development Permit for Reconfiguration of a Lot (Boundary Realignment)	Approved on 19 October 2018

Aerial Image



Figure 1 - Aerial Image (Source: Qld Globe)

Locality Plan



Figure 2 - Locality Plan (Source: IntraMaps)

ASSESSMENT:**Framework for Assessment**Categorising Instruments for Statutory Assessment

For the *Planning Act 2016*, the following Categorising Instruments may contain Assessment Benchmarks applicable to development applications:

- The *Planning Regulation 2017*
- the Planning Scheme for the local government area
- any Temporary Local Planning Instrument
- any Variation Approval

Of these, the planning instruments relevant to this application are discussed in this report.

The following sections of the *Planning Act 2016* are relevant to this application:

- (5) An *impact assessment* is an assessment that—
- (a) must be carried out—
- (i) against the assessment benchmarks in a categorising instrument for the development; and
- (ii) having regard to any matters prescribed by regulation for this subparagraph; and
- (b) may be carried out against, or having regard to, any other relevant matter, other than a person's personal circumstances, financial or otherwise.

Examples of another relevant matter—

- a planning need
- the current relevance of the assessment benchmarks in the light of changed circumstances
- whether assessment benchmarks or other prescribed matters were based on material errors

Note—

See section 277 for the matters the chief executive must have regard to when the chief executive, acting as an assessment manager, carries out a code assessment or impact assessment in relation to a State heritage place.

In regard to the prescribed regulation, being the Planning Regulation 2017, the following sections apply in the assessment of this application:

30 Assessment benchmarks generally—Act, s 45

- (1) For section 45(5)(a)(i) of the Act, the impact assessment must be carried out against the assessment benchmarks for the development stated in schedules 9 and 10.
- (2) Also, if the prescribed assessment manager is the local government, the impact assessment must be carried out against the following assessment benchmarks—
- (a) the assessment benchmarks stated in—
- (i) the regional plan for a region; and
- (ii) the State Planning Policy, part E, to the extent part E is not identified in the planning scheme as being appropriately integrated in the planning scheme; and
- (iii) a temporary State planning policy applying to the premises;
- (b) if the development is not in a local government area—any local planning instrument for a local government area that may be materially affected by the development;
- (c) if the local government is an infrastructure provider—the local government's LGIP.
- (3) However, an assessment manager may, in assessing development requiring impact assessment, consider an assessment benchmark only to the extent the assessment benchmark is relevant to the development.

Assessment Benchmarks Pertaining to the Planning Regulation 2017

The following Assessment Benchmarks from the *Planning Regulation 2017* are applicable to this application:

PLANNING REGULATION 2017 DETAILS	
Assessment Benchmarks:	Nil State Planning Policy 2017
WBB Regional Plan Designation:	Regional Landscape & Rural Production Area

The State Planning Policy (SPP - July 2017) commenced on the 3rd of July 2017 and is effective at the time of writing this report. The Planning Regulation 2017 states an assessment must be carried out against the assessment benchmarks stated in Part E of the State Planning Policy to the extent Part E is not appropriately integrated into the planning scheme. The SPP is not integrated into the scheme so an assessment of relevant policies has been undertaken.

In summary, the proposed development has been assessed against and has been determined to comply with the relevant outcomes sought by the SPP.

Assessment Benchmarks Pertaining to the Planning Scheme

The applicable planning scheme for the application is South Burnett Regional Council Version 1.3. The following sections relate to the provisions of the Planning Scheme.

Planning Scheme:	South Burnett Regional Council Planning Scheme Version 1.4
Strategic Framework Land Use Category:	Rural Important Agricultural Areas
Zone:	Rural
Precinct:	N/A
Assessment Benchmarks:	The Planning Scheme <ul style="list-style-type: none"> • Strategic Framework • Rural Zone Code • Services and Works Code

Strategic Framework

As an impact assessable application, an assessment against the Strategic Framework is required. The following section responds to the relevant themes and strategic outcomes of the Strategic Framework:

- Settlement Pattern Theme

Relevant Strategic Outcomes include:

(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.

(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.

(10) The risk to life and property from bushfire, flood, landslide and man-made hazards is avoided or mitigated.

Response

The proposed development will support Kingaroy as the main activity centre for the region through improvement of the telecommunications network. The proposed development is on a lot in the rural zone, however one that is already established for an urban use. The visual character of the area is influenced by other infrastructure and development as discussed later in this report. A number of submissions identified health risks from the proposed development (and while the planning scheme in this context predominantly refers to risks from natural hazards and extractive/industrial development), this matter is discussed later in this report.

- Rural Futures Theme

Relevant Strategic Outcomes include:

(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.

(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.

Response

The proposed development is over a very small area of the site which is already utilised by the pistol club. For this reasons there will be no impact on agricultural opportunities. The proposed development is technically a non-rural use but one that supports the rural base through enhanced telecommunication opportunities.

- Strong Economy Theme

Relevant Strategic Outcomes include:

(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.

Response

The proposed development will enhance telecommunications infrastructure in the area, which will reinforce linkages to other areas.

- Strong Communities Theme

Relevant Strategic Outcomes include:

(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.

Response

Visual amenity and character is described later in this report and it is not considered that there will be an unacceptable detrimental impact as a result of the proposed development. As described earlier, health and safety impacts in the context of the strategic outcomes above primarily relate to natural hazards and those from extractive and industrial development. This is nevertheless discussed later in this report.

- Infrastructure & Servicing Theme

Relevant Strategic Outcomes include:

(1) New development occurs in a manner that allows for the efficient and affordable provision and on-going maintenance of utility infrastructure.

Response

The proposed development enhances telecommunications infrastructure in a location where it is easily accessible for maintenance.

Assessment Benchmarks – Planning Scheme Codes

The application has been assessed against each of the applicable codes and found to be compliant with, or can be conditioned to comply with, each. The pertinent issues arising out of assessment against the codes are discussed below:

Rural Zone Code

The purpose of the Rural Zone Code is to provide for rural uses and activities, and other uses which are compatible with existing and future rural uses. The relevant overall outcomes are identified below:

(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.

...

(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.

...

(i) Development is reflective of and responsive to the surrounding character of the area, natural hazards and the environmental constraints of the land.

...

(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.

Response:

The proposed development is on land in the rural zone, however that which is currently (and has historically) been used in association with the pistol club. On this basis there is no loss of agricultural potential or utility. It is not for a rural use, but it is an essential piece of infrastructure which will benefit adjoining residential areas as well as the surrounding rural context. As discussed later in this report the proposed development is not considered out of character or visually obtrusive in its setting.

The following table sets out an assessment of the proposal against the assessment benchmarks for the Rural Zone Code.

Table 6.2.13.3 Criteria for assessment

Performance outcomes	Requirements for accepted development and assessment benchmarks	Assessment of proposed development
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 Environmental Protection (Air) Policy 1997 or the Environmental Protection (Noise) Policy 1997.</p>	<p>AO1.1 Complies. There are no buildings proposed however all structures are more than 20m from the road frontage.</p> <p>AO1.2 The use is not associated with any odour, noise or air emissions in excess of those identified in the listed policies.</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 	<p>PO2 N/A</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks	Assessment of proposed development
	<p>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 AO2.4 Development is consistent with any Soil Conservation Plan that applies to the locality, as approved by the relevant State agency.</p>	
<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 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 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>AO3.1 Complies. The area is currently clear of vegetation.</p> <p>AO3.2 There are no known stormwater or watercourses traversing the site.</p> <p>AO3.3 N/A</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: (a) 15% for residential uses; (b) 10% for treated effluent disposal areas; (c) 6% for non-residential uses.</p>	<p>AO4.1 N/A.</p>
<p>PO5</p>	<p>AO5.1</p>	<p>PO5</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks	Assessment of proposed development
Development is adequately serviced.	<p>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>	The proposed use does not require the connections listed with the exception of electricity, which will be connected.
<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>	<p>AO6.2 Complies. There is no known contamination of the land.</p> <p>AO6.2 N/A</p>
Section 2 Where in the vicinity of an existing intensive animal industry (PO7)		Not Applicable. The site is not in the vicinity of an existing intensive animal industry.
Section 3 Caretaker’s accommodation (PO8-PO9)		Not Applicable. The proposed development is not for a caretaker’s accommodation.
Section 4 Home based businesses (PO10-PO13)		Not Applicable. The proposed development is not for a home-based business.
Section 5 Secondary dwelling (PO14)		Not Applicable. The proposed development is not for a secondary dwelling.
Section 6 For development affected by one or more overlays		
Agricultural land overlay		
<p>PO15 The productive capacity and utility of agricultural land for rural activities is maintained.</p>	<p>AO15.1 The proposal is not located on agricultural land as identified on SPP Interactive Mapping (Plan Making).</p> <p>Or</p>	<p>PO15 Complies. The proposed development is on the site of the existing Pistol Club and is small in area. There is no loss of the existing productive capacity or Utility of the land.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks	Assessment of proposed development
	<p>AO15.2 The proposal is necessary for the efficient production and processing of a crop grown in the area.</p> <p>Or</p> <p>AO15.3 The proposal provides an alternate productive rural activity that supports regionally significant industry.</p> <p>Or</p> <p>AO15.4 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 (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>AO15.5 Development is consistent with any Soil Conservation Plan that applies to the locality, as approved by the relevant State agency.</p>	
Airport environs overlay		
Public safety sub-area		
<p>PO16 Development located at the end of runways does not</p>	<p>AO16.1 Development does not include the following within an airport's</p>	<p>N/A</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks	Assessment of proposed development
<p>increase the risk to public safety.</p>	<p>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. 	
Wildlife hazards sub-area		
<p>PO17 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>AO17.1 Development located within 3km 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>AO17.2 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>N/A</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks	Assessment of proposed development
	and AO17.3 Putrescible waste disposal sites (e.g. landfill and waste transfer facilities) are not located within a 13km radius of an airport.	
Biodiversity Overlay (PO18-PO20)		Not Applicable. The site is not within the mapped Biodiversity overlay.
Bushfire Hazard Overlay (PO21-PO24)		Not Applicable. The site is not within the mapped Bushfire hazard overlay.
Extractive industry overlay (PO25-PO27)		Not Applicable. The site is not within the mapped Extractive industry overlay.
Flood hazard overlay (PO28-PO31)		Not Applicable. The site is not within the mapped flood hazard overlay.
Historic subdivision overlay (PO32-PO33)		Not Applicable. The site is not within the mapped historic subdivisions overlay.
Landslide hazard overlay (PO34-PO35)		Not Applicable. The site is not within the mapped landslide hazard overlay.
Regional infrastructure overlay (PO36-PO38)		Not Applicable. The site is not within the mapped regional infrastructure overlay.
Water catchments overlay (PO39)		Not Applicable. The site is not within the mapped water catchments overlay.

Summary of Compliance with Rural Zone Code:

The proposed development demonstrates compliance with the Rural zone code. A performance outcome is sought with respect to infrastructure provision however the proposed connections to services is considered appropriate in the context of the type of development proposed.

8.4.2 Services and Works Code

Performance outcomes	Assessment benchmarks	Assessment of proposed development
Section 1 General		
<p>PO1 The development is planned and designed considering the land use constraints of the site for achieving stormwater design objectives.</p>	<p>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.</p>	<p>PO1 Not Applicable. The development presents a very small extent of impervious surfaces and does not necessitate the need for a stormwater management plan.</p>
<p>PO2 Development does not discharge wastewater to a waterway or off-site unless demonstrated to be best practice environmental management for that site.</p>	<p>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;</p> <p>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.</p>	<p>PO2 Not Applicable. The development does not necessitate the need for a wastewater connection.</p>
<p>PO3 Construction activities avoid or minimise adverse impacts on stormwater quality.</p>	<p>AO3.1 An erosion and sediment control plan addresses the design objectives for the construction phase in Table 9.4.4.</p>	<p>PO3 Erosion and sediment control measures can be conditioned.</p>
<p>PO4 Operational activities avoid or minimise changes to waterway hydrology from adverse impacts of altered stormwater quality and flow.</p>	<p>AO4.1 Development incorporates stormwater flow control measures to achieve the design objectives for the post-construction phase in Table 9.4.4.</p>	<p>PO4 Not Applicable. There are no identified stormwater</p>
Section 2 Infrastructure		
<p>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</p>	<p>AO5.1 Except in the Rural zone, all development occurs on a site with frontage to a sealed road.</p> <p>and AO5.2 Infrastructure is designed and constructed in accordance with the standards contained in PSP1 – Design and Construction Standards.</p>	<p>AO5.1 Complies. The site is within the Rural Zone, fronting to a sealed road.</p> <p>AO5.2</p>

Performance outcomes	Assessment benchmarks	Assessment of proposed development
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. and 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>PO7 Not Applicable. This development application does not necessitate the need for landscaping.</p>

Performance outcomes	Assessment benchmarks	Assessment of proposed development
<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>PO8 Not Applicable. This development application does not necessitate the need for landscaping.</p>
<p>Section 5 Filling and excavation</p>		
<p>PO9 Development results in ground levels that retain: (a) access to natural light; (b) aesthetic amenity; (c) privacy; and (d) safety.</p>	<p>AO9.1 The depth of: (a) fill is less than 2m above ground level; or (b) excavation is less than 2m below ground level.</p> <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. and 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: (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>	<p>PO9 Complies. Not cut or fill proposed.</p>

Performance outcomes	Assessment benchmarks	Assessment of proposed development
<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>PO10 Complies. Not cut or fill proposed.</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: (a) the premises: (i) are self-draining; and (ii) has a minimum slope of 0.25%; and, (b) surface water flow is: (i) directed away from neighbouring properties; or (ii) discharged into a stormwater drainage system designed and constructed in accordance with AS3500 section 3.2.</p>	<p>PO11 Complies. Not cut or fill proposed.</p>
<p>Section 6 All operational work subject to an overlay (PO12-PO18)</p>		<p>Not Applicable. The proposed development does not involve operational work.</p>

Summary of Compliance with Services and Works Code:

It is considered that the development is provided with appropriate access and provided with the applicable services for land in the Rural zone and the nature of use.

Local Categorising Instrument – Variation Approval

Not Applicable.

Local Categorising Instrument – Temporary Local Planning Instrument

Not Applicable.

CONSULTATION:

Referral Agencies

None

Other Referrals

<i>INTERNAL SPECIALIST</i>	<i>REFERRAL</i>	<i>REFERRAL / RESPONSE</i>
Engineering		Approval subject to conditions

Information Request

On 24 November 2022, Council issued an information request requesting further information relating to the proposed site access and how construction traffic/parking will be managed in light of existing congestion from the pistol club.

In response, BBM Group Pty Ltd provided a response on 29 November 2022, providing amended drawings which show the approved driveway location and acknowledging it would need to be constructed prior to the commencement of the use. In response to the concern about traffic congestion, the applicant identified the times/days where the pistol club held events (where parking demand was highest) and committed to construction outside these hours.

Public Notification

Public Notification was undertaken from 9 December 2022 to 18 January 2023 in compliance with the requirements of section 17 and Schedule 3 of the Development Assessment Rules. A notice was published in South Burnett Today on 8 December 2022, with a notice placed on the premises in accordance with the Development Assessment Rules on 8 December 2022, and the owners of all lots adjoining the premises notified on 7 December 2022.

The notice of compliance confirming the above actions occurred was received on 18 January 2023.

29 submissions were received during the public notification period. Council has determined that one of the submissions was not-properly-made. All were in objection to the proposed development. Council also received informal correspondence objecting to the proposed development. The most common point of objection was the potential health risks associated with the proposed development, however following list summarises the issues raised:

1. Health risks (electromagnetic) radiation;
2. Property Values;
3. Visual Impacts/Rural Amenity;
4. Inconsistent land use in the Rural zone; and
5. Access/Traffic/Parking.

Via correspondence dated 7 February 2023 the applicant provided a response to the submissions. This included (in relation to the above themes):

1. Health Risks

The response to submissions included a substantial response to these issues (being the primary concern raised in submissions. The tower operator (Telstra) relies on guidance from the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) and the World Health Organisation (WHO) with respect to electromagnetic energy (EME) and public safety. The ARPANSA standard is designed to protect people of all ages and health status against all known adverse health effects from exposure to EME 24 hours per day 7 days per week. A condition of the license to operate the

facility is that the EME levels comply with these standards/safety regulations. The limits set by are conservative and well below the levels at which established health effects occur.

The limits are achieved by setting a limit on the strength of signal that can be emitted, rather than a limit on the distance that sensitive uses can be located. This explains why there are a number of facilities located in residential environments, recreational areas and hospitals.

Attached to the response to submissions is a report on the maximum EME associated with the proposed facility at a range of locations up to 500m. The maximum EME calculated for the proposed facility is 1.36% of the allowable (100%) standard (noting the above comments about the conservative nature of this standard). Once established the facility must be reviewed for compliance by a certified and accredited person, with a site compliance certificate prepared by the National Association of Testing Authorities (NATA).

2. Property Values

Property values is not a relevant ground of objection. In addition, as the applicant has identified, improved access to telecommunications has the potential to have a positive influence on property values and there is little evidence of property values decreasing in residential areas where similar facilities have been established.

3. Visual Impacts/Rural Amenity

The proposed facility is in the Rural Zone where large infrastructure is often commonplace (sheds, silos, major utility infrastructure, etc). In that sense a large tower is not considered incompatible with reasonable expectations for the zone. The applicant's response to submissions included a series of photomontages showing the proposed development from various view points. In the context of the site (which is close to other urban development including low level infrastructure, but within the rural zone) and in light of screening along road corridors that limits the view corridors to the proposed facility, the visual impacts are considered acceptable.

4. Inconsistent Use in the Rural Zone

The proposed use is identified as impact assessable under the Planning Scheme, requiring an assessment against the entire planning scheme including the strategic framework. That assessment is the subject of this report and it has been determined that there is compliance with the planning scheme.

5. Access/Car Parking

As noted earlier in this report access to the site will be via the approved access which will be required to be constructed to the appropriate standard prior to the commencement of the use. Traffic associated with the proposed facility will be very limited once operational. Construction will be limited to times where no events are occurring at the Pistol Club which will limit congestion on and surrounding the site.

CONCLUSION:

The proposed development generally complies with the requirements of the planning scheme and does not raise any significant issues that cannot be addressed by reasonable and relevant conditions. The application is therefore recommended for approval.

RECOMMENDATION:

It is recommended that the application for Material Change of Use for Telecommunication Facility at Redmans Road, Coolanbunia (and described as Lot 3 on SP307603) be approved subject to reasonable and relevant conditions pursuant to Section 60 of the *Planning Act 2016*.

ATTACHMENTS

1. **Attachment A - Statement of Reasons** [!\[\]\(38441ceaa711016e0bf2ad46ad394ff4_img.jpg\)](#) 
2. **Attachment B - Infrastructure Charges Notice** [!\[\]\(781510d64f329bf3c880acf086e884d6_img.jpg\)](#) 

NOTICE ABOUT DECISION – STATEMENT OF REASONS

The following information is provided in accordance with Section 63(4) & (5) of the Planning Act 2016

SITE DETAILS	
Applicant:	BMM Group Pty Ltd
Proposal:	Reconfiguring a Lot (1 lot into 3 lots)
Properly Made Date:	31 October 2022
Street Address:	Redmans Road, Coolabunia
RP Description:	Lot 3 on SP307603
Assessment Type:	Impact Assessable
Number of Submissions:	10
Decision:	Approved subject to conditions
Decision Date:	22 February 2023

1. Assessment Benchmarks

The following are the benchmarks apply to this development:

South Burnett Regional Council Planning Scheme 2017

- Strategic Framework
- Rural Zone Code
- Services and Works Code

2. Reasons for the Decision

The reasons for this decision are:

- The proposal has been assessed against the relevant assessment benchmarks in the South Burnett Regional Council Planning Scheme 2017 including the strategic framework and has been determined to demonstrate compliance.
- The proposal is not subject to any constraints by mapped overlays
- Reasonable and relevant conditions of approval can be imposed to ensure compliance with the South Burnett Planning Scheme 2017 requirements for infrastructure and servicing delivery standards.
- The applicant identified a need for the proposed development to improve mobile and broadband service in the area.

Compliance with Benchmarks

The development was assessed against all of the assessment benchmarks listed above and complies with all of these or can be conditioned to comply.

Note: Each application submitted to Council is assessed individually on its own merit.

INFRASTRUCTURE CHARGES NOTICE

(Section 119 of the Planning Act 2016)

APPLICANT: BMM Group Pty Ltd
4 Briggs Street
TARINGA QLD 4068

APPLICATION: Telecommunications Facility

DATE: 14/02/2023

FILE REFERENCE: MCU22/0029

AMOUNT OF THE LEVIED CHARGE: <i>(Details of how these charges were calculated are shown overleaf)</i>	\$0.00	Total
	\$0.00	Water Supply Network
	\$0.00	Sewerage Network
	\$0.00	Transport Network
	\$0.00	Parks and Land for Community Facilities Network
	\$0.00	Stormwater Network

AUTOMATIC INCREASE OF LEVIED CHARGE: The amount of the levied charge is subject to an automatic increase. Refer to the Information Notice attached to this notice for more information on how the increase is worked out.

LAND TO WHICH CHARGE APPLIES: **Lot 3 SP307603**

SITE ADDRESS: Redmans Rd, Kingaroy

PAYABLE TO: **South Burnett Regional Council**

WHEN PAYABLE: Material Change of Use – When the change happens.
(In accordance with the timing stated in Section 122 of the Planning Act 2016)

OFFSET OR REFUND: Not Applicable.

This charge is made in accordance with South Burnett Regional Council's **Charges Resolution (No. 3) 2019**

DETAILS OF CALCULATION

Water Supply

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Specialised Use (Telecomms Tower)	-	-	\$0.00	CR Table 2.2	\$0.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Nil	-	-	\$0.00	CR Table 2.2	\$0.00

Sewerage

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Specialised Use (Telecomms Tower)	-	-	\$0.00	CR Table 2.2	\$0.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
			\$0.00		\$0.00

Transport

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Specialised Use (Telecomms Tower)	-	-	\$0.00	CR Table 2.2	\$0.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
			\$0.00		\$0.00

Parks and Land for Community Facilities

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Specialised Use (Telecomms Tower)	-	-	\$0.00	CR Table 2.2	\$0.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
			\$0.00		\$0.00

Stormwater

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Specialised Use (Telecomms Tower)	-	-	\$0.00	CR Table 2.2	\$0.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
			\$0.00		\$0.00

Levied Charges

Development Description	Water Supply	Sewerage	Transport	Parks & Land for Community Facilities	Stormwater	Total
Specialised Use (Telecomms Tower)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

** In accordance with Section 3.3 of the Charges Resolution, the discount may not exceed the adopted charge. Any surplus discounts will not be refunded, except at South Burnett Regional Council's discretion.*

INFORMATION NOTICE

Authority and Reasons for Charge	This Infrastructure Charges Notice has been given in accordance with section 119 of the <i>Planning Act 2016</i> to support the Local government's long-term infrastructure planning and financial sustainability.
Appeals	Pursuant to section 229 and Schedule 1 of the <i>Planning Act 2016</i> a person may appeal an Infrastructure Charges Notice. Attached is an extract from the <i>Planning Act 2016</i> that details your appeal rights.
Automatic Increase Provision of charge rate (\$)	<p>An infrastructure charge levied by South Burnett Regional Council is to be increased by the difference between the Producer Price Index (PPI) applicable at the time the infrastructure charge was levied, and PPI applicable at the time of payment of the levied charge, adjusted by reference to the 3-yearly PPI average¹. If the levied charge is increased using the method described above, the charge payable is the amount equal to the sum of the charge as levied and the amount of the increase.</p> <p>However, the sum of the charge as levied and the amount of the increase is not to exceed the maximum adopted charge the Authority could have levied for the development at the time the charge is paid.</p>
GST	The Federal Government has determined that contributions made by developers to Government for infrastructure and services under the <i>Planning Act 2016</i> are GST exempt.
Making a Payment	<p>This Infrastructure Charges Notice cannot be used to pay your infrastructure charges.</p> <p>To pay the levied charge, you must request an Itemised Breakdown showing the total levied charge payable at the time of payment. An Itemised Breakdown must be presented at the time of payment.</p> <p>An Itemised Breakdown may be requested by emailing info@southburnett.qld.gov.au</p>

¹ 3-yearly PPI average is defined in section 114 of the *Planning Act 2016* and means the PPI adjusted according to the 3-year moving average quarterly percentage change between financial quarters. PPI Index is the producer price index for construction 6427.0 (ABS PPI) index number 3101 – Road and Bridge construction index for Queensland published by the Australian Bureau of Statistics.

Payment can be made at any of the following South Burnett Regional Council Offices:

- 69 Hart Street, Blackbutt, 4314;
- 45 Glendon Street, Kingaroy, 4610;
- 42 Stephens Street West, Murgon, 4605;
- 48 Drayton Street, Nanango, 4615;
- McKenzie Street, Wondai, 4606; or
- via other methods identified on the Itemised Breakdown.

Enquiries

Enquiries regarding this Infrastructure Charges Notice should be directed to the SOUTH BURNETT REGIONAL COUNCIL, Department of Planning and Land Management, during office hours, Monday to Friday by phoning (07) 4189 9100 or email at info@southburnett.qld.gov.au

17.2 PROPOSED MAJOR AMENDMENT TO THE SOUTH BURNETT REGIONAL COUNCIL PLANNING SCHEME 2017 - RESUBMISSION IN RESPONSE TO THE STATE INTEREST REVIEW FEEDBACK

File Number: 22/02/2023
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PRECIS

Proposed major amendment to the South Burnett Regional Planning Scheme 2017 – Resubmission in response to State interest review feedback

SUMMARY

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*. Council has commenced the process of making a planning scheme amendment and submitted its proposed amendment to the Planning Minister for State interest review and approval to proceed to public consultation. Having regard to feedback received by Council arising from the State interest review, a revised version of the planning scheme amendment has been prepared. The purpose of this report is to obtain Council's endorsement of the revised proposed amendment and approval to submit it to the Planning Minister in response.

OFFICER'S RECOMMENDATION

That South Burnett Regional Council:

1. Note the incoming notice from the Department of State Development, Infrastructure, Local Government and Planning dated 6 December 2022 and enclosed feedback from the State interest review [refer to **Attachment A**]
2. Endorse the proposed major amendment **1/2022 (Version 2.1)** to the South Burnett Region Planning Scheme 2017 and including mapping amendments to reflect an updated cadastre and State mapping data as set out in the agenda report [refer to **Attachment B**];
3. Decide to submit, in accordance with Chapter 2, Part 4, step 17.4 of the MGR, the proposed major amendment **1/2022 (Version 2.1)** to the Planning Minister via the Department of State Development, Infrastructure, Local Government and Planning in response to the notice of 6 December 2022.

BACKGROUND

Process

Council resolved at its meeting of 24 February 2021, to make a major amendment to its planning scheme and endorsed proposed major amendment **1/2022 (Version 2.0)** to the South Burnett Region Planning Scheme 2017. This intent of the planning scheme amendment is to refine planning policy and effectiveness of the planning scheme in facilitating growth and investment, guide good development outcomes, as well as respond to changing community needs across the South Burnett Region.

The process for making a planning scheme amendment is set out in Chapter 2, Part 4 of the Minister's Guidelines and Rules (MGR). The MGR is a statutory instrument made under the *Planning Act 2016*. The *Planning Act 2016* also sets out various requirements for planning schemes, including that they are consistent with certain regulated requirements (eg. use terms and definitions) and a with higher-order planning instruments (eg. the State Planning Policy 2017).

After deciding to make a planning scheme amendment, Council is required under the MGR to submit its proposed amendment to the Planning Minister for a State interest review and approval to proceed to formal public consultation.

By letter dated 3 August 2022, Council submitted its proposed amendment and proposed consultation strategy to the Planning Minister via the Department of State Development, Infrastructure, Local Government and Planning (DSDILGP). DSDILGP commenced the State interest review on 4 August 2022. This process involves DSDILGP coordinating a review of the proposed amendment by various State agencies and departments, for consistency with the regulated requirements and State planning interests. This informs the preparation of a DSDILGP brief and recommendations to the Planning Minister.

Having received, reviewed and consolidated the feedback from across State agencies and departments, DSDILGP issued Council with a Request for Further Information and Notice of Advice under section Chapter 2, Part 4, step 17.3 of the MGR dated 6 December 2022. This correspondence included feedback including both requested and suggested revisions for Council to consider making to its proposed amendment, prior to the Planning Minister making and issuing his response to Council's request for approval to proceed to public consideration. This interim step allows Council the opportunity to revise and improve its proposed amendment before the Planning Minister considers his decision and can reduce the need for arbitrary conditioning of the ministerial approval to proceed.

Revised version proposed amendment – Version 2.1

Details of the revisions which have been made to the proposed amendment in response to the 6 December 2022 notice are:

- shown as highlighted tracked changes in the text and in the mapping of the proposed major amendment **1/2022 (Version 2.1)** to the South Burnett Region Planning Scheme 2017 [refer to **Attachment B**];
- detailed in the State Interest Review Response Register [refer to **Attachment C**].

Particular attention is brought to the revisions and the State interest review feedback regarding:

- **Rural living lots** (refer also to Item 5 in Attachment C):

In version 2.0 submitted to the State for review, Council proposed introducing some overall outcomes and performance outcomes into the Rural zone code which were intended to indicate more clearly the circumstances in which the creation of new lots between 4-100ha in area may be approvable in the Rural zone. For the purposes of the proposed amendments, such subdivisions were referred to as “rural lifestyle lots”. The proposed version 2.0:

- did not change the acceptable minimum lot size in the Rural zone (100ha)
- did not change the level of assessment for a boundary realignment in the Rural Zone which resulted in the creation of a lot less than 100ha (such an application – eg. often seen in the context of a family/related party lot realignment – was to remain code assessable)
- did not reduce the level of assessment for other development application to create a lot smaller than 100ha (such an application was to remain as impact assessable)

Mapped areas of agricultural value, environmental value, flood hazard and bushfire hazard would also have remained generally inappropriate for smaller scale rural subdivision intended for lifestyle rather than productive agricultural purpose.

In its State interest review comments, the State raised objection to the proposed amendments relating specifically to “rural lifestyle lots”. Reasons given for why the proposed amendments were considered inconsistent with the State’s planning interests included:

- Based on the regulated purpose of the rural zone, land in this zone is intended for rural purposes. It is not a residential or emerging community zone intended for the land to be available to respond to housing demand.
- To expressly promote and facilitate further fragmentation of rural land and increase housing density in the rural zone, is inconsistent with the State’s planning interests in facilitating agricultural investment and development on agricultural land. The State noted increased housing density in the rural zone could lead to possible constraints for agricultural developments, particularly hard to locate agribusinesses such as intensive animal industries.
- The current Wide Bay Burnett Regional Plan 2011 and the draft Wide Bay Burnett Regional Plan 2022 identify that there is sufficient capacity of land in existing areas currently zoned for rural residential use and to provide for housing/lifestyle choice.

In a subsequent meeting with officers of the Department of State Development, Infrastructure, Local Government and Planning (DSDILGP), they indicated that without Council providing compelling additional information to demonstrate a planning need to further facilitate “rural lifestyle lots” and grounds for justifying the proposed amendments, they would be unlikely to recommend the State take a different position this matter.

As a result, the revised version 2.1 as presented, recommends proceeding by actioning the State’s request and removing the proposed introduction of new overall outcomes and performance outcomes relating to “rural lifestyle lots” from the Rural zone code.

Item 5 in **Attachment C** outlines alternate options available to Council to response to the State on this matter, including:

- not actioning the State’s request; and/or
- commissioning additional information in relation to planning need to further facilitate “rural lifestyle lots” and grounds for justifying the proposed amendments.

Various risks and consequences associated with these alternate options are also noted in Item 5 in **Attachment C**.

To elaborate on the risks and consequences, the additional costs associated with not actioning the State’s request at this time, include:

- the cost of commissioning studies into the supply, demand and planning need for “rural lifestyle lots” and the anticipated and theoretical yield of “rural lifestyle lots” facilitated by the proposed amendments
- time delays in progressing the balance of the proposed major amendment to the planning scheme, including unbudgeted internal and outsourced resourcing costs associated with undertaking this plan-making project over a longer period and the lost opportunity cost to the community in delaying amendments intended to embed the current economic support measures on a more permanent basis
- community awareness of, trust in and engagement with the planning framework and Council’s ability to deliver change diminishing with time.

If the State’s request is actioned, as is recommended, version 2.1 still includes the proposed amendments to facilitate smaller scale rural subdivision in the Winery precinct identified around Moffatdale and the current circumstances of a boundary realignment in the Rural zone being code assessable (regardless of a resultant lot being less than 100ha) are preserved.

- **Model bushfire risk provisions** (refer also to Item 7 in Attachment C):

Version 2.0 of the proposed amendments submitted to the State did not include any changes to performance outcomes or acceptable outcomes for managing and mitigating bushfire hazard risks. It also did not propose any change to using or local refinement of the bushfire hazard mapping produced by the State and published as part of the State Planning Policy Mapping.

The State has in recent years undertaken a body of work involving DSDILGP, Building Codes Queensland and Queensland Fire and Emergency Services which has produced model assessment benchmarks for inclusion in local government planning schemes to better regulate development in response to bushfire risks. The model assessment benchmarks have been published in the document *Natural hazards, risk and resilience state interest – Bushfire: Example planning scheme assessment benchmarks* (May 2021) (available online at <https://dsdmipprd.blob.core.windows.net/general/natural-hazards-risk-and-resilience-state-interest-bushfire-example-planning-scheme-assessment-benchmarks.pdf>) and referenced as guidance material for appropriately reflecting the State Planning Policy with respect to bushfire risk in planning schemes.

This current plan-making process represents an opportunity for Council to implement these contemporary provisions for managing bushfire risks associated with development. It is recommended (as reflected in version 2.1) that existing performance outcomes and acceptable outcomes in zone and the reconfiguring a lot code be removed, and a new overlay code be inserted into the planning scheme based on the model assessment benchmarks. While the general purpose and intent of the respective provisions are similar, the model assessment benchmarks offer more refined guidance and measures for consideration by developers/applicants.

- **Mapping updates** (refer also to Items 32 and 33 in Attachment C):

The mapping in Schedule 2 of the existing planning scheme (excluding Local Government Infrastructure Plan/Priority Infrastructure Plan mapping) was produced in 2017. Since that time various land dealings, realised subdivisions, road gazettals and road realignments have resulted in changes to the base cadastre and road data reflected in the planning scheme mapping. The State has also updated various aspects and layers of its State Planning Policy and State regulated mapping data called up by the planning scheme.

This current plan-making process represents an opportunity for Council to update these mapping changes which would generally be considered minor or administrative amendments (ie. amendment to reflect existing circumstances or to incorporate published State mapping).

In the State's review comments, it has also provided information about proposed new Key Resource Areas KRA168 and KRA169 it is in the process of declaring. To the extent the mapping for these KRAs are located within or encroach into the South Burnett Region, they have also been reflected in the updated mapping. It is expected that these KRAs will have been declared and be in effect prior to the proposed planning scheme amendment being progressed to adoption by Council. Including these proposed KRAs now will avoid the need to make changes in the future to reflect them.

A further mapping update proposed to be made to version 2.1, is the inclusion of Lot 902 SP322574 within the RR1 Precinct of the Rural Residential Zone. This does not change the underlying zoning of the land. This land was subject to an approval granted by the Planning & Environment Court in 1994 for lots generally consistent with the land size contemplated in the RR1 Precinct (previously the Rural Residential C zone under the previous planning scheme). Council has previously provided undertakings to the land owner (who remains the same since

the 1994 judgement) that the land would be included in the RR1 precinct. It is intended to make the change as part of this amendment process.

The map production date is to be updated and the stated gazettal date will be corrected as it is presently recorded as “to be determined”.

Updated mapping improves useability of the planning scheme. The mapping updates do not change any zonings or precincts determined by Council, except for the inclusion of Lot 902 SP322574 within the RR1 Precinct as outlined above.

Next steps

Chapter 2, Part 4, step 17.4 of the MGR provides:

If the local government decides to change the proposed amendment in response to a notice given by

the Minister under section 17.3, the local government must—

- a) advise the Minister, as soon as practicable after deciding to change the proposed amendment, that the proposed amendment will be changed to appropriately address the state interests; and*
- b) resubmit the proposed amendment to the Minister when the change has been made.*

This report recommends that proposed major amendment **1/2022 (Version 2.1)** to the South Burnett Region Planning Scheme 2017 be submitted to the Planning Minister via DSDILGP under Chapter 2, Part 4, step 17.4 of the MGR.

The next formal process step following that, is for the Planning Minister will determine and notify Council of the outcome of the State interest review. Where the outcome is that the Council be permitted to proceed to public consultation, the notice to Council will also state the communication strategy the Council must implement for public consultation. With its letter of 3 August 2022, Council has provided a proposed communication strategy to the Planning Minister for consideration.

Public consultation for a ‘major amendment’ to a planning scheme, 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 Planning Minister.

ATTACHMENTS

- 1. Attachment A - Feedback from the State Interest Review** [!\[\]\(5a0d662075632df1b39c9e3427a70093_img.jpg\) !\[\]\(b9aaeddcca3b0cfd727d0e19f8b22e6b_img.jpg\)](#)
- 2. Attachment B - Proposed Major Amendment v2.1 (marked up)** [!\[\]\(7985cfc9ac20c5a67d1a49b8edd9370c_img.jpg\) !\[\]\(c3dc9c5d8504b4ff44583fa2a53f68d3_img.jpg\)](#)
- 3. Attachment C - State Interest Review Response Table** [!\[\]\(dcc90d5dff4daebc8e015e38f89e1f01_img.jpg\) !\[\]\(5a7dbb8a52a41ee78efaae6ec4edbab9_img.jpg\)](#)

Major Amendment 2022 - South Burnett Regional Planning Scheme

Department of State Development Infrastructure Local Government and Planning

State Interest Review

1. State Interest Requirements
2. Legislative Requirements
3. State Interest Advice

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1. State Interest Requirements

No.	State Interest Policy / Regional State Interest / Head of Power	Amendment Section	Action	Advice	Reasons
1.	<p>State Planning Policy</p> <p>Economic growth</p> <ul style="list-style-type: none"> Extractive Resources 	<p>Table of Assessment</p> <p>Table 5.5.12 – Extractive industry zone</p> <p>All uses</p>	<p>Remove 'All Uses' land use category from the Table 5.5.12 – Extractive industry zone.</p>	<p>Policy 2 of the State interest for Extractive resources specifies:</p> <p>(b) avoiding new sensitive land uses and other incompatible land uses within the resource/ processing area and the related separation area of a KRA that could impede the extraction of the resource.</p> <p>This requirement should be read in conjunction with items 2 and 3 below, item 4 in Legislative requirements and items 8 and 30 in the State interest advice.</p>	<p>No justification has been provided for the proposed amendment.</p> <p>It is unlikely that the temporary uses identified in Table 1.7.1 (such as Food and drink outlet, Tourist attraction etc) would be compatible with extraction of resources, and therefore should not be allowed within this zone.</p> <p>There are no temporary uses identified in Table 1.7.1 – Temporary uses that are allowed within the Extractive industry zone. Therefore, to avoid confusion, it is recommended that this use is removed from this Table 5.5.12 – Extractive industry zone.</p> <p>Table 1.7.1 identifies the Rural, Recreation and open space and the Community facilities zones as zones where certain temporary uses can occur. Therefore, it is not clear why Temporary Uses (under the 'All Uses' use) is identified as accepted development in this and other zones.</p> <p>Further, there is potentially significant built infrastructure associated with the use of land for Air Services. This infrastructure and use of land for Air Services could be incompatible with resource extraction, processing and transportation associated with a KRA. Therefore, the Tables of Assessment should be amended to avoid land use conflicts. Air services should be code assessable development when occurring within a KRA shown on OM7 Extractive Resources Overlay map.</p>
2.	<p>State Planning Policy</p> <p>Safety and resilience to hazards</p> <ul style="list-style-type: none"> Emissions and hazardous activities 	<p>Table 1.7.1 – Temporary uses</p> <p>Tables of Assessment - Table 5.5.5 – Recreation and open space zone - All uses</p> <p>Table SC 1.1.2-Use definitions</p>	<p>Amend Table 1.7.1 – Temporary uses to remove Major sport, recreation and entertainment facility</p> <p>and</p> <p>Review 'All Uses' land use category from the Table 5.5.5 – Recreation and open space zone</p> <p>and</p> <p>Insert a definition of Major sport, recreation and entertainment facility in Table SC 1.1.2-Use definitions.</p>	<p>Policy 1 of the State interest – Emissions and hazardous activities specifies that sport and recreation activities are located, designed and managed to avoid or mitigate adverse impacts of emissions on sensitive land uses and the natural environment.</p> <p>Major sport, recreation and entertainment facility are highly likely to have impacts on sensitive land uses and the environment for which an assessment is needed.</p> <p>There is no definition of Major sport, recreation and entertainment facility in Table SC 1.1.2-Use definitions. Other regulated use terms have been added or amended in the Use definitions as part of the proposed amendment.</p> <p>This requirement should be read in conjunction with item 2 above, item 4 in Legislative requirements and items 8 and 30 in the State interest advice.</p>	<p>No justification has been provided for the proposed amendment.</p> <p>Major sport, recreation and entertainment facility is currently Impact assessable in the Recreation and open space zone and Community facilities zone and other zones. The tables of assessment make Major sport and recreation Accepted development with no requirements if it meets the parameters of Table 1.7.1.</p> <p>The Planning Regulation 2016 defines:</p> <p>major sport, recreation and entertainment facility means the use of premises for large-scale events, including, for example, major sporting, recreation, conference or entertainment events.</p> <p><i>Examples of a major sport, recreation and entertainment facility—</i> convention centre, exhibition centre, horse racing facility, sports stadium</p>

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No.	State Interest Policy / Regional State Interest / Head of Power	Amendment Section	Action	Advice	Reasons
3.	<p>State Planning Policy</p> <p>Environment and heritage</p> <ul style="list-style-type: none"> • Agriculture • Mining and extractive resources <p>Environment and heritage</p> <ul style="list-style-type: none"> • Biodiversity • Water quality <p>Safety and resilience to hazards</p> <ul style="list-style-type: none"> • Natural hazard, risk and resilience (Flood, Bushfire and Landslide) <p>Infrastructure</p> <ul style="list-style-type: none"> • Transport infrastructure 	<p>5.9 Category of development and assessment – Overlays</p> <p>Table 5.9.1</p> <p>Material change of use, other than for a dwelling house on land identified on Overlay Map 07 or Overlay Map 09</p>	<p>Change column 2 Categories of development and assessment from “No change” to:</p> <ul style="list-style-type: none"> • No change if assessable development. <p>and</p> <ul style="list-style-type: none"> • Accepted development subject to requirements if Accepted development. 		<p>The major amendment makes a number of uses Accepted development. For example, Dwelling house in the Rural zone.</p> <p>If there is no change to the category of development and assessment in Table 5.9.1, then potentially the requirements of overlays would not apply. This would result in adverse impacts to State interests that rely on the overlays.</p>
4.	<p>State Planning Policy</p> <p>Environment and heritage</p> <ul style="list-style-type: none"> • Agriculture <p>Environment and heritage</p> <ul style="list-style-type: none"> • Biodiversity <p>Economic growth</p> <ul style="list-style-type: none"> • Development and construction <p>Wide Bay Burnett Regional Plan 2011 (WBBRP)</p> <p>Draft Wide Bay Burnett Regional Plan 2022 (Draft WBBRP)</p>	<p>3.2 Settlement Pattern (3)</p>	<p>Delete the words “large scale” from:</p> <ul style="list-style-type: none"> • New large scale rural residential subdivisions have the capacity to erode rural production and rural character values ... <p>Include the following wording:</p> <ul style="list-style-type: none"> • (3) ...There is a commitment toward a continuing supply of rural residential lots, by way of consolidation in existing rural residential zoned areas, in response to need, rather than expansion. • ...New rural residential subdivisions have the capacity to erode rural production, biodiversity 		<p>“Large scale” is not defined in the planning scheme and lacks certainty.</p> <p>New small and medium scale rural residential development can also result in impacts on State interests such as agriculture, biodiversity, development and construction and regional settlement patterns.</p> <p>The current Wide Bay Burnett Regional Plan 2011 and the draft Wide Bay Burnett Regional Plan 2022 identify that there is sufficient capacity of land in existing areas currently zoned for rural residential use.</p> <p>Local governments should therefore direct new development to achieve greater land efficiencies, by optimising the use of existing rural residential zoned land. Taking this action will in turn reduce local infrastructure strain and land use conflicts.</p> <p>Local governments will also need to manage the proliferation of new or expanding residential uses within the rural environment.</p> <p>Expansion of rural residential development has the potential to adversely impact on MSES – regulated vegetation. Therefore, it is recommended that future residential development is restricted to existing rural residential zoned areas and avoids areas of MSES.</p> <p>Please refer to DSDILGP’s Integrating state interests in a planning scheme Guidance for local governments, the Agriculture state interest, particularly pages 46 to 48.</p>

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No.	State Interest Policy / Regional State Interest / Head of Power	Amendment Section	Action	Advice	Reasons
			including Matters of State Environmental Significance and rural character values.		
5.	State Planning Policy (SPP) Environment and heritage <ul style="list-style-type: none"> • Agriculture Environment and heritage <ul style="list-style-type: none"> • Biodiversity Economic growth <ul style="list-style-type: none"> • Development and construction Wide Bay Burnett Regional Plan 2011 (WBBRP) Draft Wide Bay Burnett Regional Plan 2022 (Draft WBBRP) Planning Regulation 2017 - Regulated requirements for zone codes	6.2.13 Rural Zone Code 6.2.13.2 Purpose Section 5 Rural lifestyle lots	In the purpose statement Remove: (r) A Rural lifestyle lot may be provided in limited circumstances where..... Remove section 5 Rural lifestyle lots (including PO17).	Section 6 and Schedule 2 of the Planning Regulation 2017 regulate the requirements for the purpose statement for Rural zone. Please refer to DSDILGP's Integrating state interests in a planning scheme Guidance for local governments , the Agriculture state interest, particularly pages 46 to 48.	No justification has been provided for the proposed change to the purpose statement of the Rural zone code. The proposed amendment (r) is not consistent with the purpose of the Rural zone being for rural uses. The purpose of the rural residential zone is to provide for residential uses and activities on large lots, not the Rural zone. Rural residential or residential development should be avoided in the Rural zone. The Rural zone is not for residential (rural lifestyle) purposes and will result in the further fragmentation of rural land and could lead to possible constraints for agricultural developments, particularly hard to locate agribusinesses such as intensive animal industries. The change would also not be consistent with the minimum lot size of 100ha (or 20ha in the Winery precinct) in the Rural zone. See also above reasons in item 4.

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2. Legislative Requirements

No.	Legislation / Head of Power	Amendment Section	Action	Advice	Reasons
6.	<p><i>Planning Act 2016</i></p> <p>Minister's Guidelines and Rules (MGR)</p> <p>Chapter 2</p> <p>17.2 (d) Well drafted and clearly articulated</p>	<p>Tables of Assessment</p> <p>Various Zone Tables</p> <p>All uses</p> <p>If a temporary use in Table 1.7.1 – Temporary uses.</p>	<p>Remove "All Uses" from the Table of Assessment for all the zones not identified in Table 1.7.1 and replace with the specific uses for each specific zone, as identified in Table 1.7.1.</p>	<p>The relevant Table of Assessment for each of these zones should be amended to reflect only the temporary uses permitted in these zones in Table 1.7.1. That is the Rural, Recreation and open space and the Community facilities zones.</p> <p>This requirement should be read in conjunction with item 3 and 4 in the State interest requirements and items 8 and 30 in the State interest advice.</p>	<p>Table 1.7.1 identifies the Rural, Recreation and open space and the Community facilities zones as zones where certain temporary uses can occur. Therefore, it is not clear why Temporary Uses (under the 'All Uses' use) is identified as accepted development in all zones.</p> <p>Further, as only certain temporary uses are permitted within each of these zones, it is suggested that <i>5.5 Categories of development and assessment - Material change of use</i> tables identify only the permitted temporary use for that particular zone.</p>
7.	<p><i>Planning Act 2016</i></p> <p>Section 8(5) of the <i>Planning Act 2016</i></p>	<p>Low density residential zone code</p> <p>Other Zone Codes:</p> <ul style="list-style-type: none"> • Recreation and open space • Environmental management and conservation • Low impact industry • Medium impact industry • Community Facilities • Emerging communities • Extractive Industry • Rural • Rural residential 	<p>Review bushfire provisions particularly in the Low density residential zone code and also in other zone codes in the planning scheme.</p>	<p>Remove any provisions in the planning scheme that building assessment provisions will now apply to (e.g. the construction of class 1, 2, 3 and associated 10a building or decks in bushfire prone areas).</p> <p>The zone code provisions should reflect the Natural hazards, risk and resilience state interest – Bushfire. Example planning scheme assessment benchmarks.</p> <p>Please also refer to section 3.9 Bushfire prone areas in the Integrating Building Work in planning schemes Guidance for local governments for guidance about what a planning may cannot and may include for bushfire prone areas.</p> <p>More detailed advice can be provided by DSDILGP about specific aspects that should be amended.</p> <p>Building Codes Queensland (BCQ) can provide further assistance in consultation with the Queensland Fire and Emergency Services (QFES) where required.</p>	<p>The major amendment proposes to designate bushfire prone areas in section 1.6 of the planning scheme. Building assessment provisions (BAP) will now apply to building work in bushfire prone areas.</p> <p>Although a planning scheme can contain bushfire provisions for reconfiguring a lot and some aspects of material change of use, it cannot include aspects that are covered by BAP.</p> <p>Section 8(5) of the <i>Planning Act 2016</i> specifies that a local planning instrument must not include a provision about building work, to the extent the building work is regulated under the building assessment provisions, unless allowed under the <i>Building Act 1975</i>.</p> <p>Under section 7 of the Building Regulation 2021, a local government may in a local planning instrument, designate all or part of its area as a designated bush fire prone area for the Building Code of Australia (aka National Construction Code (NCC)). For each designated bush fire prone area, the provisions of the BCA that apply to the area apply to any building assessment work carried out within the area.</p> <p>In the case of building assessment provisions relating to bushfire, the National Construction Code (NCC) contains reference to AS3959 which addresses the requirements for the construction of class 1, 2, 3 and associated 10a building or decks in bushfire prone areas.</p> <p>A building certifier will assess the appropriate location and design of relevant buildings or decks in designated bushfire prone areas in consideration of a range of criteria under AS3959 (proximity to vegetation, vegetation type, slope, ember attack, construction materials etc). Please note that the scope of AS3959 will be extended to include certain class 9 buildings in bushfire prone areas when the NCC commences later this year.</p> <p>Water supply requirements relevant to fire fighting purposes throughout the scheme (e.g. AO19.3, ao26.3, AO3.2 above and</p>

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No.	Legislation / Head of Power	Amendment Section	Action	Advice	Reasons
					<p>relevant provisions throughout the scheme) need to be reviewed in consultation with the Queensland Fire and Emergency Services (QFES) and in consideration of the Building Assessment Provisions.</p> <p>The NCC Volume One includes hydrant requirements for class 2-9 buildings in particular circumstances (e.g. buildings with a floor area greater than 500 square metres). The NCC provisions include reference to AS2419.1 – Fire hydrant installations. AS2419.1 includes requirements for tanks used to provide a water supply for a fire hydrant system.</p>

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3. State Interest Advice

No.	Department	State Interest Policy / Regional State Interest / Head of Power	Amendment Section	Action	Advice	Reasons
8.	Department of State Development Infrastructure Local Government and Planning (DSDILGP)	<i>Planning Act 2016</i> Minister's Guidelines and Rules (MGR) Chapter 2 17.2 (d) Well drafted and clearly articulated	Table 1.7.1 Temporary uses	Review the operation of Table 1.7.1 Temporary uses and the corresponding tables of assessment.	DSDILGP is concerned with the inclusion of Table 1.7.1 Temporary uses in the planning scheme (temporary use limitations). The primary test is whether a proposal is development as defined in the <i>Planning Act 2016</i> . The planning scheme can only regulate those temporary uses that are also a material change of use. However, the inclusion of table 1.7.1 in the planning scheme could result in some uncertainty. If council wants to regulate temporary uses that are not a material change of use, this may be addressed by a local law. This requirement should be read in conjunction with items 1, 2 and 3 in State interest requirements, item 4 in Legislative requirements and item 30 in the State interest advice.	It is understood that the intent of including table 1.7.1 in the planning scheme is to enable the identification of temporary uses that are also a material change of use as accepted development in the tables of assessment. It is suggested that table 1.7.1 be removed and the temporary uses that are also a material change of use be specifically identified in the relevant tables of assessment. This will assist with providing clarity that it is only the temporary uses that are a material change of uses that are being regulated by the planning scheme. Additionally, this approach will improve the workability of the planning scheme by removing the need to refer to table 1.7.1, as well as the Table of assessment, to determine if the use is accepted development.
9.	Department of State Development Infrastructure Local Government and Planning	<i>Planning Act 2016</i> State Planning Policy State transport infrastructure Minister's Guidelines and Rules (MGR) Chapter 2 17.2 (d) Well drafted and clearly articulated	Table of Assessment Table 5.5.3—Principal centre zone	Review the level of assessment thresholds for Shop and Shopping Centre.	A shop is accepted development in an existing building without any size limit. However, a shopping centre is only accepted development if in a building up to 300m ² . Further a Shopping Centre in the Retail Core is accepted development subject to requirements.	It is not clear that these thresholds and levels of assessment are appropriate. A Shopping Centre is an integrated shopping complex of shops that is likely to be larger than 300m ² . There is no limitation on size for a Shop in the proposed amendment. A standalone department store or supermarket may be larger than 300m ² and would meet the definition of Shop. A shopping centre or department store / supermarket may result in impacts to State transport infrastructure as they would be accepted development and would not trigger referral to SARA for assessment.
10.	Department of State Development Infrastructure Local Government and Planning	State Planning Policy Natural hazards, risk and resilience Flood	Flood hazard overlay map	Confirm if the Flood hazard overlay reflects Level 2 Flood Investigations. If not, consider reflecting Level 2 Flood Investigations in the Flood hazard overlay.	The Flood hazard overlay appears to reflect Level 1 Queensland floodplain assessment overlay (QFAO). Flood mapping should refine the QFAO where higher level mapping is available.	Town flood studies (Level 2 Flood Investigation) are available for Kingaroy and Nanango. Copies of these studies and other information is available at: https://floodcheck.information.qld.gov.au/

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No.	Department	State Interest Policy / Regional State Interest / Head of Power	Amendment Section	Action	Advice	Reasons
11.	Department of State Development Infrastructure Local Government and Planning	<i>Building Act 1975</i> Section 32(a) of the <i>Building Act 1975</i> and Section 8 of the <i>Building Regulation 2021</i>	1.6 Building work regulated under the planning scheme	Consider designating a flood hazard area in section 1.6 of the planning scheme under section 8 of the <i>Building Regulation 2021</i> .		The major amendment designates a bushfire prone area. However, a flood hazard area has not been designated in the planning scheme. Designating a flood hazard area will ensure relevant building work can be assessed against building assessment provisions. Queensland Development Code (QDC) part 3.5 applies to the carrying out of particular building work carried out wholly or partly within a flood hazard area and a defined flood level is declared by a local government for the area.
12.	Department of Energy and Public Works Building Policy	<i>Building Act 1975</i> <i>Planning Act 2016</i> Section 32(a) of the <i>Building Act 1975</i> and Section 8 of the <i>Building Regulation 2021</i>	Low density residential zone code Other Zone Codes including: <ul style="list-style-type: none">• Recreation and open space• Environmental management and conservation• Low impact industry• Medium impact industry• Community Facilities• Emerging communities• Extractive Industry• Rural• Rural residential	Review flood provisions in the Low density residential zone code and other zone codes in the planning scheme.	Council is requested to review, clarify and amend flood provisions consideration of allowances under section 8 of the Building Regulation 2021 and the QDC MP3.5.	Section 8 of the Building Regulation 2021 limits the provisions that local government planning instruments may include in relation to flood. A local government may designate flood hazard areas and declare the following matters: <ul style="list-style-type: none">• The defined flood level• The maximum flow velocity of water• An inactive flow or backwater area• A freeboard that is more than 300mm• The finished floor level of class 1 buildings built in all or part of the flood hazard area. Where a local government designates a flood hazard area and a defined flood level, the building code requirements under the Queensland Development Code (QDC) MP3.5 apply. Although this is not part of the proposed amendment, it is worth considering in light of flood events in the region last year.
13.	Department of Communities, Housing and Digital Economy Affordable housing and housing supply (Housing Partnerships Office)	Housing supply and diversity	Table 5.5.1 Low density residential – dwelling house	Consider amending the level of assessment for a dwelling house if including a secondary dwelling for consistency with the Planning Regulation 2017 Schedule 6 Part 2 Part 2, 2 (a) (b), unless an overlay applies.	While amendment was not sought for this provision, in the review of residential changes it was noted that the current provisions for a dwelling house in the Low density residential zone is not consistent with the Schedule 6 and the Definitions in the Planning Regulation 2017. Planning Regulation, Schedule 6 Part 2 Part 2, 2 (a) (b) (development local categorising instrument is prohibited from stating is assessable development) refers to a material change of use for a Class 1(a) (i) in a residential zone and in the Definitions a dwelling house includes a secondary dwelling. It is recommended this be reviewed.	To facilitate housing supply and diversity.

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No.	Department	State Interest Policy / Regional State Interest / Head of Power	Amendment Section	Action	Advice	Reasons
14.	Department of Communities, Housing and Digital Economy Housing Partnerships Office	Housing supply and diversity	Table 5.5.1 Low density residential – dual occupancy	Review the provisions for dual occupancies in the low-density zone to encourage diversity of dwelling types, in particular, the minimum 1000m ² lot size for corner lots and the minimum dwelling size of 70m ² . It is recommended that the requirement that the dual occupancy be on a single title is removed.	It is noted that the proposed changes are consistent with the provisions for secondary dwellings and likely to capture those secondary dwelling that do not meet all the specified requirements. However, it is recommended that while Council is reviewing requirements for dual occupancies that it consider provisions that encourage a diversity of smaller forms in this zone. It is recommended that for code assessment, the minimum lot size for corner lots for dual occupancies in towns be reduced to 800m ² from 1000m ² . The requirement that the dual occupancy be on a single title should be removed as the Planning Regulation 2017 defines that a dual occupancy can be on a single lot or on separate lots that share a common property.	To encourage a diversity of housing in the low-density zone
15.	Department of Communities, Housing and Digital Economy Housing Partnerships Office	Housing supply and diversity	Table 5.5.2 Medium density residential zone	Consider introducing code assessment for Residential care facilities and Retirement facilities in the Medium density residential zone similar to the Principal centre zone.	The proposed changes to include Residential care facilities and Retirement facilities as code assessable in the Principal centre zone (PC2 Private Hospital Precinct) are supported. It is recommended that Council also consider this level of assessment for these uses in the Medium density residential zone consistent with Multiple dwellings.	To increase a diversity of housing types to cater for all groups.
16.	Department of Communities, Housing and Digital Economy Housing Partnerships Office	MGR Chapter 2 17.2 (d) Well drafted and clearly articulated	6.2.3 Principal Centre zone (Hospital precinct)	It is recommended that the new hospital precinct be reviewed for consistency in the definition.	The new precinct is referred to differently in the planning scheme as PC2 – Kingaroy Private Hospital Precinct, Private Hospital Precinct and Hospital Precinct.	Clarity in interpretation.
17.	Department of Agriculture and Fisheries (DAF) Agriculture, fisheries and aquaculture	Agriculture	6.2.13 – Rural Zone Code, 6.2.13.2 – Purpose, Part (n) - Intensive animal industry uses are consistent with the rural character and amenity of the area and do not adversely affect productive agricultural land	Delete Part (n) or reword.		DAFs position with regards to the impacts to ALC Class A and B land from intensive animal industries is that because this land use is a rural activity, is producing food and contributes to the agricultural supply chain, it should be allowed to locate on these soil types. This is reflected in the DSDILGP document - Integrating state interests in a planning scheme, Guidance for local governments in Section 10, Part 3 on Page 47. Additionally, this provision does not align with the intent of the SPP Agriculture, Policy 4 (a) - <i>promoting hard to locate intensive agricultural land uses, such as intensive animal industries, aquaculture, and intensive horticulture in appropriate locations – the appropriate location being the rural zone.</i>

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No.	Department	State Interest Policy / Regional State Interest / Head of Power	Amendment Section	Action	Advice	Reasons
18.	Department of Agriculture and Fisheries (DAF) Agriculture, fisheries and aquaculture	Agriculture	6.2.13 – Rural Zone Code, 6.2.13.2 – Purpose, Part (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.		While DAF is encouraged to see Council support agritourism activities in the rural zone, as per Part (o), council could support this emerging sector be supported further. For example, could a “Food and drink outlet” could be accepted development with requirements (scale, affiliated to rural production etc) in the Rural zone.	Support for agritourism through the planning scheme would align with the SPP Agriculture, Policy 4 (d) - <i>facilitating opportunities for co-existence with development that is complementary to agricultural uses that do not reduce agricultural productivity (e.g. on-farm processing, farm gate sales, agricultural tourism etc).</i> Agri-tourism is a developing sector which can provide real benefits for producers and the community. The sector is estimated to be worth \$5.6 billion by 2030 (Growth opportunities for Australian Food and Agribusiness. CSIRO 2019).
19.	Department of Agriculture and Fisheries (DAF) Agriculture, fisheries and aquaculture	Agriculture	Table 6.2.13— Accepted development subject to requirements and assessable development Section 3 – where intensive animal industry PO8	Delete PO8		DAF’s position with regards to the impacts to ALC Class A and B land from intensive animal industries is that because this land use is a rural activity, is producing food and contributes to the agricultural supply chain, it should be allowed to locate on these soil types. This is reflected in the DSDILGP document - Integrating state interests in a planning scheme. Guidance for local governments in Section 10, Part 3 on Page 47. Additionally, this provision does not align with the intent of the SPP Agriculture, Policy 4 (a) - <i>promoting hard to locate intensive agricultural land uses, such as intensive animal industries, aquaculture, and intensive horticulture in appropriate locations – the appropriate location being the rural zone.</i>
20.	Department of Agriculture and Fisheries Agriculture, fisheries and aquaculture	Agriculture	Table 6.2.13— Accepted development subject to requirements and assessable development Section 3 – where intensive animal industry PO9	Reword PO9 to remove requirement to avoid impacts to rural amenity. e.g. A cattle feedlot involving less than 150 standard cattle units is sited to avoid adverse impacts on important environmental values and minimise impacts to the rural amenity of the area.		The Rural zone is where this rural activity <u>has</u> to locate therefore it is not compliant with the SPP Agriculture, particularly Policy 4 (a) - <i>promoting hard to locate intensive agricultural land uses, such as intensive animal industries...etc</i> ”, to impose constraints such as avoiding impacts to rural amenity, which is a highly subjective consideration in any case. These sorts of rural activities form part of the rural amenity in the Rural zone and should be accepted as part of the suite of food producing businesses that contribute to the character and amenity of the Rural zone.

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No.	Department	State Interest Policy / Regional State Interest / Head of Power	Amendment Section	Action	Advice	Reasons
21.	Department of Agriculture and Fisheries Agriculture, fisheries and aquaculture	Agriculture	Table 6.2.13— Accepted development subject to requirements and assessable development Section 3 – where intensive animal industry PO10	Delete PO10		This outcome is contrary to the SPP State interest for Agriculture as it would seriously constrain many rural activities in the rural zone, not just intensive animal industries. The Rural zone is for those rural activities that by their very nature are noisy, dusty, produce odours and use chemicals and under some circumstances it would be impossible to retain these within the property boundary or site.
22.	Department of Agriculture and Fisheries Agriculture, fisheries and aquaculture	Agriculture	Table 6.2.13— Accepted development subject to requirements and assessable development Section 3 – where intensive animal industry	Revise PO11 requirement regarding impacts to surrounding uses and rural amenity. DAF suggests the focus should be on not causing environmental harm or environmental nuisance, as defined in the <i>Environmental Protection Act 1994</i> , at a sensitive land use.	Suggest using the term sensitive land use or similar. e.g. Intensive animal industry is sited and designed, including incorporating appropriate separation distances, to avoid causing environmental harm or environmental nuisance, as defined in the <i>Environmental Protection Act 1994</i>, to a sensitive land use and minimise impacts to the rural amenity of the area.	The term “surrounding uses” is too broad and could capture other activities that aren’t consistent with agricultural productivity. Agricultural activities and development should be a priority in the rural zone as per intent of the SPP.
23.	Department of Agriculture and Fisheries Agriculture, fisheries and aquaculture	Agriculture	Table 6.2.13— Accepted development subject to requirements and assessable development Section 3 – where intensive animal industry PO14	Review emphasis on rural amenity	e.g. (b) minimises impacts to the amenity of the area	As per previous comments regarding “rural amenity”, DAF is concerned that the focus on rural amenity can potentially constrain agricultural operations and development in the rural zone – where this sort of activity should be supported. DAF acknowledges that for agritourism and tourism in general, amenity is a significant drawback, however, amenity is highly subjective and the rural zone will include structures that are practical for food production operations.
24.	Department of Agriculture and Fisheries	Agriculture	Table 6.2.13— Accepted development subject to requirements and	Delete these POs and AOs		See comments at item 18.

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No.	Department	State Interest Policy / Regional State Interest / Head of Power	Amendment Section	Action	Advice	Reasons
	Agriculture, fisheries and aquaculture		assessable development Section 4 – Precincts PO16 and PO17			
25.	Department of Agriculture and Fisheries Agriculture, fisheries and aquaculture	Agriculture	Table 6.2.13— Accepted development subject to requirements and assessable development Section 7 – home based business PO23	Amend reference to “non-resident worker accommodation”.		This term no longer exists in the Planning Regulations. The term has been deleted in Table SC1.1.1 – Index of use definitions and in Table SC1.1.2 – Use definitions.
26.	Department of Agriculture and Fisheries Agriculture, fisheries and aquaculture	Agriculture	Table 6.2.13— Accepted development subject to requirements and assessable development Section 9 – Short term accommodation PO25 Page 214	Reword PO25 to ensure short term accommodation does not impact existing rural activities nor agricultural development. Additionally, amenity issue needs to be addressed. DAF also suggests Council reviews the AOs associated with this PO to ensure this outcome is achieved. Is 50m enough of a setback to ameliorate possible issues with farming activities on a neighbouring property?	e.g. Short term accommodation is of a small scale and intensity that is subordinate to the rural use, does not impact existing rural activities or potential agricultural development , and minimises impacts to the character and amenity (including visual amenity) of the area.	Whilst DAF encourages the facilitation of income diversification on-farm, this should not be to the detriment of existing bona-fide agricultural activities nor the potential for the rural zone to support agricultural development / expansion. This would align with the intents of the SPP Agriculture.
27.	Department of Agriculture and Fisheries Agriculture, fisheries and aquaculture	Agriculture	Table SC 1.2.1- Index of administrative definitions Table SC1.2.2 – Rural Activity		Consider including Workforce accommodation as a Rural Activity?	DAF notes that the definition of “workforce accommodation” includes “accommodation for a person who performs work as part of a rural use.”
28.	Department of Resources	<i>Land Act 1994</i>	Part 1 About the planning scheme.	Include the following Editor’s note:	Please include an editor’s note in Section 1.1 to ensure proponents are aware of requirements under the <i>Land Act</i>	There are a number of instances where uses are classified as accepted development e.g. Community use, Market and Park, in

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Major Amendment 2022 - South Burnett Regional Planning Scheme

No.	Department	State Interest Policy / Regional State Interest / Head of Power	Amendment Section	Action	Advice	Reasons
		State Planning Policy Development and Construction. Policy No: (8) Public benefit outcomes on state-owned land are achieved by appropriately zoning the land.	1.1 Introduction Page 8	<i>A use proposed on state owned land must ensure it is consistent with the requirements of the Land Act 1994.</i>	1994. Similar to proposed editor's note for the <i>Aboriginal Cultural Heritage Act 2003</i> .	the Recreation and Open Space zone, and Roadside stall, Short-term accommodation and Tourist Park in the Rural zone. Some of these uses could occur on State land such as Reserves, Land lease, Roads, Unallocated State land under the <i>Land Act 1994</i> . Therefore, there could be requirements under the <i>Land Act 1994</i> for the proposed use to occur e.g. allocation of tenure. However, as these uses will be accepted—not requiring a development application under the Planning Scheme—there will not be a requirement to seek Owner's consent from the Department administering the <i>Land Act 1994</i> for development / uses on State land.
29.	Department of Resources	<i>Land Act 1994</i> State Planning Policy Development and Construction. Policy No: (8) Public benefit outcomes on state-owned land are achieved by appropriately zoning the land.	1.7 Local Government administrative matters Table 1.7.1. Temporary uses Page 14	Include the following Editor's note: <i>A temporary use proposed on state owned land must ensure it is consistent with the requirements of the Land Act 1994.</i>		Some of the temporary uses proposed in Table 1.7.1 could occur on State land such as Reserves, Land lease, Roads, Unallocated State land under the <i>Land Act 1994</i> . Therefore, there could be requirements under the <i>Land Act 1994</i> for the proposed use to occur e.g. allocation of tenure. However, as these uses will be accepted—not requiring a development application under the Planning Scheme—there will not be a requirement to seek Owner's consent from the Department administering the <i>Land Act 1994</i> , for development / uses on State land. Therefore, it is recommended that the proposed editor's note be included to ensure proponents are aware of requirements under the <i>Land Act 1994</i> .
30.	Department of Resources	<i>Land Act 1994</i> State Planning Policy Development and Construction. Policy No: (8) Public benefit outcomes on state-owned land are achieved by appropriately zoning the land.	Table 5.5.5 – Recreation and Open Space, Categories of development and assessment	Include the following Editor's note below Table 5.5.5: <i>A use proposed on state owned land (Reserve, Lands Lease, Road, Unallocated State Land) must ensure it is consistent with the requirements of the Land Act 1994.</i>	This requirement should be read in conjunction with items 1, 2 and 3 in State interest requirements, item 4 in Legislative requirements and item 8 in the State interest advice.	The major amendment proposes to make certain uses accepted development in the Recreation and Open space zone. It is likely that a significant percentage of land zoned as Recreation and Open space is state owned land. Without the proposed action, there is significant risk, particularly development that is Accepted or Accepted subject to requirements, may occur without the required <i>Land Act 1994</i> tenure and owners consent approvals.

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No.	Department	State Interest Policy / Regional State Interest / Head of Power	Amendment Section	Action	Advice	Reasons
31.	Department of Resources	State Planning Policy State Interest: Extractive Resources Policy No: (2)	6.2.13 Rural Zone code 6.2.13.2 Purpose Overall Outcomes	Amend the overall outcomes of the Rural Zone code to include: <i>“protects areas of identified extractive resources, including the resource/processing area, separation area, transport route and transport route separation area, from incompatible development and land uses that may inhibit the extraction, processing and transportation of the resource.”</i>		Not all Key Resource Areas (KRA) within the South Burnett Regional Council area are zoned as Extractive Industry Zone, some are zoned as Rural. However, the Rural zone code does not mention protection of KRA's in the overall outcomes for the code. It is recommended the Overall outcomes of the Rural zone are amended to include protection of KRA's from sensitive or non-compatible development.
32.	Department of State Development Infrastructure Local Government and Planning Department of Resources Department of Agriculture and Fisheries	State Planning Policy Agriculture Biodiversity Transport infrastructure	Overlay Maps	Update the overlay maps to reflect the current State Planning Policy mapping, in particular agricultural land class and biodiversity.	The planning scheme does not reflect the current State Planning Policy (SPP) mapping. Council's assessment of development applications needs to be based on the current SPP mapping to the extent that it is different to overlay mapping in the planning scheme. Updating the overlays would ensure that mapping reflects the SPP and result in a more efficient assessment process.	The Agricultural Land Class mapping for the South Burnett Regional Council area was updated on the 29/07/2020. It is recommended that Council update the OM8 Agricultural Land Overlay map with the more recent mapping which is available through the SPP Interactive mapping System. Since 2017 there have been numerous changes to mapping of MSES regulated vegetation values in the South Burnett area. Perhaps the most notable change was in 2018 where there was the addition of: <ul style="list-style-type: none">category R areas; andcategory C areas on freehold land, Indigenous land, leases for agriculture and grazing and occupational licences; andassociated mapping of essential habitat within category C areas. There have also been numerous other changes, including significant alterations to vegetation management watercourse and drainage feature mapping, and updates to other MSES regulated vegetation mapping. There may also be updates to the Transport infrastructure mapping in South Burnett.
33.	Department of Resources	Mining and extractive resources	Extractive resources overlay	Review to State Planning Policy mapping for KRAs and update the Extractive resources overlay if necessary.	Public consultation for two new KRAs in South Burnett Regional Council was undertaken from Monday 5 September 2022 to 5 October 2022 . The proposed KRAs are:	

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Major Amendment 2022 - South Burnett Regional Planning Scheme

No.	Department	State Interest Policy / Regional State Interest / Head of Power	Amendment Section	Action	Advice	Reasons
		Key Resource Areas (KRA)			<ul style="list-style-type: none"> KRA 168 – Jeffries Road in Gympie and South Burnett Regional Councils KRA 169 – Manar Road in South Burnett and North Burnett Regional Councils <p>A description of the KRAs will be provided separately.</p>	

28 November 2022

SOUTH BURNETT REGIONAL COUNCIL

PLANNING SCHEME

2017

Version 2.101.4



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Not adopted

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

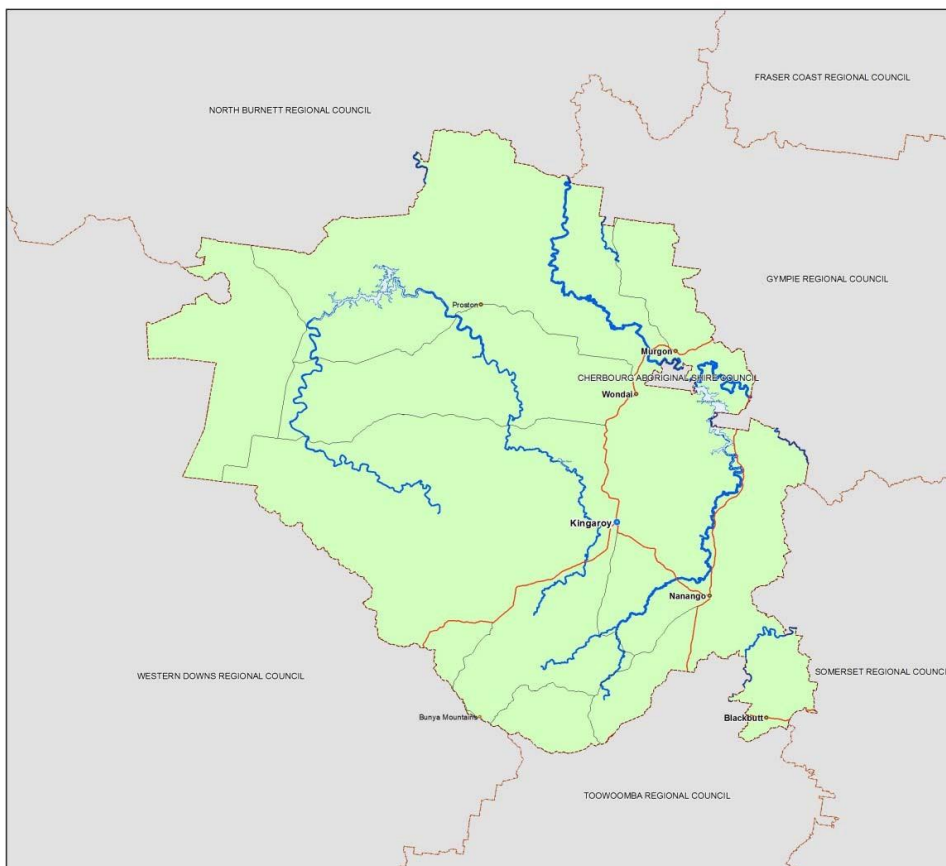
1.1 Introduction

- (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.
- ~~(7)~~(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 – Private 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;
- (A) Winery precinct;
- ~~(xiii)~~
- (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) ~~There are no~~ 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
<u>Bushfire prone areas</u>	
<u>Designation of bushfire prone areas</u>	<u>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.</u>

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	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.
Flood hazard	
Declaration of the defined flood level	-
Designation of flood hazard area	-
QDC provisions	
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).

(1) ~~Council may determine that a temporary use that is unlikely to create a significant detrimental impact on the amenity of nearby land is not a material change of use of premises and is therefore not development as defined under the Act. Such activities include, but are not necessarily limited to, the following:~~

- ~~(a) school fetes;~~
- ~~(b) travelling circuses;~~
- ~~(c) temporary accommodation (within caravans, motorhomes tents or similar) where associated with an event or other temporary use; and~~
- ~~(d) promotional activities.~~

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

<u>Column 1</u> <u>Defined use</u>	<u>Column 2</u> <u>Limitations on the scope of the use</u>	<u>Column 3</u> <u>Maximum period of the use</u>
	(a) <u>Recreation and open space zone; or</u> (b) <u>Community facilities zone;</u>	

Editor's note—while not assessable under the planning scheme a temporary use may require approval under Council's need to address or adhere to 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, ~~characterises~~ characteristic of Kingaroy’s values. There is a commitment toward a

continuing supply of rural residential lots, ~~though~~ by way of consolidation within existing rural residential zoned areas, in response to need, rather than expansion. New large-scale rural residential subdivisions have the capacity to erode rural production, biodiversity (including Matters of State Environmental Significance) 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 retains 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, Boondoomba 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~~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 Non-resident workforce accommodation 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 Child-care 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

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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.

Not adopted

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
<p>Provide a Reliable Wastewater Network</p>	<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
<p>Optimise Whole of Lifecycle Costs</p>	<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

Not adopted

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

Not adopted

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;
- (7) 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 (not subject to requirements) If a temporary use in Table 1.7.1 — Temporary uses</p> <p><u>Note—This accepted development category of development prevails over all other categories of development and assessment.</u></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><u>Note—Where an overlay applies, a dwelling house may become assessable development. Refer to section 5.9</u></p> <p>Accepted development subject to requirements</p> <p>If:</p> <ul style="list-style-type: none"> • Not accepted development; and • Complying with the assessment benchmarks <p><u>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.</u></p> <p>Low density residential zone code <u>Section 4 & 6 & 7 acceptable outcomes, and</u> If in the Bunya Mountains Precinct, Section 5, acceptable outcomes</p> <p>Code assessment If not accepted development or accepted development subject to requirements</p> <p>Low density residential zone code</p>	
Dual occupancy	<p>Code assessment</p> <p>If:</p> <p>(a) <u>not in the Bunya Mountains Precinct; and</u> (b) <u>on:</u></p> <ul style="list-style-type: none"> (i) <u>a corner lot greater than 1,000m²; or</u> (ii) <u>a lot 800m² or greater and:</u> <ul style="list-style-type: none"> (A) <u>the dual occupancy is on a single title;</u> (B) <u>one dwelling is no more than 70m²</u> (C) <u>a single shared road access is provided</u> <p>Low density residential zone code Services and works code</p>	
Home-based business	Accepted development subject to requirements	

	<p>If ; Not accepted involving an industrial activity development not and if complying with the assessment benchmarks stated requirements.</p>	<p>Low density residential zone code: Section 3, acceptable outcomes</p>
	<p>Code assessment</p> <p>If not accepted development subject to requirements</p>	<p>Low density residential zone code</p>
Park	<p>Accepted development Development approval is not required.</p>	
Sales office	<p>Accepted development Development approval is not required.</p>	
Short term accommodation	<p>Code assessment</p> <p>If the reuse of an existing dwelling.</p> <p>Editor's note—"Dwelling" is a defined term in Schedule 1.2. all or part of a building used, or capable of being used, as a self-contained residence which contains: food preparation facilities a bath or shower a toilet a wash basin; and facilities for washing clothes.</p>	
		<p>Low density residential zone code Services and works code</p>
Utility installation	<p>Accepted development</p> <p>If not a waste management facility or sewage treatment plant.</p>	
<p>Impact assessment</p> <p>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.</p>		
		<p>The planning scheme</p>

Table 5.5.2—Medium density residential zone

Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
All Uses	<p>Accepted development (not subject to requirements) 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>	
Caretaker's accommodation	<p>Accepted development subject to requirements</p>	
	<p>If complying with the assessment benchmarks stated requirements</p>	<p>Medium density residential zone code Sections 3 & 7 acceptable outcomes</p>
	<p>Code assessment</p>	
	<p>If not accepted development subject to requirements</p>	<p>Medium density residential zone code</p>
Dwelling house	<p>Accepted development</p>	
	<p>If not including a secondary dwelling, and If not on a lot less than 400m².</p>	

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	<p><u>Note—Where an overlay applies, a dwelling house may become assessable development. Refer to section 5.9</u></p>	
	<p>Accepted development subject to requirements</p>	
Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
	<p>If:</p> <ul style="list-style-type: none"> Not accepted development; and Complying with the assessment benchmarks 	<p>Medium density residential zone code; Sections 5 & 6- & 7; acceptable outcomes</p>
	<p>Code assessment</p>	
	<p>If not accepted development or accepted development subject to requirements</p>	<p>Medium density residential zone code</p>
Dual occupancy	<p>Code assessment</p>	
	<p>All</p>	<p>Medium density residential zone code Services and works code</p>
Health Care Services	<p>Code assessment</p>	
	<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 	<p>Medium density residential zone code <u>Services and works code</u></p>
Home-based business	<p>Accepted development subject to requirements</p>	
	<p>If <u>complying with the stated requirements. not accepted development not involving an industrial activity and if complying with the assessment benchmarks</u></p>	<p>Medium density residential zone code; Sections 2 & 7; acceptable outcomes</p>
	<p>Code assessment</p>	
	<p>If <u>not accepted development</u> subject to requirements</p>	<p>Medium density residential zone code</p>
Multiple dwelling	<p>Code assessment</p>	
	<p>All</p>	<p>Medium density residential zone code Services and Works Code</p>
Office	<p>Code assessment</p>	

	<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 	<p>Medium density residential zone code Services and works code</p>
Park	Accepted development	
	All	
Residential Care Facility	Code assessment	
	All	<p>Medium density residential zone code Services and works code</p>
Retirement Facility	Code assessment	
Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
	All	<p>Medium density residential zone code Services and works code</p>
Rooming Accommodation	Code assessment	
	All	<p>Medium density residential zone code Services and works code</p>
Sales office	Accepted development	
	All	
Short term accommodation	<p>If the reuse of an existing dwelling.</p> <p>Editor's note—"Dwelling" is a defined term in Schedule 1.2.</p>	<p>Medium density residential zone code Services and Works Code</p>
Utility Installation	Accepted development	
	If not a waste management facility or sewage treatment plant	
Impact assessment		
<p>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.</p>		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 (not subject to requirements)	
	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	<p>Principle centre zone code Services and works code</p>

	Hospital Precinct	
Community use	Accepted development	
	All	
Dwelling unit	Code assessable	
	All Assessment benchmarks for code assessment are:	Principle centre zone code Services and works code
Food and drink outlet	Accepted development	
	If: (a) in an existing commercial building; (b) involving minor building work only; and (c) not involving a reduction in the number of car parking spaces up to 300m² gross floor area.	
	Accepted development subject to requirements	
	If: ▪ not accepted development; and ▪ in the Retail core precinct; and ▪ complying with the assessment benchmarks stated requirements	Principal centre zone code:- -Section 1, acceptable outcomes Services and works code
	Code assessment	
	If: not accepted development or, and in the Retail core precinct; and not complying with the assessment benchmarks 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 1,000m² if in the Retail core precinct; and (c) complying with the stated requirements. complying with the requirements (a) not in the Retail core precinct; OR (b) in the Retail core precinct; and (c) occupying less than 1,000m²; and	Principal centre zone code:- -Section 1, acceptable outcomes Services and works code

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	(d) complying with the assessment benchmarks	
Code assessment		
	If not accepted development <ul style="list-style-type: none"> or not accepted development subject to requirements in the Retail core precinct; and 	Principal centre zone code Services and works code

Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
	<ul style="list-style-type: none"> occupying less than 1,000m²; and not complying with the assessment benchmarks 	
Hardware & trade supplies	Accepted development	
	If in an existing commercial building less than 300m ² gross floor area	
	Accepted development subject to requirements	
	If: <ul style="list-style-type: none"> (a) not accepted development; and in the Retail core precinct; and (b) less than 300m² gross floor area if in the Retail core precinct; and not accepted development; and not in the Retail core precinct; and (c) complying with the assessment benchmarks stated requirements. 	Principal centre zone code; - -Section 1, acceptable outcomes Services and works code
	Code assessment	
	If not accepted development; and <ul style="list-style-type: none"> not in the Retail core precinct; and not complying with the assessment benchmarks or accepted development subject to requirements 	Principal centre zone code Services and works code
Health care services	Accepted development	

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	<p>If</p> <ul style="list-style-type: none"> (a) -in an existing <u>commercial</u> building; (b) <u>Involving minor building work only; and</u> (c) <u>not involving a reduction in the number of car parking spaces.</u> 	
	Accepted development subject to requirements	
	<p>If:</p> <ul style="list-style-type: none"> (a) not accepted development; and (b) in the Retail core precinct; and (c) complying with the <u>assessment benchmarks stated requirements.</u> 	<p>Principal centre zone code: -Section 1, acceptable outcomes Services and works code</p>
	Code assessment	
	<p>If: not <u>acceptable</u> development; <u>and</u> - <u>in the Retail core precinct; and</u> <u>not or accepted development subject to requirements complying with the assessment benchmarks</u></p>	<p>Principal centre zone code Services and works code</p>
<u>Hospital</u>	Code assessment	
	<p>If located in the PC2 <u>Private Hospital Precinct</u></p>	<p><u>Principal centre zone code</u> <u>Services and works code</u></p>
Hotel	Accepted development subject to requirements	
	<p>If:</p> <ul style="list-style-type: none"> ▪ in the Retail core precinct; and ▪ complying with the <u>assessment benchmarks stated requirements</u> 	<p>Principal centre zone code: -Section 1, acceptable outcomes Services and works code</p>
	Code assessment	

Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
	<p>If:</p> <ul style="list-style-type: none"> ▪ <u>not accepted subject to requirements; and</u> ▪ <u>in the Retail core precinct; and</u> ▪ <u>not complying with the assessment benchmarks.</u> 	<p>Principal centre zone code Services and works code</p>
<u>Indoor sport and recreation</u>	Accepted development	
	If -	

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

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Sales office	Accepted development	
	If in an existing commercial building	
	Accepted development subject to requirements	
	If: <ul style="list-style-type: none"> not accepted development; and in the Retail core precinct; and complying with the assessment benchmarks <u>stated requirements</u> 	Principal centre zone code: –Section 1, acceptable outcomes Services and works code
Code assessment		
	If: <ul style="list-style-type: none"> not accepted development <u>or</u> <u>accepted development subject to requirements</u>; and in the Retail core precinct; and not complying with the assessment benchmarks 	Principal centre zone code Services and works code

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 commercial building up to 300m² gross floor area (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 assessment benchmarks <u>stated requirements</u>. 	Principal centre zone code: –Section 1, acceptable outcomes Services and works code
Code assessment		
	If: <ul style="list-style-type: none"> not accepted development <u>or</u> <u>and not in the Retail core precinct; and not accepted development subject to requirements complying with the assessment benchmarks</u> 	Principal centre zone code Services and works code
Shop	Accepted development	

	<p>If (a) in an existing commercial building up to 300m² gross floor area (b) involving minor building work only; (c) not involving a reduction in the number of car parking spaces.</p> <p>Accepted development subject to requirements</p> <p>If:</p> <ul style="list-style-type: none"> ▪ not accepted development; and ▪ in the Retail Core; and ▪ complying with the assessment benchmarks <p>Principal centre zone code – Section 1 acceptable outcomes Services and works code</p> <p>Code assessment</p> <p>If not accepted development, and or ▪ not in the Retail Core; and not a Accepted development subject to requirements not complying with the assessment benchmarks</p> <p>Principal centre zone code Services and works code</p>
Shopping centre	<p>Accepted development</p> <p>If in an existing commercial building up to 300m² gross floor area</p> <p>Accepted development subject to requirements</p> <p>If:</p> <ul style="list-style-type: none"> ▪ not accepted development; and ▪ in the Retail Core; and ▪ complying with the assessment benchmarks stated requirements. <p>Principal centre zone code; –Section 1, acceptable outcomes Services and works code</p> <p>Code assessment</p> <p>If not accepted development, and not accepted development subject to requirements. not in the Retail Core; and not complying with the assessment benchmarks</p> <p>Principal centre zone code Services and works code</p>

Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
<u>Short term accommodation</u>	<u>Code assessable:</u> <u>If in an existing building used for a Dwelling house, Dual occupancy or Multiple dwelling</u>	
<u>Short term accommodation</u>	Code assessment If the reuse of an existing dwelling. Editor's note—"Dwelling" is a	Principal centre zone code Services and works code

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	<p><u>defined term in Schedule 1.2. all or part of a building used, or capable of being used, as a self-contained residence which contains:</u></p> <ul style="list-style-type: none"> <u>— food preparation facilities</u> <u>— a bath or shower</u> <u>— a toilet</u> <u>— a wash basin; and</u> <u>facilities for washing clothes.</u> 	
Showroom	Accepted development	
	If in an existing commercial building up to 300m ² gross floor area	
	Accepted development subject to requirements	
	<p>If:</p> <ul style="list-style-type: none"> (a) not accepted development; and (b) less than 750m² gross floor area; and (c) complying with the assessment benchmarks <u>stated requirements</u> 	<p>Principal centre zone code: <u>—</u></p> <p>Section 1, <u>acceptable outcomes</u></p> <p>Services and works code</p>
Substation	Code assessment	
	<p>If:</p> <ul style="list-style-type: none"> ▪ not in the Retail core precinct and more than 750m² gross floor area; <p>OR</p> <ul style="list-style-type: none"> ▪ not accepted development or a <u>Accepted development subject to requirements; and</u> ▪ <u>complying with the assessment benchmarks</u> 	<p>Principal centre zone code</p> <p>Services and works code</p>
Theatre	Accepted development subject to requirements	
	All	<p>Principal centre zone code: <u>—</u></p> <p>Section 1, <u>acceptable outcomes</u></p> <p>Services and works code</p>
Utility installation	Accepted development	
	If not a waste management facility or sewage treatment <u>plant</u>	
<u>Veterinary service</u>	Accepted development	
	<p>If:</p> <ul style="list-style-type: none"> (a) <u>in an existing building;</u> (b) <u>involving minor building work only;</u> (c) <u>not involving a reduction in the number of car parking spaces.</u> 	
	Accepted development subject to requirements	
	<p>If:</p> <ul style="list-style-type: none"> (a) <u>If not accepted development; and</u> (b) <u>cComplying with the assessment benchmarks</u> <u>stated requirements</u> 	<p>Principal centre zone code: <u>—</u></p> <p>Section 1, <u>acceptable outcomes</u></p> <p>Services and works code</p>
	Code assessment	

	<p>If:- If not accepted development or and Not Accepted development subject to requirements complying with the assessment benchmarks</p>	<p>Principal centre zone code Services and works code</p>
Impact Assessment		
<p>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.</p>		<p>The planning scheme</p>

Table 5.5.4—Local centre zone

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

Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
	<p>If:</p> <ul style="list-style-type: none"> not accepted development; and not accepted development subject to requirements complying with the 	<p>Local centre zone code Services and works code</p>

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	assessment benchmarks	
Garden centre	Accepted development subject to requirements	
	If: (a) occupying less than 1,000m ² ; and (b) complying with the assessment benchmarks <u>stated requirements</u>	Local centre zone code acceptable outcomes Services and works code
	Code assessment	
	If: occupying less than 1,000m²; and not complying with the assessment benchmarks <u>not accepted development subject to requirements</u>	Local centre zone code Services and works code
Hardware & trade supplies	Accepted development	
	If in an existing commercial building up to 300m ² gross floor area	
	Accepted development subject to requirements	
	If: (a) not accepted development; and complying with the assessment (b) <u>complying with the stated requirements</u>	Local centre zone code acceptable outcomes Services and works code
	Code assessment	
	If: not accepted development; and not complying with the assessment benchmarks <u>or accepted development subject to requirements</u>	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: not accepted development; and not complying with the assessment benchmarks	Local centre zone code Services and works code
	Code assessment	
	If: not accepted development; and not accepted development subject to requirements <u>complying with the assessment</u>	Local centre zone code Services and works code

	benchmarks	
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 ▪ complying with the assessment ▪ benchmarks 	Local centre zone code acceptable outcomes 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 assessment benchmarks 	Local centre zone code Services and works code
Indoor sport and recreation	Accepted development subject to requirements	
Theatre	If a theatre or cinema	Local centre zone code acceptable outcomes 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 assessment benchmarks 	Local centre zone code acceptable outcomes Services and works code
	Code assessment	
	If: <ul style="list-style-type: none"> ▪ above ground floor; and ▪ not complying with the stated requirements assessment benchmarks 	Local centre zone code Services and works code
Office	Accepted development	
	If- in an existing commercial building or involving only minor building work not involving the loss of an existing car parking space	
	Accepted development subject to requirements	
	If: -not accepted development; and complying with the assessment benchmarks stated	Local centre zone code acceptable outcomes Services and works code

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	requirements	
	Code assessment	
	If: not accepted development; and not complying with the assessment benchmarks or accepted development subject to requirements.	Local centre zone code Services and works code
Park	Accepted development	
	All	
Sales office	Accepted development	
	If in an existing commercial building	
	Accepted development subject to requirements	
	If: -not accepted development; and complying with the assessment benchmarks stated requirements	Local centre zone code acceptable outcomes Services and works code
	Code assessment	
	If: not accepted development or accepted development subject to requirements; and not complying with the assessment benchmarks	Local centre zone code Services and works code
Service industry	Accepted development	
	If in an existing commercial building up to 300m ² gross floor area	
	Accepted development subject to requirements	
	If: not accepted development; and complying with the assessment benchmarks stated requirements	Local centre zone code acceptable outcomes Services and works code
	Code assessment	
	If: not accepted development; and not complying with the assessment benchmarks or accepted development subject to requirements.	Local centre zone code Services and works code
Shop	Accepted development	
	If in an existing commercial building up to 300m² gross floor area 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

	<p>If: not accepted development; and complying with the assessment benchmarks stated requirements.</p> <p>Code assessment</p>	<p>Local centre zone code acceptable outcomes Services and works code</p>
	<p>If: not accepted development <u>or</u> accepted development subject to requirements.; and not complying with the assessment benchmarks</p>	<p>Local centre zone code Services and works code</p>
Shopping centre	<p>Accepted development subject to requirements</p> <p>If:</p> <ul style="list-style-type: none"> ▪ in the Blackbutt, Bunya Mountains, Murgon, Nanango or Wondai town centres; and ▪ complying with the assessment benchmarks stated requirements <p>Code assessment</p>	<p>Local centre zone code acceptable outcomes Services and works code</p>
	<p>If not accepted development subject to requirements.;</p> <ul style="list-style-type: none"> ▪ in the Blackbutt, Bunya Mountains, Murgon, Nanango or Wondai town centres; and ▪ not complying with the assessment benchmarks 	<p>Local centre zone code Services and works code</p>
Short term accommodation	<p>Code assessment</p> <p>If the reuse of an existing dwelling.</p> <p>Editor's note—"Dwelling" is a defined term in Schedule 1.2.</p> <p>(a)</p>	<p>Local centre zone code Services and works code If in an existing building used for a Dwelling house, Dual occupancy or Multiple dwelling</p>
Showroom	<p>Accepted development</p> <p>If in an existing commercial building</p> <p>Accepted development subject to requirements</p> <p>If:</p> <p>(a) not accepted development;</p> <p>(b) less than 3,000m² gross floor area;</p> <p>and</p> <p>(a)(c) complying with the assessment benchmarks stated requirements</p> <p>Code assessment</p>	<p>Local centre zone code acceptable outcomes Services and works code</p>

	<p>If: not accepted development <u>or</u> <u>accepted development subject to requirements;</u> and</p> <ul style="list-style-type: none"> not complying with the assessment benchmarks <p>OR</p> <p>If:</p> <ul style="list-style-type: none"> not accepted development; and covering more than 3,000m² of gross floor area 	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	
<u>Veterinary service</u>	Accepted development	
	<p>If:</p> <p>(a) <u>in an existing building;</u> (b) <u>involving minor building work only;</u> (c) <u>not involving a reduction in the number of car parking spaces.</u></p>	
	Accepted development subject to requirements	
	<p>If: not accepted development; and</p> <ul style="list-style-type: none"> complying with the assessment benchmarks 	Local centre zone code Services and works code
	Code assessment	
	<p>If: not accepted development; and</p> <ul style="list-style-type: none"> not complying with the assessment benchmarks 	<u>Local centre zone code Services and works code</u>
	Impact Assessment	
	<p>Any other use not listed in this table. <u>Any use listed in this table and not meeting the requirements stated in the “Categories of development and assessment” column.</u> Any other undefined use.</p>	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 (not subject to requirements)	
	If a temporary use in Table 1.7.1 – Temporary uses	
<i>Note – This accepted development category of development prevails over all other categories of development and assessment.</i>		
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 2 & 3 acceptable outcomes
	Code assessment	
	If not Accepted accepted developments 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 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 5.5.6—Environmental management and conservation zone

Use	Categories of development and assessment	Assessment benchmarks
All Uses	Accepted development (not subject to requirements)	
	If a temporary use in Table 1.7.1 – Temporary uses	

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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 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 5.5.7—Low impact industry zone

Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
All Uses	Accepted development (not subject to requirements) 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.
	Impact assessment If not accepted development subject to requirements	
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.	

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	<u>Code assessment</u>	
	If not accepted development and complying with the assessment benchmarks	<u>Low impact industry zone code</u> <u>Services and works code</u>
Caretaker's accommodation	Accepted development subject to requirements	
	If complying with the <u>assessment benchmarks stated requirements</u>	Low impact industry zone Code: – Sections 4 & 5, acceptable outcomes
	Code assessment	
	If not accepted development subject to requirements	Low impact industry zone code Services and works code
Car wash	<u>Accepted development</u>	
	If:- (a) <u>in an existing building</u> (b) <u>involving minor building work only;</u> (c) <u>not involving a reduction in the number of car parking spaces.</u>	
	Code assessment	
	If not accepted development and complying with the assessment benchmarks All	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
	Impact assessment	
	If not Code assessment	<u>The planning scheme</u>

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; and ▪ not complying with the assessment benchmarks	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 (a)(b) complying with the stated requirements assessment benchmarks	Low impact industry zone code:— Sections 1 & 2- & 5; acceptable outcomes
	Code assessment	
	If:- not accepted development or accepted development subject to requirements; and not complying with the assessment benchmarks	Low impact industry zone code Services and works code
Major electricity infrastructure	Code assessment	
	All	Low impact industry zone code Services and works code
Office	Accepted development subject to requirements	
	If ancillary to an industrial use on the site	Low impact industry zone code:— Sections 3, & 5 acceptable outcomes
	Impact assessment	
	If not Accepted development subject to requirements	The planning scheme
Park	Accepted development	
	All	
Research and technology industry	Accepted development	
	If in an existing building	
	Accepted development subject to requirements	
	If:- (a) not accepted development; and (a)(b) complying with the stated requirements assessment benchmarks	Low impact industry zone code:— Sections 1, & 2 & 5; acceptable outcomes
	Code assessment	

	If: not accepted development; and not complying with the assessment benchmarks 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 assessment benchmarks	Low impact industry zone code;— Sections 1, 2 & 5, acceptable outcomes
	Code assessment	
	If: not accepted development or accepted development subject to requirements; and not complying with the assessment benchmarks	Low impact industry zone code Services and works code
Service station	Code assessment	

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 involving building work and complying with the assessment benchmarks	Low impact industry zone code;— Sections 1, 2 & 5, acceptable outcomes
	Code assessment	
	If: not accepted development or accepted development subject to requirements; and involving building work and not complying with the assessment benchmarks	Low impact industry zone code Services and works code

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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; and ▪ not complying with the assessment benchmarks	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 (a)(b) complying with the stated requirements assessment benchmarks	Low impact industry zone code:— Sections 1 & 2- & 5, acceptable outcomes
	Code assessment	
	If: not accepted development or accepted development subject to requirements; and not complying with the assessment benchmarks	Low impact industry zone code Services and works code
	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 5.5.8—Medium impact industry zone

Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
All Uses	Accepted development (not subject to requirements)	
	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; and — not complying with the assessment benchmarks	Medium impact industry zone code Services and works code

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	All	
<u>Car wash</u>	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	
	All 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 assessment benchmarks stated requirements	Medium impact industry zone code: Sections 3 & 4, acceptable outcomes
	Code assessment	
Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
	If not accepted development subject to requirements or <u>accepted development subject to requirements</u>	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
	Impact assessment	
	If not Code assessment	The planning scheme
<u>Hardware and trade supplies</u>	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; and not complying with the assessment benchmarks	Medium impact industry zone code Services and works code
Low impact industry	Accepted development	
	If in an existing building	
	Accepted development subject to requirements	

	<p>If: (a) not accepted development; and (b) complying with the stated requirements assessment benchmarks</p>	<p>Medium impact industry zone code:— Sections 1 & 4₁ acceptable outcomes</p>
	Code assessment	
	<p>If: not accepted development or accepted development subject to requirements; and not complying with the assessment benchmarks</p>	<p>Medium impact industry zone code Services and works code</p>
Major electricity infrastructure	Code assessment	
	All	<p>Medium impact industry zone code Services and works code</p>
Medium impact industry	Accepted development	
	If in an existing building	
	Accepted development subject to requirements	
	<p>If: (a) not accepted development; and (b) complying with the stated requirements assessment benchmarks</p>	<p>Medium impact industry zone code:— Sections 1 & 4₁ acceptable outcomes</p>
	Code assessment	
	<p>If: not accepted development or accepted development subject to requirements; and not complying with the assessment benchmarks</p>	<p>Medium impact industry zone code Services and works code</p>
Office	Accepted development subject to requirements	
	If ancillary to an industrial use on the site	<p>Medium impact industry zone code:— Sections 2 & 4₁ acceptable outcomes</p>
	Impact assessment	
	If not Accepted development subject to requirements	The planning scheme
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	
	<p>If: (a) not accepted development; and (b) complying with the stated requirements assessment benchmarks</p>	<p>Medium impact industry zone code:— Sections 1 & 4₁ acceptable outcomes</p>
	Code assessment	

	<p>If: not accepted development or accepted development subject to requirements; and not complying with the assessment benchmarks</p>	<p>Medium impact industry zone code Services and works code</p>
Service industry	Accepted development	
	If in an existing building	
	Accepted development subject to requirements	
	<p>If: (a) not accepted development; and (a)(b) complying with the stated requirements assessment benchmarks</p>	<p>Medium impact industry zone code: — Sections 1- & 4, acceptable outcomes</p>
	Code assessment	
	<p>If: not accepted development or accepted development subject to requirements; and not complying with the assessment benchmarks</p>	<p>Medium impact industry zone code Services and works code</p>
Substation	Accepted development	
	All	
Telecommunications facility	Code assessment	
	All	<p>Medium impact industry zone code Services and works code</p>
Transport depot	Accepted development	
	If in an existing building	
	Accepted development subject to requirements	
	<p>If: (a) not accepted development; and (a)(b) complying with the stated requirements assessment benchmarks</p>	<p>Medium impact industry zone code: — Sections 1- & 4, acceptable outcomes</p>
	Code assessment	
	<p>If: not accepted development; and not complying with the assessment benchmarks or accepted development subject to requirements</p>	<p>Medium impact industry zone code Services and works code</p>
Utility installation	Accepted development	
	All	
Veterinary service	Accepted development	
	<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>	
	Code assessment	
	<p>If: — not accepted development; and not complying with the assessment benchmarks</p>	<p>Medium impact industry zone code Services and works code</p>

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Warehouse	Accepted development	
	If in an existing building	
	Accepted development subject to requirements	
	If:- <u>(a)</u> not accepted development; and <u>(a)(b)</u> complying with the <u>stated requirements assessment benchmarks</u>	Medium impact industry zone code:— Sections 1-&4, acceptable outcomes
	Code assessment	

Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
	If:- not accepted development <u>or</u> <u>accepted development subject to requirements;</u> and <u>not complying with the assessment benchmarks</u>	Medium impact industry zone code Services and works code
Impact assessment		
	Any other use not listed in this table. <u>Any use listed in this table and not meeting the requirements stated in the “Categories of development and assessment” column.</u> 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 (not subject to requirements) If a temporary use in Table 1.7.1—Temporary uses <u>Note— This accepted development category of development prevails over all other categories of development and assessment.</u>	
Caretaker’s accommodation	Accepted development subject to requirements	
	If complying with the <u>stated requirements assessment benchmarks</u>	Special industry zone code:— Sections 4-&5, acceptable outcomes
High impact industry	Code assessment	
	If not accepted development subject to requirements	Special industry zone code Services and works code
	Accepted development subject to requirements	
Major electricity facility	Accepted development subject to requirements	
	If an extension or modification to an existing use and complying with the <u>assessment benchmarks stated requirements.</u>	Special industry zone code:— Sections 1-&5, acceptable outcomes
	Impact assessment If not accepted development	The planning scheme
Substation	Accepted development	
	If an extension or modification to an existing facility	
Substation	Code assessment	
	If not accepted development	Special industry zone code Services and works code

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	All	
Special industry	Accepted development subject to requirements	
	If: (a) -an extension or modification to an existing use; and (b) complying with the <u>assessment benchmarks stated requirements.</u>	Special industry zone code; – Sections 1 & 5, acceptable outcomes
	Impact assessment	
	If not accepted development	The planning scheme
Impact assessment		
Any other use not listed in this table. <u>Any use listed in this table and not meeting the requirements stated in the “Categories of development and assessment” column.</u> 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 (not subject to requirements)	
	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 <u>assessment benchmarks stated requirements</u>	Community facilities zone code; – Sections 2 & 3, 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; – Sections 1 & 3, acceptable outcomes

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	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 government body/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: <ul style="list-style-type: none"> (a) for a sewage treatment facility in Precinct CF5; or (a)(b) transport services in Precinct CF4 	Community facilities zone code: Sections 1-3, acceptable outcomes
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 5.5.11—Emerging community zone

Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
All Uses	Accepted development (not subject to requirements)	

	<p><u>If a temporary use in Table 1.7.1 – Temporary uses</u></p> <p><u>Note— This accepted development category of development prevails over all other categories of development and assessment.</u></p>	
Dual occupancy	<p>Code assessable</p> <p>If:</p> <p>(a) a corner lot greater than 1,000m²; or</p> <p>(b) a lot 800m² or greater and where:</p> <p>(i) the dual occupancy is on a single title;</p> <p>(ii) one dwelling is no more than 70m²</p> <p>(iii) a single shared driveway road access is provided; and</p> <p>no adjoining lot is developed with or has a current development permit for a d</p>	<p><u>Assessment benchmarks</u></p> <p>– Emerging Community zone code,</p> <p>Services and works code</p>
Dwelling house	Accepted development	
	If not including a secondary dwelling	
	Accepted development subject to requirements	
	<p>If:</p> <p>not accepted development; and</p> <ul style="list-style-type: none"> complying with the <u>assessment benchmarks stated requirements</u> 	Emerging community zone code; Sections 2 & 3, acceptable outcomes
	Code assessment	
	If not accepted development or 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.		The planning scheme
<u>Any use listed in this table and not meeting the requirements stated in the “Categories of development and assessment” column.</u>		
Any other undefined use.		

Table 5.5.12—Extractive industry zone

Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
All Uses	Accepted development (not subject to requirements)	
	<p><u>If a temporary use in Table 1.7.1 – Temporary uses</u></p> <p><u>Note— This accepted development category of development prevails over all other categories of development and assessment.</u></p>	
Caretaker’s accommodation	Accepted development subject to requirements	
	<p>If complying with the <u>stated requirements assessment benchmarks</u></p>	<p>Extractive industry zone code;</p> <p>– Section 2 & 3, acceptable outcomes</p>

	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 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 5.5.13—Rural zone

Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
All Uses	Accepted development (not subject to requirements)	
	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 Code assessment	
	If: (a) in an existing building (b) involving minor building work only; (c) not involving a reduction in the number of car parking spaces.	
	All	Rural zone code Services and works code
Animal husbandry	Code assessment	
	If not accepted development	Rural zone code Services and works code
	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 assessment benchmarks stated requirements	Rural zone code: —Sections 1 & 611 ; 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	
Aquaculture	If not accepted development	The planning scheme
	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.
Bulk landscape supplies	Impact assessment	
	If not accepted development subject to requirements or Code assessment	
	Code assessment	
Bulk landscape supplies	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 assessment benchmarks stated requirements	Rural zone code: — Sections 6 3 & 6 , acceptable outcomes
	Code assessment	
Cropping	If not accepted development subject to requirements	Rural zone code Services and works code
	Accepted development	
Dual occupancy	All	
	Accepted development subject to requirements	
	If on an allotment a lot larger than 100 hectares	Rural zone code: — Sections 1 & 6 , acceptable outcomes
	Impact assessment	
	Code assessment	
Dual occupancy	If: (a) not accepted development subject to requirements; (b) on a lot 1,000m² or greater ; (c) the dual occupancy is on a single title ; (d) one dwelling is no more than 100m² ; and	The planning scheme Rural zone code Services and works code

	(e) <u>a single shared road access is provided</u>	
Dwelling house	Accepted development	
	If not:- identified on Overlay Map 07 or Overlay Map 09; or (a) <u>involving a secondary dwelling; and</u> (b) <u>not impact assessable</u>	
	<u>Note—Where an overlay applies, a dwelling house may become assessable development. Refer to section 5.9</u>	
	Accepted development subject to requirements	
	If: n within an area identified on Overlay Map 07 or Overlay Map 09 and complying with the assessment benchmarks; or (a) including a secondary dwelling and complying with the assessment benchmarks; <u>and</u> (b) <u>not impact assessable</u>	Rural zone code – Sections 1 & acceptable outcomes Rural zone code—Sections 5 & 6 acceptable outcomes
Code assessment		
If not:- (e) (a) <u>accepted development; or accepted development subject</u> (b) <u>to requirements; or</u> (c) <u>impact assessable</u>	Rural zone code	
Impact assessment		
If: (a) <u>in the (RU1) Winery Precinct;</u> (b) <u>on a lot created since the commencement of this planning instrument provision;</u> (c) <u>on a lot less than 100ha; and</u> (d) <u>not ancillary to a viticulture, boutique food or tourism operation</u>	<u>The planning scheme</u>	
<u>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.</u>		
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 <u>assessment</u>	Rural zone code – Section 74 acceptable outcomes

	benchmarks stated requirements	
	Code assessment	
	If not accepted development or accepted development subject to requirements	Rural zone code Services and works code
	Code assessment	

Not adopted

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 & 116 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 Code Assessable if not Accepted development subject to requirements	Rural zone code Services and works code
Roadside stall	Accepted development	
	All	

Rural industry	Accepted development	
	If: (a) <u>in an existing building;</u> (b) <u>involving minor building work only;</u> (c) <u>not involving a reduction in the number of car parking spaces.</u>	
	Accepted development subject to requirements	
Rural workers accommodation	If:- (a) <u>not Accepted development; and</u> (a)(b) <u>complying with the stated requirements assessment benchmarks</u>	Rural zone code – Sections 1 & 6-11 acceptable outcomes
	Code assessment	
Short-term accommodation	If- not <u>accepted development</u> or :- <u>not</u> <u>accepted development subject to requirements</u>	Rural zone code Services and works code
	Accepted development subject to requirements	
Short-term accommodation	If complying with the assessment benchmarks	Rural zone code:- Sections 1, 2 & 6-11 , acceptable outcomes
	Accepted development <u>subject to requirements</u>	
	If <u>meeting the requirements on a lot of 10ha or greater.</u>	a farm stay using up to 5 rooms in an existing dwelling house or other accommodation facility on the same site. Rural zone code – Sections 1, 2 and 449 acceptable outcomes AOs, Section 2- AOs and Section 6 AOs.
Code assessment		
	If: (a) <u>not meeting the requirements accepted development accepted development subject to requirements;</u> and (b) <u>either:</u> (i) <u>on a lot of 10ha or greater; or</u> (ii) <u>if involving the reuse of an existing dwelling.</u> <u>Editor's note—"Dwelling" is a defined term in Schedule 1.2. an existing building used for a dwelling house.</u>	Rural zone code Services and works code

	associated with a rural use on the same site	
	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
<u>Tourist park</u>	<u>Accepted development subject to requirements</u>	<u>Rural zone code: —Section 1 Aes (except excluding-AO5.1-5.3), Section 2 Aes, & -Section 39 Aes</u>
	Accepted development subject to requirements if <u>If:</u> (a) <u>involving BushRV camping only;</u> (b) <u>on a lot 10ha or greater;</u> (c) <u>complying with the stated requirements.</u>	
	Code assessment	
	<u>If:</u> (a) <u>involving BushRV camping; and</u> (b) <u>not Accepted development subject to requirements.</u>	<u>Rural zone code- Services and works code</u>
	<u>Impact assessable</u>	<u>The planning scheme</u>
	<u>If:</u> <u>not Accepted subject to requirements</u> <u>not Code assessment</u>	
<u>Tourist park</u>	Accepted development subject to requirements if <u>If:</u> — involving Bush camping; — on a lot 10ha or greater; — complying with the requirements. <u>Requirements — Rural zone code — Section 1 Aes (except AO5.1-5.3), Section 2 Aes, Section 3 Aes</u> <u>Code Assessable —</u> <u>If</u> <u>involving Bush camping</u>	

	not Accepted development subject to requirements.	
	Impact assessable	
	If: not Accepted subject to requirements not Code assessment	
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 (a)(b) complying with the stated requirements assessment benchmarks	Rural zone code – Sections 1 & 6-11 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 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 5.5.14—Rural residential zone

Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
All Uses	Accepted development (not subject to requirements) 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	
	Code assessment If: (a) a lot 1,000m ² or greater;	Rural residential zone code

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	<p>(b) the dual occupancy is on a single title;</p> <p>(c) one dwelling is no more than 100m²;</p> <p>and</p> <p>(d) a single shared driveway road access is provided</p>	
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	
	<p>If including a secondary dwelling</p> <p>Note—Where an overlay applies, a dwelling house may become assessable development. Refer to section 5.9</p>	<p>Rural residential zone code: – Sections 4 & 5, acceptable outcomes</p>
	<p>Code assessment</p> <p>If not accepted development subject to requirements including a secondary dwelling that is not accepted development subject to requirements</p>	<p>Rural residential zone code</p>
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	
	<p>If complying with the assessment benchmarks stated requirements</p>	<p>Rural residential zone code: – Sections 3 & 5, acceptable outcomes</p>
	Code assessment	
	<p>If not accepted development subject to requirements</p>	<p>Rural residential zone code Services and works code</p>
Park	Accepted development	
	All	
Short term accommodation	Code assessment	
	<p>If the reuse of an existing dwelling.</p> <p>Editor’s note—“Dwelling” is a defined term in Schedule 3.</p>	<p>Rural residential zone code Services and works code</p>
Utility installation	Accepted development	
	If not a waste management facility or sewage treatment plant	
Impact assessment		

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Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
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 5.5.15—Specialised centre zone

Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
All Uses	Accepted development (not subject to requirements) 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 assessment benchmarks stated requirements	Specialised centre zone code:— Section 1, acceptable outcomes Services and works code
Hardware & trade supplies	Accepted development If in an existing commercial or industrial building Accepted development subject to requirements If: ▪ not accepted development; and ▪ complying with the assessment benchmarks stated requirements	Specialised centre zone code:— Section 1, acceptable outcomes
Indoor Sport and Recreation	Accepted development If in an existing commercial or industrial building	Specialised centre zone code Services and works code

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	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 (a)(b) complying with the <u>assessment benchmarks stated requirements</u>	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) <u>less than 3,000m² gross floor area;</u> <u>and</u> (a)(b) complying with the <u>assessment benchmarks stated requirements</u>	Specialised centre zone code: Section 1, acceptable outcomes Services and works code
	Code assessment	
	If not accepted development subject to requirements <u>OR</u> <u>If covering more than 3,000m² of gross floor area</u>	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. <u>Any use listed in this table and not meeting the requirements stated in the "Categories of development and assessment" column.</u> Any undefined use.		The planning scheme

Table 5.5.16—Township zone

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Use	Categories of development and assessment	Assessment benchmarks
All Uses	Accepted development (not subject to requirements)	
	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 (a)(b) complying with the assessment benchmarks stated requirements	Township zone code: – Sections 1, 8 & 10, acceptable outcomes
Caretaker's accommodation	Code assessment	
	If not accepted development or accepted development subject to requirements	Township zone code Services and works code
	Accepted development subject to requirements	
	If complying with the assessment benchmarks 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
Child-care centre	Accepted development	
	If in an existing commercial building	
	Code assessment	
Club	If not accepted development	Township zone code Services and works code
	Accepted development	
	If in an existing commercial building	
Community use	Code assessment	
	If not accepted development	Township zone code Services and works code
	Accepted development	
Dual occupancy	If in an existing commercial building	
	Code assessment	
	All	Township zone code
Dwelling house	Accepted development	
	If not accepted development subject to requirements involving a secondary dwelling	
	Accepted development subject to requirements	

	<p>If:</p> <ul style="list-style-type: none"> identified on the Overlay Map 09 and complying with the assessment benchmarks; or including a secondary dwelling and complying with the assessment benchmarks 	Township zone code: Sections 1, 2, 3 & 7, & 10, acceptable outcomes
	<p>Code assessment</p> <p>If:</p> <ul style="list-style-type: none"> not accepted development subject to requirements; or including a secondary dwelling that is not accepted development subject to requirements 	Township zone code
Dwelling unit	Code assessment	
		Township zone code Services and works code
Food and drink outlet	<p>Accepted development</p> <p>If in an existing commercial building</p> <p>Accepted development subject to requirements</p> <p>If:-</p> <ul style="list-style-type: none"> (a) not accepted development; (b) and (b)(c) complying with the assessment benchmarks stated requirements 	Township zone code: Sections 1 & 8 & 10, acceptable outcomes
	<p>Code assessment</p> <p>If not accepted development or accepted development subject to requirements</p>	Township zone code Services and works code
Garden centre	<p>Accepted development</p> <p>If</p> <ul style="list-style-type: none"> (a) in an existing commercial building; (b) involving minor building work only; (c) not involving a reduction in the number of car parking spaces. <p>Accepted development subject to requirements</p> <p>If:-</p> <ul style="list-style-type: none"> (a) not accepted development and (a)(b) complying with the assessment benchmarks stated requirements 	Township zone code: Sections 1, 8 & 10, 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:- (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 (a) -not accepted development or; (b) not accepted development subject to requirements and not complying with the assessment benchmarks.	Township zone code Services and works code
Health care services	Accepted development	
	If in an existing commercial building	
	Accepted development subject to requirements	
	If:- (a) not accepted development; and (b) complying with the assessment benchmarks 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
Home-based business	Accepted development	
	Accepted development	
	If: — not involving an industry activity; • complying with the acoustic quality objectives under the Environmental Protection (Noise) Policy 2019.	
	Accepted development subject to requirements	
	If complying with the assessment benchmarks stated requirements	Township zone code: — Sections 1 & 6 & 10; acceptable outcomes
	Code assessment	
	If not accepted development subject to requirements	Township zone code Services and works code
Low impact industry	Accepted development	
	If in an existing commercial building	
	Accepted development subject to requirements	
	If:- not accepted development; and complying with the assessment benchmarks stated requirements	Township zone code: — Sections 1 & 9 & 10; acceptable outcomes
	Code assessment	
	If not accepted development or accepted development subject to requirements	Township zone code Services and works code

Market	Accepted development	
	All	
Office	Accepted development	
	If in an existing commercial building	
	Accepted development subject to requirements	
	If:- not accepted development; and complying with the assessment benchmarks 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	
Park	Accepted development	
	All	
<u>Roadside stall</u>	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 and not complying with the assessment benchmarks	Township zone code Services and works code
Service industry	Accepted development	
	If in an existing commercial building	
	Accepted development subject to requirements	
	If:- not accepted development; and complying with the assessment benchmarks stated requirements	Township zone code: – Sections 1, 9 & 10; 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 assessment benchmarks 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
Short term	Code assessment	

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accommodation	If the reuse of an existing dwelling. Editor's note—"Dwelling" is a defined term in Schedule 1.2.	Township zone code Services and works code
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 and not complying with the assessment benchmarks	Township zone code Services and works code
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 and not complying with the assessment benchmarks	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 and not complying with the assessment benchmarks	Township zone code Services and works code
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

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	The relevant zone code Reconfiguring a lot code Services and works code
	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 	
	Impact assessment	The planning scheme
If not code assessment		

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	Local heritage places code; — Section 1, A acceptable O utcomes
	Minor building work on a local heritage place Editor’s Note. Refer to Council’s Local Heritage Register accessible on Council’s website.	
All zones	Code assessment	Local heritage places code
	Building work on a local heritage place Editor’s Note. Refer to Council’s Local Heritage Register accessible on Council’s website.	

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 <u>except the Rural zone and Rural residential zone</u>	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	<u>Code assessment</u> 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 	<u>Services and works code</u>
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 <u>Any other operational work not listed in this table.</u>		

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
Bushfire hazard overlay		
Material change of use	No change	Bushfire hazard overlay code (refer to Part 7)
Reconfiguring a lot		
All overlays other than bushfire hazard overlay		
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 7 Medium density residential zone code – Section 7 Principal centre zone code – Section 2 Local centre zone code – Section 2-3 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 6 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 4 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 is designed to avoid and mitigate risks from natural risks and hazards to demonstratable acceptable or tolerable level of risk for both existing and new development, people and property and not result in unacceptable or unavoidable impacts. 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	

<p>Applies to sites larger than 5,000m² whether or not as one or more adjoining allotments.</p> <p>PO1 Development:</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 and external connectivity and integration with surrounding development; 	<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>
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Performance outcomes	Requirements for accepted development and assessment benchmarks
<ul style="list-style-type: none"> (e) provides for major stormwater flow paths through the site; (f) protects floodplains and water quality; (g) provides necessary physical infrastructure; and (h) achieves an appropriate level of amenity and safety for adjoining land uses. <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>
<p>Section 2 General</p>	

<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>
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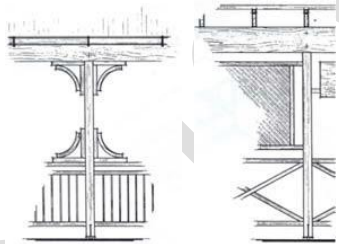
<p>Performance outcomes</p>	<p>Requirements for accepted development and assessment benchmarks</p>
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	<p>unit's principal living area and is oriented northward.</p> <p>and</p> <p>AO2.11 Front fences are less than 1.2 metres high.</p> <p>and</p> <p>AO2.12 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 <u>the inspection</u>, 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>
<p>Section 4 Secondary dwelling</p>	
<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>
<p>Section 5 Development in Bunya Mountains Precinct</p>	
<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>

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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 87 For development affected by one or more overlays (other than bushfire hazard overlay)</p>	
<p>Airport environs overlay</p>	
<p>Wildlife hazard sub-area</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>

Not adopted

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>
<p>Bushfire hazard overlay</p>	
<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) (a) 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> <p>(i) fire brigade tank fittings; and</p> <p>(ii)(i) 25,000 litres dedicated for fire fighting purposes.</p>
<p>PO20 Community infrastructure in any area mapped as Very High to Medium (Potential Intensity) Areas are able to function effectively during and</p> <p>(a) 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> <p>(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:</p> <p>(i) is free of highly combustible vegetated areas; and</p> <p>(ii) is on southerly to easterly facing slopes not exceeding 15% gradient; or</p> <p>(iii) on flat lands at the base of north to western facing slopes not exceeding 15% gradient.</p> <p>(b) A fire protection buffer is established around the complete perimeter of the dwelling unit within a lot for a minimum width of 50m.</p>
<p>Flood hazard overlay</p>	
<p>PO1922 Development is not exposed to risk from flood events by responding to flood potential and maintains personal safety at all times</p>	<p>AO1922.1</p> <p>(a) 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>(b) AO22.2 New buildings are not located within the area identified on Overlay Map 03;</p> <p>or</p> <p>AO1922.3-2</p> <p>(a) Development is sited above the</p>

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	<p>1%AEP flood event where known, or the highest known flood event, as follows:</p> <ul style="list-style-type: none"> (i) (a) Habitable floor levels - 500mm;
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Performance outcomes	Requirements for accepted development and assessment benchmarks
	<ul style="list-style-type: none"> (b)(ii) Non-habitable floor levels - 300mm; (c)(iii) All other development - 0mm. <p>and</p> <ul style="list-style-type: none"> (a) AO22.4 Building work below the nominated flood level allows for the flow through of flood water at ground level: <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>AO22.5 Resilient building materials are used below the nominated flood level in accordance with the relevant building assessment provisions.</p> <p>and</p> <ul style="list-style-type: none"> (b) AO22.6 Signage is provided on site indicating the position and path of all safe evacuation routes off the site.

<p>PO2023 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>AO2023.1 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>PO2124 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>PO2225 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>AO2225.1 The site is within 5km distance byroad of a school if not on a current school bus route.</p>
<p>Performance outcomes</p>	<p>Requirements for accepted development and assessment benchmarks</p>
<p>PO2326 A site identified on the Historic Subdivision Overlay is not developed where:</p>	<p>AO2326.1 The site has frontage to a gazetted and constructed road.</p>

<p>(a) the site characteristics, including impacts from natural hazards, make it unsuitable for development; and</p> <p>(b) infrastructure, including water, sewerage, stormwater and roads are not adequate or result in environmental harm.</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>AO2326.2 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>AO2326.3 The site is:</p> <p>(a) within a reticulated town water area, and reticulated watersupply is provided, or;</p> <p>(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> <p>AO2326.4 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>AO2326.5 New buildings are provided with a service line connection to the electricity supply and telecommunications networks.</p> <p>and</p> <p>AO2326.6 Stormwater drainage is discharged from the boundary of a 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>and</p>
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Performance outcomes	Requirements for accepted development and assessment benchmarks
	AO2326.7 New buildings are confined to areas outside of overland flow paths and

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	natural drainage features.
Landslide hazard overlay	
<p>PO2427 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>AO2427.1 Development, including associated access, is not located in a landslide hazard area as identified on Overlay Map 10.</p> <p>or</p> <p>AO2427.2 Development, including associated access, is located in a low or very lowland landslide hazard area as determined by a site-specific geotechnical assessment prepared by a competent person.</p>
<p>PO2528 Community infrastructure in any area mapped as Landslide Hazard is able to function effectively during and immediately after landslide events.</p>	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.

- (i) 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.
- (j) **Development is designed to avoid and mitigate risks from natural risks and hazards to demonstratable acceptable or tolerable level of risk for both existing and new development, people and property and not result in unacceptable or unavoidable impacts.** ~~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 AO1.2 Buildings are a maximum of 2 storeys and 8.5m above ground level. and AO1.3 Maximum gross floor area does not exceed: (a) for conventional allotments, 50% of the site area. (b) for rear allotments, 40% of the site area and AO1.4 Where adjoining a dwelling house, a 1.8m high screen fence is provided to the common boundary. and AO1.5 Plant and service equipment (air conditioning, exhaust fans, lift motor rooms, refuse bins, telecommunication devices, etc) are integrated into the building. and AO1.6 Rooves incorporate at least 400mm eaves over each wall. and 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. and AO2.2 Development is supplied with reticulated electricity and telecommunications services. and 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>

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<p>PO3 The efficiency and safety of the road network is not compromised by inappropriate access arrangements</p>	<p>No outcome specified.</p>
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<p>Performance outcomes</p>	<p>Requirements for accepted development and assessment benchmarks</p>
<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.
<p>Section 2 Home-based business</p>	
<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 <u>the inspection</u>, 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 <u>Short term accommodation maintains the appearance of an ordinary dwelling in the zone</u></p>	<p>AO23.1 <u>Short term Accommodation uses are:</u> (a) <u>Carried out in the existing dwelling</u> (b) <u>Have no external signage</u> AO23.2 <u>One (1) dedicated off street car parking space is provided for the sole use by the short term accommodation use</u></p>
<p>PO24 <u>Short term accommodation only accommodates people for a very short duration</u></p>	<p>AO24 <u>Guests can stay a maximum of 14 nights</u></p>
<p>PO25 <u>Short term accommodation does not cause any nuisance or adverse impacts on the existing amenity</u></p>	<p>AO25.1 <u>Noise levels do not exceed acoustic quality objectives under the Environmental Protection (Noise) Policy 2019, Schedule 1.</u> AO25.2 <u>Domestic waste bins are provided in a</u></p>

	<u>screened area and maintained in a tidy state at all times.</u>
Section 78 For development affected by one or more overlays (other than bushfire hazard overlay)	
Airport environs overlay	
Wildlife hazard sub-area	
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.

Not adopted

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~~ **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"> • <u>3 storeys above ground level, where not in the PC2 Private Hospital pPrecinct;</u> • <u>-4 storeys above ground level where in the PC2 Private Hospital pPrecinct.</u> <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</p>

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	<p>and parapets. 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. and AO1.8 In the Retail core precinct, parking areas and parking structures are behind or under buildings. 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: (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>

Performance outcomes	Requirements for accepted development and assessment benchmarks
	<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>

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Section 2 For development affected by one or more overlays (other than bushfire hazard overlay)	
Airport environs overlay	
Wildlife hazard sub-area	
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.
 - (h) ~~(e)~~ Development is reflective of and responsive to the environmental constraints and hazards of the land.

- (i) (b) 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>
<p>Section 2 Short Term Accommodation</p>	
<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 very 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>
<p>Section 32 For development affected by one or more overlays Flood hazard overlay</p>	

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<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.
 - (ga) Land susceptible to flooding or drainage problems, including high ground water tables, is protected from inappropriate sport and recreation activities or facilities.
 - (gb) Development is designed to avoid and mitigate risks from natural risks and hazards to demonstratable acceptable or tolerable level of risk for both existing and new development, people and property and not result in unacceptable or unavoidable impacts.
 - (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).

6.2.5.3 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 (other than bushfire hazard overlay)	
Airport environs overlay	
Public safety sub-area	
PO10 Development located at the end of runways does not increase the risk to public safety.	AO10.1 Development does not include the following within an airport's public safety area as depicted on Overlay Map 01: <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)
Wildlife hazards sub-area	
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.	No outcome specified.
Biodiversity overlay	
PO12 Areas of environmental significance, including biodiversity values, are identified, protected and enhanced.	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.
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.

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) (a) 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>PO1547 The long term availability of the extractive resource, coal or mineral for extraction or processing is maintained.</p>	<p>AO1547.1 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>PO1648 Development does not increase the number of people living or working in the separation area.</p>	<p>AO1648.1 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>PO17.4.9 Development is not exposed to risk from flood events by responding to flood potential and maintains personal safety at all times.</p>	<p>AO17.9.1 (a) All new allotments include an area of sufficient size to accommodate the intended land use outside the area identified on Overlay Map 03. and (b) AO19.2 New buildings are not located within the area identified on Overlay Map 03; or AO17.219.3 (a) Development is sited above the 1%AEP flood event where known, or the highest known flood event, as follows: (a)(i) Habitable floor levels - 500mm; (b)(ii) Non-habitable floor levels - 300mm; (c)(iii) On-site sewage treatment and storage areas for potential contaminants - 300mm; (d)(iv) All other development - 0mm. and AO19.4 Building work below the nominated flood level allows for the flow through of flood water at ground level: (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. and AO19.5 Resilient building materials are used below the nominated flood level in accordance with the relevant building assessment provisions. and (b) AO19.6 Signage is provided on site indicating the position and path of all safe evacuation routes off the site.</p>

<p>PO1820 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>AO1820.1 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;
<p>Performance outcomes</p>	<p>Requirements for accepted development and assessment benchmarks</p>
	<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>PO1924 Development avoids the release of hazardous materials into floodwaters.</p>	<p>AO1924.1 Materials manufactured or stored onsite are not hazardous in nature.</p> <p>or</p> <p>AO1924.2 Hazardous materials and any associated manufacturing equipment are located above the nominated flood level.</p>
<p>PO2022 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>PO2123 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>AO2123.1 The site is within 5km distance by road of a school if not on a current school bus route.</p>

<p>PO2224 A site identified on the Overlay Map09 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>AO2224.1 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>AO2224.2 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>AO2224.3 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>AO2224.4 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>
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Performance outcomes	Requirements for accepted development and assessment benchmarks
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	<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>AO2224.5 New buildings are provided with a service line connection to the electricity supply and telecommunications networks.</p> <p>AO2224.6 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>AO2224.7 New buildings are confined to areas outside of overland flow paths and natural drainage features.</p>
Regional infrastructure overlay	
<p>PO2325 Stock routes and trails identified on Overlay Map 04 are protected from incompatible development.</p>	<p>No outcome specified.</p>
<p>PO2426 Development is sufficiently separated from major electricity infrastructure or substations to minimise the likelihood of nuisance or complaint.</p>	<p>AO2426.1 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>PO2527 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>AO2527.1 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 is designed to avoid and mitigate risks from natural risks and hazards to demonstratable acceptable or tolerable level of risk for both existing and new development, people and property and not result in unacceptable or unavoidable impacts. 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).

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- (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 (other than bushfire hazard overlay)			
Airport environs overlay			
Aviation facilities			
PO5	Development does not interfere with the function of aviation facilities.	AO5.1	Development located within the building restricted area identified on Overlay Map 01 does not create: <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>
Wildlife hazards sub-area			
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.	
Biodiversity overlay			
PO7	Areas of environmental significance, including biodiversity values, are identified, protected and enhanced.	AO7.1	Uses and associated works are confined to areas not identified on Overlay Map 05.
		or	AO7.2 Development is compatible with the environmental values of the area.
		or	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.
PO8	Biodiversity values of identified areas of environmental significance are protected from the impacts of development	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.

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>
<p>Bushfire hazard overlay</p>	
<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 (e) 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) 25,000 litres 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>PO1012 Development is not exposed to risk from flood events by responding to flood potential and maintains personal safety at all times.</p>	<p>AO1012.1</p> <ul style="list-style-type: none"> (a) All new allotments include an area of sufficient size to accommodate the intended land use outside the area identified on Overlay Map 03. <p>— and</p> <ul style="list-style-type: none"> (b) AO12.2 New buildings are not located within the area identified on Overlay Map 03; <p>or</p> <p>AO10.212.3</p> <ul style="list-style-type: none"> (a) 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"> (i) Habitable floor levels - 500mm; (ii) Non-habitable floor levels - 300mm; (iii) On-site sewage treatment and storage areas for potential contaminants - 300mm; (iv) 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

	<p>with the direction of water flow must have openings that are</p>
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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>(b) AO12.6 Signage is provided on site indicating the position and path of all safe evacuation routes off the site.</p>

<p>PO1143 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>AO1143.1 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>PO1244 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>Landslide hazard overlay</p>	
<p>PO1345 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>AO1345.1 Development, including associated access, is not located in a landslide hazard area as identified on Overlay Map 10.</p> <p>or</p> <p>AO1345.2 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>PO1446 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>
<p>Regional infrastructure overlay</p>	
<p>PO1547 Stock routes and trails identified on Overlay Map 04 are protected from incompatible development.</p>	<p>No outcome specified.</p>

<p>Performance outcomes</p>	<p>Requirements for accepted development and assessment benchmarks</p>
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<p>PO1648 Development is sufficiently separated from major electricity infrastructure or substations to minimise the likelihood of nuisance or complaint.</p>	<p>AO1648.1 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>PO1749 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>AO1749.1 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>
<p>Water catchments overlay</p>	
<p>PO1820 There are no significant adverse effects on the water quality of drinking water supply.</p>	<p>AO1820.1 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>AO1820.2 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 designed to avoid and mitigate risks from natural risks and hazards to demonstrable acceptable or tolerable level of risk for both existing and new development, people and property and not result in unacceptable or unavoidable impacts. ~~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. and AO4.2 Development is supplied with reticulated electricity and telecommunications services. and 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. and AO5.2 Landscaping comprising large trees and spreading groundcovers is provided along all road frontages of the site, for a minimum depth of: (a) 2m along a State-controlled road or an arterial road; or (b) 1m along any other road frontage. and AO5.3 Landscaping is provided to side and rear boundaries for a minimum depth of: (a) 2m where adjoining a sensitive receptor; (b) 0m where adjoining an industrial use; or (c) 1m in all other circumstances. and AO5.4 Existing trees that already contribute to these requirements are retained where their removal is not required to site the use. and 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. and AO6.2 Access arrangements preclude the need for vehicles to reverse on or off the site. and 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. and AO6.4 Where practical, adjoining industrial uses utilise a shared access point.</p>

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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
	minimum area of 6m ² with minimum dimension of 3m. and AO15.4 A caretaker's accommodation is provided with private open space which is directly accessible from a habitable room. and 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.
Section 5 For development affected by one or more overlays (other than bushfire hazard overlay)	
Airport environs overlay	
Wildlife hazards sub-area	
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.	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. and 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.
Biodiversity overlay	
PO17 Areas of environmental significance, including biodiversity values, are identified, protected and enhanced.	AO17.1 Uses and associated works are confined to areas not identified on Overlay Map 05. or AO17.2 Development is compatible with the environmental values of the area. or 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.

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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> <p>(a) Lot design and the siting of buildings and uses so:</p> <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; <p>(b)(a) Including firebreaks that provide adequate:</p>

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>
<p>Flood hazard overlay</p>	
<p>PO2023 Development is not exposed to risk from flood events by responding to flood potential and maintains personal safety at all times.</p>	<p>AO2023.1</p> <p>(a) 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>(b) AO2023.2 New buildings are not located within the area identified on Overlay Map 03;</p> <p>or</p> <p>AO20.223.3</p> <p>(a) 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"> (v)(i) Habitable floor levels - 500mm; (v)(ii) Non-habitable floor levels - 300mm; (vii)(iii) On-site sewage treatment and storage areas for potential contaminants - 300mm; (viii)(iv) All other development - 0mm. <p>and</p> <p>AO23.4 Building work below the nominated</p>

	<p>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>
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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>(b) AO23.6 Signage is provided on site indicating the position and path of all safe evacuation routes off the site.</p>

<p>PO2124 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>AO2124.1 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>PO2225 Development avoids the release of hazardous materials into floodwaters.</p>	<p>AO2225.1 Materials manufactured or stored onsite are not hazardous in nature. or AO2225.2 Hazardous materials and any associated manufacturing equipment are located above the nominated flood level.</p>
<p>PO2326 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>PO2427 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>PO2528 Development is sufficiently separated from major electricity infrastructure or substations to minimise the likelihood of nuisance or complaint.</p>	<p>AO2528.4 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>PO2629 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>AO2629.4 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 designed to avoid and mitigate risks from natural risks and hazards to demonstratable acceptable or tolerable level of risk for both existing and new development, people and property and not result in unacceptable or unavoidable impacts. 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).
- ~~(i)~~ 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.
- ~~(j)~~ 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.
- ~~(k)~~ 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.
- ~~(l)~~ Sites fronting major thoroughfares provide a high standard of visual presentation.
- ~~(m)~~ 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.
- ~~(n)~~ 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 (other than bushfire hazard overlay)</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, hazardous or noxious materials. (d)

Performance outcomes	Requirements for accepted development and assessment benchmarks
Wildlife hazards sub-area	
<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>
<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: <ul style="list-style-type: none"> (i) setbacks between buildings/ structures and hazardous vegetation; and

Performance outcomes	Requirements for accepted development and assessment benchmarks
	<p>(ii) access for fire fighting or other emergency vehicles; and</p> <p>(e) 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> <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> <p>(i) fire brigade tank fittings; and</p> <p>(ii)(i) 25,000 litres dedicated for fire fighting purposes.</p>
<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>PO2023 Development is not exposed to risk from flood events by responding to flood potential and maintains personal safety at all times.</p>	<p>AO2023.1</p> <p>(a) 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>(b) AO23.2 New buildings are not located within the area identified on Overlay Map 03;</p> <p>or</p> <p>AO20.223.3</p> <p>(a) Development is sited above the 1%AEP flood event where known, or the highest known flood event, as follows:</p> <p>(ix)(i) Habitable floor levels - 500mm;</p> <p>(x)(ii) Non-habitable floor levels - 300mm;</p> <p>(xi)(iii) On-site sewage treatment and storage areas for potential contaminants - 300mm;</p> <p>(xii)(iv) All other development - 0mm.</p> <p>and</p> <p>AO23.4 Building work below the nominated</p>

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	<p>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>
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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>(b) AO23.6 Signage is provided on site indicating the position and path of all safe evacuation routes off the site.</p>

<p>PO2124 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>AO2124.1 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>PO225 Development avoids the release of hazardous materials into floodwaters.</p>	<p>AO2225.1 Materials manufactured or stored onsite are not hazardous in nature. or AO2225.2 Hazardous materials and any associated manufacturing equipment are located above the nominated flood level.</p>
<p>PO2326 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>PO2427 Stock routes and trails identified on Overlay Map 04 are protected from incompatible development on adjoining sites.</p>	<p>No outcome specified.</p>
<p>PO2528 Development is sufficiently separated from major electricity infrastructure or substations to minimise the likelihood of nuisance or complaint.</p>	<p>AO2528.1 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
	<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>PO2629 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>AO2629.1 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</p>

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	height of 10m.
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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 designed to avoid and mitigate risks from natural risks and hazards to demonstratable acceptable or tolerable level of risk for both existing and new development, people and property and not result in unacceptable or unavoidable impacts. ~~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	
PO10 Caretaker’s accommodations are subsidiary to and compatible with the principal use on the same site.	AO10.1 Only one caretaker’s accommodation is established on the site. and AO10.2 A caretaker’s accommodation is not located at the front of the primary use on the site. and AO10.3 A caretaker’s accommodation is separated from the principal activity areas of the primary use of the site by at least 10m.
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.	AO11.1 A caretaker’s accommodation does not exceed 8.5m in height. and AO11.2 A caretaker’s accommodation has a floor area no greater than 125m ² , has a balcony, verandah or deck with a minimum area of 6m ² with minimum dimensions of 3m. and AO11.3 A caretaker’s accommodation is provided with private open space which is directly accessible from a habitable room. and 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.
Section 5 For development affected by one or more overlays (other than bushfire hazard overlay)	
Airport environs overlay	
Wildlife hazards overlay	
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.	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.

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>
<p>Flood hazard overlay</p>	
<p>PO1649 Development is not exposed to risk from flood events by responding to flood potential and maintains personal safety at all times.</p>	<p>AO1649.1</p> <p>(a) 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>(b) AO19.2 New buildings are not located within the area identified on Overlay Map 03;</p> <p>or</p> <p>AO16.249.3</p> <p>(a) Development is sited above the 1%AEP flood event where known, or the highest known flood event, as follows:</p> <p>(xiii)(i) Habitable floor levels - 500mm;</p> <p>(xiv)(ii) Non-habitable floor levels - 300mm;</p> <p>(xv)(iii) On-site sewage treatment and storage areas for potential contaminants - 300mm;</p> <p>(xvi)(iv) All other development - 0mm.</p> <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> <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>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>(b) 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>PO1720 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>AO1720.1 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>PO1824 Development avoids the release of hazardous materials into floodwaters.</p>	<p>AO1824.1 Materials manufactured or stored onsite are not hazardous in nature. and AO1824.2 Hazardous materials and any associated manufacturing equipment are located above the nominated flood level.</p>
<p>PO1922 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>PO2023 Stock routes and trails identified on Overlay Map 04 are protected from incompatible development.</p>	<p>No outcome specified.</p>
<p>PO2124 Development is sufficiently separated from major electricity infrastructure or substations to minimise the likelihood of nuisance or complaint.</p>	<p>AO2124.4 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
<p>PO2225 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>AO2225.1 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>

6.2.10 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 designed to avoid and mitigate risks from natural risks and hazards to demonstratable acceptable or tolerable level of risk for both existing and new development, people and property and not result in unacceptable or unavoidable impacts.** ~~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>

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Performance outcomes	Requirements for accepted development and assessment benchmarks
	<p>and</p> <p>AO2.3 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>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.

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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 <u>(other than bushfire hazard overlay)</u></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>	

Performance outcomes	Requirements for accepted development and assessment benchmarks
<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.
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	

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Performance outcomes	Requirements for accepted development and assessment benchmarks
<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>
<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</p>

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Performance outcomes	Requirements for accepted development and assessment benchmarks
	<p>incorporating:</p> <p>(a) Lot design and the siting of buildings and uses so:</p> <p>(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</p> <p>(ii) efficient emergency access is optimised; and</p> <p>(iii) bushfire risk is effectively minimised having regard to aspect, elevation, slope and vegetation.</p>
	<p>Including firebreaks that provide adequate setbacks between buildings/ structures and hazardous vegetation; and access for fire fighting or other emergency vehicles; and</p> <p>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> <p>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> <p>fire brigade tank fittings; and</p> <p>25,000 litres dedicated for fire fighting purposes.</p>
<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>
<p>Flood hazard overlay</p>	
<p>PO1824 Development is not exposed to risk from flood events by responding to flood potential and maintains personal safety at all times.</p>	<p>AO1824.1</p> <p>(a) 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>(b) AO21.2 New buildings are not located within the area identified on Overlay Map 03;</p> <p>or</p> <p>AO18.221.3</p> <p>(a) Development is sited above</p>

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Performance outcomes	Requirements for accepted development and assessment benchmarks
	<p>the 1%AEP flood event where known, or the highest known flood event, as follows:</p> <ul style="list-style-type: none"> (xvii)(i) Habitable floor levels - 500mm; (xviii)(ii) Non-habitable floor levels - 300mm; (xix)(iii) On-site sewage treatment and storage areas for potential contaminants - 300mm; (xx)(iv) All other development - 0mm.
	<p>or</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> <ul style="list-style-type: none"> (a)(b) AO21.6 Signage is provided on site indicating the position and path of all safe evacuation routes off the site.
<p>PO1922 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>AO1922.4 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>PO2023 Development avoids the release of hazardous materials into floodwaters.</p>	<p>AO2023.1 Materials manufactured or stored onsite are not hazardous in nature.</p> <p>or</p> <p>AO2023.2 Hazardous materials and any associated manufacturing equipment are located above the nominated flood level.</p>
<p>PO2124 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>PO2225 Stock routes and trails identified on Overlay Map 04 are protected from incompatible development.</p>	<p>No outcome specified.</p>
<p>PO2326 Development is sufficiently separated from major electricity infrastructure or substations to minimise the likelihood of nuisance or complaint.</p>	<p>AO2326.1 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>PO2427 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>AO2427.1 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

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- 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 is designed to avoid and mitigate risks from natural risks and hazards to demonstratable acceptable or tolerable level of risk for both existing and new development, people and property and not result in unacceptable or unavoidable impacts.** ~~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>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>

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>
<p>Section 2 Secondary dwelling</p>	
<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
<p>Section 3 For development affected by one or more overlays (other than bushfire hazard overlay)</p>	
<p>Airport environs overlay</p>	
<p>Wildlife hazards sub-area</p>	
<p>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.</p>	<p>No outcome specified.</p>
<p>Biodiversity overlay</p>	
<p>PO5 Areas of environmental significance, including biodiversity values, are identified, protected and enhanced.</p>	<p>AO5.1 Uses and associated works are confined to areas not identified on Overlay Map 05.</p> <p>or</p> <p>AO5.2 Development is compatible with the environmental values of the area.</p> <p>or</p> <p>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.</p>

<p>PO6 Biodiversity values of identified areas of environmental significance are protected from the impacts of development</p>	<p>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.</p>
<p>PO7 There are no significant adverse effects on water quality, ecological and biodiversity values.</p>	<p>AO7.1 Uses and associated works are confined to areas outside overland flow paths and natural drainage features.</p> <p>and</p> <p>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.</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>AO7.3 The Waterway Corridors identified on Overlay Map 05 are maintained in a natural state.</p>
<p>Bushfire hazard overlay</p>	
<p>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</p>	<p>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).</p> <p>or</p> <p>AO8.2 A written assessment by a suitably experienced or qualified person</p>

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"> Lot design and the siting of buildings and uses so: 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 efficient emergency access is optimised; and bushfire risk is effectively minimised having regard to aspect, elevation, slope and vegetation. <p>Including firebreaks that provide adequate setbacks between buildings/ structures and hazardous vegetation; and</p> <p>access for fire fighting or other emergency vehicles; and</p> <p>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> <p>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"> fire brigade tank fittings; and 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>
<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%

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	<p style="text-align: center;">gradient.</p> <p>(b) A fire protection buffer is established around the complete perimeter of the dwelling unit within a lot for a minimum width of 50m.</p>
<p>Flood hazard overlay</p>	
<p>PO811 Development is not exposed to risk from flood events by responding to flood potential and maintains personal safety at all times.</p>	<p>AO811.1</p> <p>(a) 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>(b) AO11.2 New buildings are not located within the area identified on Overlay Map 03;</p> <p>or</p> <p>AO8.211.3</p> <p>(a) 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"> (xxi)(i) Habitable floor levels - 500mm; (xxii)(ii) Non-habitable floor levels - 300mm; (xxiii)(iii) On-site sewage treatment and storage areas for potential contaminants - 300mm; (xxiv)(iv) 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: The structure below flood level is unenclosed; or Any enclosure below flood level aligns with the direction of water flow; or 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>AO11.5 Resilient building materials are used below the nominated flood level in accordance with the relevant building assessment provisions.</p> <p>and</p> <p>(a)(b) AO11.6 Signage is provided on site indicating the position and path of all safe evacuation routes off the site.</p>

<p>PO912 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>AO912.1 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>PO1043 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>PO1144 Stock routes and trails identified on Overlay Map 04 are protected from incompatible development.</p>	<p>No outcome specified.</p>
<p>PO1245 Development is sufficiently separated from major electricity infrastructure or substations to minimise the likelihood of nuisance or complaint.</p>	<p>AO1245.1 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>PO1346 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>AO1346.1 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>

6.2.12 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 designed to avoid and mitigate risks from natural risks and hazards to demonstratable acceptable or tolerable level of risk for both existing and new development, people and property and not result in unacceptable or unavoidable impacts. 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>

Not adopted

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 (other than bushfire hazard overlay)	
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>

Not adopted

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"> Lot design and the siting of buildings and uses so: 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 efficient emergency access is optimised; and bushfire risk is effectively minimised having regard to aspect, elevation, slope and vegetation; Including firebreaks that provide adequate setbacks between buildings/ structures and hazardous vegetation; and access for fire fighting or other emergency vehicles; and 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 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"> fire brigade tank fittings; and 5,000 litres dedicated for fire fighting purposes.

Not a draft

Performance outcomes	Requirements for accepted development and assessment benchmarks
<p>PO16 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>AO16.1 No hazardous materials, manufactured or stored in bulk, are on land mapped as Very High to Medium (Potential Intensity) Areas.</p>
Extractive industry overlay	
<p>PO1517 The long term availability of the extractive resource, coal or mineral for extraction or processing is maintained.</p>	<p>AO1547.1 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>PO1648 Development does not increase the number of people living or working in the separation area.</p>	<p>AO1648.1 New residential, business and community activities are not located within the separation area depicted on Overlay Map 07.</p> <p>or</p> <p>AO1648.2 Development does not increase the total number of lots within the separation area depicted on Overlay Map 07.</p>
<p>PO1749 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.</p>	<p>AO1749.1 Extractive industry does not expand into the separation areas mapped on Overlay Map 07.</p>
<p>PO1820 Development does not increase the number of people living in the transport route's separation area.</p>	<p>AO1820.1 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; <p>within 100m distance each side of a transport route identified on Overlay Map 07.</p> <p>and</p> <p>AO1820.2 Access points are designed to avoid adversely affecting the safe and efficient operation of vehicles transporting extractive materials.</p>
Flood hazard overlay	
<p>PO1924 Development is not exposed to risk from flood events by responding to flood potential and maintains personal safety at all times.</p>	<p>AO1924.1</p> <ul style="list-style-type: none"> (a) All new allotments include an area of sufficient size to accommodate the intended land use outside the area identified on Overlay Map 03. <p>and</p> <ul style="list-style-type: none"> (b) AO21.2 New buildings are not located within the area identified on Overlay Map 03;

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	or
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Performance outcomes	Requirements for accepted development and assessment benchmarks
	<p>AO19.224.3</p> <p>(a) 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"> (xxv) (i) Habitable floor levels - 500mm; (xxvi) (ii) Non-habitable floor levels - 300mm; (xxvii) (iii) On-site sewage treatment and storage areas for potential contaminants - 300mm; (xxviii) (iv) 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> <ul style="list-style-type: none"> (b) AO21.6 Signage is provided on site indicating the position and path of all safe evacuation routes off the site.

<p>PO2022 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>AO2022-4 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.
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Not adopted

Performance outcomes	Requirements for accepted development and assessment benchmarks
<p>PO2123 Development avoids the release of hazardous materials into floodwaters.</p>	<p>AO2123.1 Materials manufactured or stored onsite are not hazardous in nature.</p> <p>or</p> <p>AO2123.2 Hazardous materials and any associated manufacturing equipment are located above the nominated flood level.</p>
Landslide hazard overlay	
<p>PO2224 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>AO2224.1 Development, including associated access, is not located in a landslide hazard area as identified on Overlay Map 10.</p> <p>or</p> <p>AO2224.2 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>PO2325 Stock routes and trails identified on Overlay Map 04 are protected from incompatible development on adjoining sites.</p>	<p>No outcome specified.</p>
<p>PO2426 Development is sufficiently separated from major electricity infrastructure or substations to minimise the likelihood of nuisance or complaint.</p>	<p>AO2426.1 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>PO2527 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>AO2527.1 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 designed to avoid and mitigate risks from natural risks and hazards to demonstratable acceptable or tolerable level of risk for both existing and new development, people and property and not result in unavoidable or unavoidable impacts. 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) Areas of identified extractive resources, including the resource/processing area, separation area, transport route and transport route separation area, are protected from incompatible development and land uses that may inhibit the extraction, processing and transportation of the resource.
 - (o) Intensive animal industry uses are consistent with the rural character and amenity of the area and do not adversely affect productive agricultural land.
 - (p) Small scale sShort term accommodation or Tourist park (RVbush camping) may be provided where the use is consistent with the rural character and amenity of

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- ~~(q)~~ the area and does not compromise rural production or rural industry.- Renewable energy facility uses do not compromise productive rural land and are consistent with rural character and amenity of the area.
- ~~(r)~~ Viticulture, boutique foods and supporting tourism uses are encouraged on smaller lots in the RU1 – Winery Precinct around Moffatdale.
- ~~(s)~~ 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.
- ~~(m)~~~~(s)~~ Natural features such as creeks, gullies, waterways, wetlands and bushland are retained, managed, enhanced and buffered from adjacent development.
- ~~(n)~~~~(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	
PO1 Development maintains rural amenity and character.	AO1.1 Buildings are set back 20m from any collector or higher order road and 10m from any other road frontage. And 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 20019 81997</i> or the <i>Environmental Protection (Noise) Policy 20191997</i> .

Performance outcomes	Requirements for accepted development and assessment benchmarks
<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>
<p>Section 2 Where in the vicinity of an existing intensive animal industry</p>	
<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>
<p>Section 3 Where Intensive animal industry</p>	

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Performance outcomes	Requirements for accepted development and assessment benchmarks
<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 not located on agricultural land as identified on SPP Interactive Mapping (Plan-Making).</p>
<p>PO8 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 and minimise impacts on the rural amenity of the area.</p>	<p>AO8.18.2 A cattle feedlot involving less than 150 standard cattle on a site more than 20ha is located a minimum of: (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>
<p>PO89 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>AO89.1 The use is located on a minimum lot size of: 10ha where for: 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 100ha otherwise.</p>
<p>PO810 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>PO811 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>

Performance outcomes	Requirements for accepted development and assessment benchmarks
<p>PO812 <u>The use has access to a reliable water supply for the purposes of drinking water for animals and water for cleaning and maintenance.</u></p>	<p><u>No acceptable solution</u></p>
<p>PO813 <u>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</u></p>	<p><u>No acceptable outcome</u></p>
<p>Section 4 Winery Precincts</p>	
<p>PO814 <u>Reconfiguring a lot in the Winery precinct provides for viable viticulture, boutique foods and tourism uses on a lot of at least 10 ha.</u></p>	<p><u>No acceptable outcome</u></p>
<p>PO8 <u>Reconfiguring a lot in the Rural lifestyle precinct may provide for a Dwelling house on a lot of at least 4ha.</u></p>	<p><u>No acceptable outcome</u></p>
<p>Section 5 Rural lifestyle lots</p>	
<p>PO8 <u>A rural lifestyle lot may only be created where the lot:</u></p> <ul style="list-style-type: none"> <u>— is in reasonable proximity to services and facilities such as health, education and retail opportunities;</u> <u>— has frontage to a road and has appropriate access to the constructed road network;</u> <u>— protects rural activities and extractive industry from encroachment by sensitive land uses;</u> <u>— will not impact transport/supply chains critical to rural production, rural industry and extractive industry;</u> <u>— has a sustainable level of impact on the natural environment having regard to water supply and water quality</u> 	<p><u>No acceptable outcome</u></p>

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Performance outcomes	Requirements for accepted development and assessment benchmarks
<p>effluent disposal, potential erosion and natural habitat, provides a high level of residential and scenic amenity and safety from risk of natural 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 56.3 Caretaker's accommodation	
<p>PO158 Caretaker's accommodations are is subsidiary to and compatible with the principal use on the same site.</p>	<p>AO158.1 Only one caretaker's accommodation is established on the site.</p> <p>and</p> <p>AO158.2 A caretaker's accommodation is not located at the front of the primary use on the site.</p> <p>and</p> <p>AO158.3 A caretaker's accommodation is separated from the principal activity areas of the primary use of the site by at least 10m.</p>
<p>PO169 Caretaker's accommodations are 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>AO169.1 A caretaker's accommodation does not exceed 8.5m in height.</p> <p>and</p> <p>AO169.2 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>AO169.3 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>AO169.4 A caretaker's accommodation is provided with private open space which is directly accessible from a habitable room.</p> <p>and</p> <p>AO169.5 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.

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Section 674 Home-based business	
<p>PO10-PO17 Home-based businesses are a small-scale component of the principal use on the site.</p>	<p>AO10AO17.1 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>AO10AO17.2 Except for <u>short-termed and breakfast</u> accommodation, the home-based business is conducted in, under or within 20m of the principal dwelling.</p> <p>and</p> <p>AO10AO17.3 A home-based business is setback from the road frontage of the site a distance greater than the existing building line.</p>
Performance outcomes	Requirements for accepted development and assessment benchmarks
	<p>and</p> <p>AO10AO17.4 A home-based business is setback a minimum of 15m from any side or rear boundary.</p> <p>and</p> <p>AO10AO17.5 A structure associated with a home-based business is no higher than 8.5m above ground level.</p> <p>and</p> <p>AO10AO17.6 No more than one non-resident of the site is employed in the home-based business.</p>

<p>PO11-PO18 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>AO11AO18.1 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>AO11AO18.2 The use does not produce noise emissions more than 3dB(A) above background noise levels at the property boundary.</p> <p>and</p> <p>AO11AO18.3 The use does not generate dust or other particle emissions measurable at the property boundary.</p> <p>and</p> <p>AO11AO18.4 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>AO11AO18.5 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>AO11AO18.6 The occupation does not rely on transport provided by vehicles larger than a 3-tonne rigid vehicle.</p> <p>and</p> <p>AO11AO18.7 The occupation does not involve the hiring out of any machinery or equipment.</p>
<p>PO12-PO19 Car parking and access is provided in a safe, attractive and functional manner.</p>	<p>AO12AO19.1 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>AO12AO19.2 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>AO12AO19.3 Site access is provided from an all-weather road way with a minimum width of:</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
	<p>(a) 6m for a bed and breakfast</p> <p>(b) 4m in all other circumstances.</p>

<p>PO13-PO20 Non-resident workers are provided with adequate open space to accommodate their social, relaxation and recreational needs.</p>	<p>AO13AO20.1 NonAccommodation for a worker who is not a resident of the premises resident worker force 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>AO13AO20.2 Communal open space has a minimum dimension of 4m and a depth to width ratio of 2:1.</p> <p>and</p> <p>AO13AO20.3 Ground level open space does not including vehicle parking or manoeuvring areas or clothes drying areas.</p> <p>and</p> <p>AO13AO20.4 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 73.5 Secondary dwelling</p>	
<p>PO14-PO21 A secondary dwelling must be subsidiary to its primary dwelling.</p>	<p>AO14AO21.1 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>AO14AO21.2 Parking is provided for one vehicle and access to it is via the same driveway as the primary dwelling.</p>
<p>Section 89 Short term accommodation</p>	
<p>PO225 Short term accommodation is of a small scale and intensity that is:</p> <p>(a) -subordinate to the rural use</p> <p>(b) <u>does not adversely impact existing or future productive agricultural development in the area;</u> and</p> <p>(c) <u>-maintains the character and amenity (including visual amenity) of the area.</u></p>	<p>AO225.1 <u>No more than three five short term accommodation units are located on a lot.</u></p> <p>AO225.2 <u>A short term accommodation unit has a maximum GFA of 70m², unless the accommodation unit is an existing Dwelling house.</u></p> <p>AO225.3 <u>A short term accommodation unit has a maximum building height of 2 storeys and 8.5m.</u></p> <p>AO225.4 <u>A short term accommodation unit is not located within 40050m of a property boundary.</u></p> <p>AO225.5 <u>A minimum of one car parking space if provided for each short term accommodation unit.</u></p>
<p>PO236 <u>RV camping sites are subordinate to the rural use, character, and amenity of the area.</u></p>	<p>AO236.1 <u>No more than two RV camping sites are located on a lot less 50ha or smaller</u></p> <p>AO236.2 <u>No more than five RV camping</u></p>

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	<p><u>sites are located on a lot greater than 50ha</u></p> <p>AO23.2 <u>One vehicle may utilise an RV camping site at one time.</u></p> <p>AO23.3 <u>An RV camping site is not located within 100m of a property boundary.</u></p>
<p>Section 910 Renewable energy facility</p>	
<p>PO24 <u>A renewable energy facility does not compromise the value of productive rural land.</u></p>	<p>AO24.1 <u>A Renewable energy facility is not located on agricultural land as identified on SPP Interactive Mapping (Plan Making).</u></p>
<p>PO25 <u>A renewable energy facility:</u></p> <ul style="list-style-type: none"> • <u>is conveniently located with regard to the electricity distribution network;</u> • <u>is on a site that requires minimal operational work to facilitate the use;</u> • <u>does not cause significant off site adverse impacts with regard to noise, glare or visual amenity.</u> 	<p><u>No acceptable outcome provided.</u></p>
<p>Section 1016 For development affected by one or more overlays (other than bushfire hazard overlay)</p>	
<p>Agricultural land overlay</p>	
<p>PO17265 <u>The productive capacity and utility of agricultural land for rural activities is maintained.</u></p>	<p>AO17526.1 <u>The proposal is not located on agricultural land as identified on SPP Interactive Mapping (Plan Making).</u></p> <p>or</p> <p>AO17526.2 <u>The proposal is necessary for the efficient production and processing of a crop grown in the area.</u></p> <p>or</p> <p>AO17526.3 <u>The proposal provides an alternate productive rural activity that supports regionally significant industry.</u></p> <p>or</p> <p>AO17526.4 <u>An agricultural sustainability report prepared by a suitably qualified agronomist demonstrates that –</u></p> <ul style="list-style-type: none"> (a) <u>The lot is suitably sized for the proposed activity. Including a dwelling house including yard; and</u> (b) <u>There is sufficient water for the proposed activity; and</u> (c) <u>The allotment is capable of being connected to reticulated electricity; and</u>

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 AO15AO26.5 Development is consistent with any Soil Conservation Plan that applies to the locality, as approved by the relevant State agency.</p>
Airport environs overlay	
Public safety sub-area	
<p>PO16-PO27 Development located at the end of runways does not increase the risk to public safety.</p>	<p>AO16AO27.1 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.
Wildlife hazards sub-area	
<p>PO17-PO28 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>AO17AO28.1 Development located within 3 km of an airport runway as depicted on Overlay Map 01 does not include turf farms, fruit tree farms, piggeries, showgrounds, 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>

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Performance outcomes	Requirements for accepted development and assessment benchmarks
	<p>bodies) minimise bird and bat attracting potential.</p> <p>and AO17AO28.2 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 AO17AO28.3 Putrescible waste disposal sites (e.g.landfill and waste transfer facilities) are not located within a 13km radius of an airport.</p>
Biodiversity overlay	
<p>PO18-PO29 Areas of environmental significance, including biodiversity values, are identified, protected and enhanced.</p>	<p>AO18AO29.1 Uses and associated works are confined to areas not identified on Overlay Map 05.</p> <p>or AO18AO29.2 Development is compatible with the environmental values of the area.</p> <p>or AO18AO29.3 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>PO19-PO30 Biodiversity values of identified areas of environmental significance are protected from the impacts of development</p>	<p>AO19AO30.1 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>PO20-PO31 There are no significant adverse effects on water quality, ecological and biodiversity values.</p>	<p>AO20AO31.1 Uses and associated works are confined to areas outside overland flow paths and natural drainage features.</p> <p>and</p> <p>AO20AO31.2 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>
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Performance outcomes	Requirements for accepted development and assessment benchmarks
	<p>AO20AO31.3 The Waterway Corridors identified on Overlay Map 05 are maintained in a natural state.</p>
<p>Bushfire hazard overlay</p>	

<p>PO21 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>AO21.1 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>AO21.2 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>AO21.3 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
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Performance outcomes	Requirements for accepted development and assessment benchmarks
	<ul style="list-style-type: none"> (ii) 25,000 litres dedicated for fire fighting purposes.

<p>PO22 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>AO22.1 No outcome specified.</p>
<p>PO23 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>AO23.1 No hazardous materials, manufactured or stored in bulk, are on land mapped as Very High to Medium (Potential Intensity) Areas.</p>
<p>PO24 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>AO24.1 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.
<p>Extractive industry overlay</p>	
<p>PO25-PO32 The long term availability of the extractive resource, coal or mineral for extraction or processing is maintained.</p>	<p>AO25AO32-1 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>PO26-PO33 Development does not increase the number of people living or working in the separation area.</p>	<p>AO26AO33.1 New residential, business and community activities are not located within the separation area depicted on Overlay Map 07.</p> <p>or</p> <p>AO26AO33.2 Development does not increase the total number of lots within the separation area depicted on Overlay Map 07.</p>
<p>Performance outcomes</p>	<p>Requirements for accepted development and assessment benchmarks</p>

<p>PO27-PO34 Development does not increase the number of people living in the transport route's separation area.</p>	<p>AO27AO34.1 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>AO27AO34.2 Access points are designed to avoid adversely affecting the safe and efficient operation of vehicles transporting extractive materials.</p>
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Not adopted

Performance outcomes	Requirements for accepted development and assessment benchmarks
Flood hazard overlay	
<p>PO28-PO35 Development is not exposed to risk from flood events by responding to flood potential and maintains personal safety at all times.</p>	<p>AO28AO35.1 (a) All new allotments include an area of sufficient size to accommodate the intended land use outside the area identified on Overlay Map 03. and (b) AO28.2 New buildings are not located within the area identified on Overlay Map 03; or AO28AO35.2-3 (a) Development is sited above the 1%AEP flood event where known, or the highest known flood event, as follows: (xxix)(i) Habitable floor levels - 500mm; (xxx)(ii) Non-habitable floor levels - 300mm; (xxxi)(iii) On-site sewage treatment and storage areas for potential contaminants - 300mm; (xxxii)(iv) All other development - 0mm. and AO28.4 Building work below the nominated flood level allows for the flow through of flood water at ground level: (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. and AO28.5 Resilient building materials are used below the nominated flood level in accordance with the relevant building assessment provisions. and (b) AO28.6 Signage is provided on site indicating the position and path of all safe evacuation routes off the site.</p>

<p>PO29-PO36 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>AO29AO36-4 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:
<p>Performance outcomes</p>	<p>Requirements for accepted development and assessment benchmarks</p>
	<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>PO30-PO37 Development avoids the release of hazardous materials into floodwaters.</p>	<p>AO30AO37.1 Materials manufactured or stored onsite are not hazardous in nature.</p> <p>or</p> <p>AO30AO37.2 Hazardous materials and any associated manufacturing equipment are located above the nominated flood level.</p>
<p>PO34-PO38 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>PO32-PO39 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>AO32AO39-4 The site is within 5km distance by road of a school if not on a current school bus route.</p>

<p>PO33-PO40 A site identified on the Overlay Map09 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>AO33AO40.1 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>AO33AO40.2 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>AO33AO40.3 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>AO33AO40.4 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;
<p>Performance outcomes</p>	<p>Requirements for accepted development and assessment benchmarks</p>

	<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>AO33AO40.5 New buildings are provided with a service line connection to the electricity supply and telecommunications networks.</p> <p>and</p> <p>AO33AO40.6 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>AO33AO40.7 New buildings are confined to areas outside of overland flow paths and natural drainage features.</p>
Landslide hazard overlay	
<p>PO34-PO41 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>AO34AO41.1 Development, including associated access, is not located in a landslide hazard area as identified on Overlay Map 10.</p> <p>or</p> <p>AO34AO41.2 Development, including associated access, is located in a low or very lowland landslide hazard area as determined by a site-specific geotechnical assessment prepared by a competent person.</p>
<p>PO35-PO42 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>PO36-PO43 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>PO37 PO44 Development is sufficiently separated from major electricity infrastructure or substations to minimise the likelihood of nuisance or complaint.</p>	<p>AO37 AO44 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>PO38 PO45 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>AO38 AO45 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>PO39 PO46 There are no significant adverse effects on the water quality of drinking water supply.</p>	<p>AO39 AO46 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>AO39 AO46 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.
- (e)(f) Development is designed to avoid and mitigate risks from natural risks and hazards to demonstratable acceptable or tolerable level of risk for both existing and new development, people and property and not result in unacceptable or unavoidable impacts.
- (f)(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).
- (g)(h) Residential or other sensitive uses are not intensified in the identified separation area around the Swickers Kingaroy Bacon Factory on Overlay Map 11.
- (h)(i) 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)(j) 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)(k) The productive capacity of Agricultural Land Classification Class A or Class B, and regional biodiversity is not compromised.
- (k)(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.
- (l)(m) 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	

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

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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>
<p>Bushfire hazard overlay</p>	
<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>PO1518 Development is not exposed to risk from flood events by responding to flood potential and maintains personal safety at all times.</p>	<p>AO1518.1 (a) All new allotments include an area of sufficient size to accommodate the intended land use outside the area identified on Overlay Map 03. and (b) AO18.2 New buildings are not located within the area identified on Overlay Map 03. or AO15.218.3 (a) Development is sited above the 1%AEP flood event where known, or the highest known flood event, as follows: (xxxiii)(i) Habitable floor levels - 500mm; (xxxiv)(ii) Non-habitable floor levels - 300mm; (xxxv)(iii) On-site sewage treatment and storage areas for potential contaminants - 300mm; (xxxvi)(iv) All other development - 0mm. and AO18.4 Building work below the nominated flood level allows for the flow through of flood water at ground level: (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. and AO18.5 Resilient building materials are used below the nominated flood level in accordance with the relevant building assessment provisions. and (b) AO18.6 Signage is provided on site indicating the position and path of all safe evacuation routes off the site.</p>

<p>PO1649 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>AO1649.1 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;
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Performance outcomes	Requirements for accepted development and assessment benchmarks
	<ul style="list-style-type: none"> (iii) acceleration or retardation of flows; or (iv) any reduction in flood warning times.
<p>PO1729 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>Landslide hazard overlay</p>	
<p>PO1824 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>AO1824.1 Development, including associated access, is not located in a landslide hazard area as identified on Overlay Map 10.</p> <p>or</p> <p>AO1824.2 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>PO1922 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>
<p>In the Rural Residential 4,000 RR1 Precinct</p>	
<p>PO2023 New lots are not constrained by:</p> <ul style="list-style-type: none"> (a) excessive slope; (b) poor drainage; or (c) instability. 	<p>AO2023.1 New lots are not on land steeper than 15% over 50% or more of the lot.</p> <p>or</p> <p>AO2023.2 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.</p>
<p>Regional infrastructure overlay</p>	
<p>PO2124 Stock routes and trails identified on Overlay Map 04 are protected from incompatible development on adjoining sites.</p>	<p>No outcome specified.</p>

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<p>PO2225 Development is sufficiently separated from major electricity infrastructure or substations to minimise the likelihood of nuisance or complaint.</p>	<p>AO2225.4 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>Performance outcomes</p>	<p>Requirements for accepted development and assessment benchmarks</p>
	<p>Editor's Note: Information relating to the voltage of transmission lines is available from the relevant energy supplier.</p>
<p>PO2326 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>AO2326.4 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>
<p>Water catchments overlay</p>	
<p>PO2427 There are no significant adverse effects on the water quality of the Region's drinking water supply.</p>	<p>AO2427.4 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.

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- (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) Development is designed to avoid and mitigate risks from natural risks and hazards to demonstrable acceptable or tolerable level of risk for both existing and new development, people and property and not result in unacceptable or unavoidable impacts.
- (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).

6.2.15.3 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 (other than bushfire hazard overlay)	
Airport environs overlay	
Wildlife hazards sub-area	
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, Tingoorra, 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 designed to avoid and mitigate risks from natural risks and hazards to demonstratable acceptable or tolerable level of risk for both existing and new development, people and property and not result in unavoidable impacts. ~~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 Preston 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> <ul style="list-style-type: none"> (a) For residential uses – a 45,000L rainwater tank per dwelling; (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>and</p> <p>AO3.3 Development in Preston 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
	and AO11.2 Except for a bed and breakfast, the home-based business is conducted in, under or with 20m of the principal dwelling. or AO11.3 A home-based business is setback from the road frontage of the site a distance greater than the existing building line. and AO11.4 No more than one non-resident of the site is employed in the home-based business.
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.	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. and AO12.2 The use does not produce noise emissions more than 3dB(A) above background noise levels at the property boundary. and AO12.3 The use does not generate dust or other particle emissions measurable at the property boundary. and AO12.4 The use does not involve the storage of hazardous or noxious materials in quantities beyond that reasonably associated with the dwelling. and AO12.5 The use does not involve the servicing or repair of vehicles not reasonably associated with the use of the dwelling. and AO12.6 The occupation does not rely on transport provided by vehicles larger than a 3-tonne rigid vehicle. and AO12.7 The occupation does not involve the hiring out of any machinery or equipment.
PO13 Car parking and access is provided in a safe, attractive and functional manner.	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. or 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.

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Performance outcomes	Requirements for accepted development and assessment benchmarks
Section 7 Secondary dwelling	
PO14 A secondary dwelling must be subsidiary to its primary dwelling.	<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	
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>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>
PO16 Development respects the amenity and intended urban form of adjoining residential sites.	<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.
PO17 Buildings maximise shop-front exposure to streets.	<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>
PO18 Refuse storage areas are located for convenient collection, screened from public view and provided with facilities for self-contained cleaning.	<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 201908</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>
<p>Section 10 For development affected by one or more overlays (other than bushfire hazard overlay)</p>	
<p>Biodiversity overlay</p>	
<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>

Not adopted

Performance outcomes	Requirements for accepted development and assessment benchmarks
Bushfire hazard	

Not adopted

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
<p>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.</p>	<p>No outcome specified.</p>
<p>PO32 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>AO32.1 No hazardous materials, manufactured or stored in bulk, are on land mapped as Very High to Medium (Potential Intensity) Areas.</p>
<p>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.</p>	<p>AO33.1 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>PO3034 Development is not exposed to risk from flood events by responding to flood potential and maintains personal safety at all times.</p>	<p>AO3034.1</p> <ul style="list-style-type: none"> (a) All new allotments include an area of sufficient size to accommodate the intended land use outside the area identified on Overlay Map 03. <p>and</p> <ul style="list-style-type: none"> (b) AO34.2 New buildings are not located within the area identified on Overlay Map 03. <p>or</p> <p>AO30.234.3</p> <ul style="list-style-type: none"> (a) 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"> (xxxvii)(i) Habitable floor levels - 500mm; (xxxviii)(ii) Non-habitable floor levels - 300mm; (xxxix)(iii) On-site sewage treatment and storage areas for potential contaminants - 300mm; (x)(iv) All other development - 0mm.

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	<p>and <u>AO34.4</u> Building work below the nominated flood level allows for the flow through of flood water at ground level.</p>
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Performance outcomes	Requirements for accepted development and assessment benchmarks
	<p>(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> <p>and <u>AO34.5</u> Resilient building materials are used below the nominated flood level in accordance with the relevant building assessment provisions.</p> <p>and (b) <u>AO34.6</u> Signage is provided on site indicating the position and path of all safe evacuation routes off the site.</p>

<p>PO3135 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>AO3135.1 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>PO3236 Development avoids the release of hazardous materials into floodwaters.</p>	<p>AO3236.1 Materials manufactured or stored onsite are not hazardous in nature. or AO3236.2 Hazardous materials and any associated manufacturing equipment are located above the nominated flood level.</p>
<p>PO3337 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>PO3438 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>AO3438.1 The site is within 5km distance by road of a school if not on a current school bus route.</p>

<p>PO3539 A site identified on the Overlay Map09 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>AO3539.1 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>AO3539.2 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>AO3539.3 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>AO3539.4 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>AO3539.5 New buildings are provided with a service line connection to the electricity supply and telecommunications networks.</p> <p>and</p> <p>AO3539.6 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
	AO3539.7 New buildings are confined to areas outside of overland flow paths and natural drainage features.
Water catchments overlay	
PO3640 There are no significant adverse effects on the water quality of the Region's drinking water supply.	AO3640.1 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.

Not adopted

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)~~~~(d)~~ Extractive resources overlay;
 - ~~(f)~~~~(e)~~ Flood hazard overlay;
 - ~~(g)~~~~(f)~~ Historic subdivisions overlay;
 - ~~(h)~~~~(g)~~ Landslide hazard overlay;
 - ~~(i)~~~~(h)~~ Regional infrastructure overlay;
 - ~~(j)~~~~(i)~~ Sensitive uses separation overlay;
 - ~~(k)~~~~(j)~~ Water catchments overlay;
 - (i) Water resource catchment sub-area;
 - (ii) Dam buffer sub-area;
- (8) The code(s) for the following overlays for the planning scheme are contained in this part:
 - (a) Bushfire hazard overlay.

7.2 Overlay codes

7.2.1 Bushfire hazard overlay code

7.2.1.1 Application

This code applies as accepted subject to development requirements or for assessing development within the bushfire hazard areas shown on Overlay Maps OM2.1 to OM2.7. When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

Editor's note – The bushfire hazard area identified for this planning scheme is also declared to be the designated bushfire prone area pursuant to section 7 of the *Building Regulation 2021* (Refer to Part 1.6 of this planning scheme). Building work in a designated bushfire prone area must meet the mandatory provisions in the Building Code of Australia and AS3959-2018. Construction of buildings in bushfire prone areas. This should be considered when proposing material change of use (for example, site layout plans) and operational work involving or associated with building work.

7.2.1.2 Purpose

- (1) The purpose of the Bushfire hazard overlay code is to ensure that risk to life, property, and the environment as a result of bushfire is mitigated to an acceptable or tolerable level, through development and activities that achieve the following outcomes:
- (a) Development is laid out and located to minimise the exposure and vulnerability of people and property at risk from bushfires.
 - (b) Development contributes to effective and efficient emergency response and recovery capabilities.
 - (c) Rehabilitation, revegetation and landscaping does not increase the risk to people or property.
 - (d) Development only establishes or intensifies vulnerable uses within the bushfire prone area where no other option exists to provide the necessary level of service.
 - (e) Development only establishes or intensifies community infrastructure providing essential services within the bushfire prone area where necessary to provide an adequate level of service to the existing and projected population.
 - (f) Development avoids or mitigates the risk from the manufacture or storage of materials that are hazardous in the context of bushfire.

Note – It is recognised there may be circumstances where flexibility in the application of the assessment benchmarks to development applications in mapped bushfire prone areas may be appropriate, for example:

1. Where mapping contains inconsistencies that are yet to be corrected through state or local government verification, for example potential bushfire intensity areas over roads or fully developed areas; or
2. Where mapping does not reflect the most up to date situation, for example areas have been cleared as part of earlier approvals.

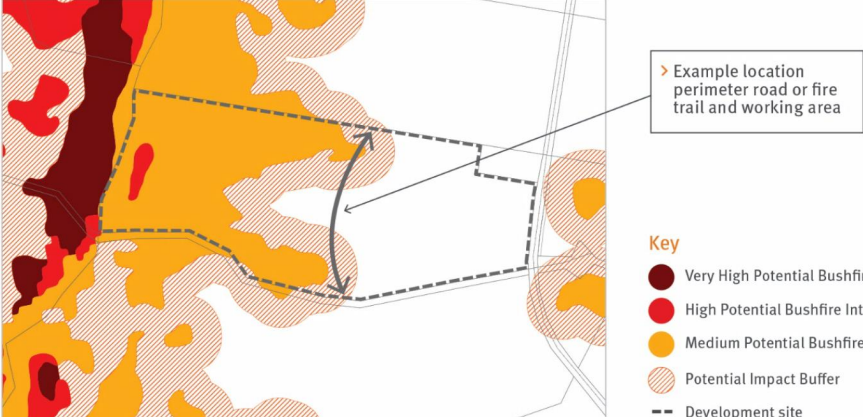
7.2.1.3 Criteria for assessment

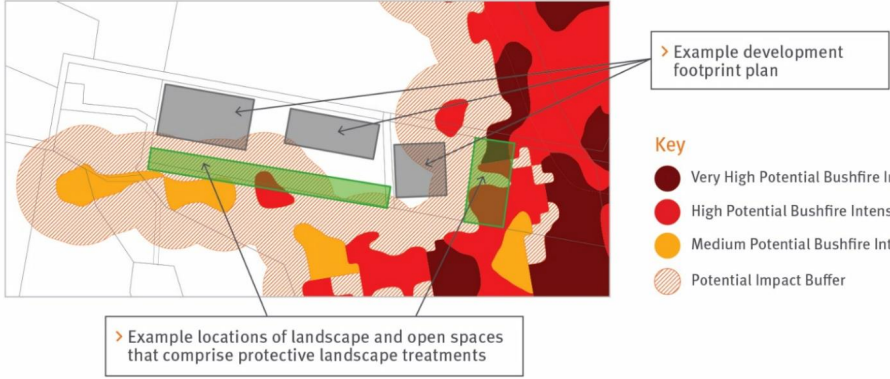
Performance outcomes	Acceptable outcomes
Section A	
Reconfiguring a lot (RaL) – where creating any number of lots of more than 2,000 square metres:	
PO1 The subdivision layout: <ul style="list-style-type: none"> (a) enables future buildings to be located away from slopes and land forms that expose people or property to an intolerable risk to life or property; and (b) facilitates emergency access and operational space for firefighters in a reduced fuel area between future buildings and structures and hazardous vegetation, that reduce risk to an acceptable or tolerable level. 	AO1.1 A development footprint plan is identified for each lot that avoids ridgelines, saddles and crests where slopes exceed 28 per cent. AO1.2 A development footprint plan is identified for each lot that is separated from the closest edge to the adjacent mapped medium, high or very high potential bushfire intensity area by a distance that achieves a radiant heat flux level of 29 kW/m ² or less at all development footprint plan boundaries.

Performance outcomes	Acceptable outcomes
<p>Note – An applicant may seek to undertake a site-level verification of the location and nature of hazardous vegetation and resulting potential bushfire intensity levels, for example where changes in foliage have occurred (e.g. as a consequence of adjoining permanent urban development) or where an applicant seeks to verify the regional ecosystem map inputs. This verification should form part of a bushfire hazard assessment in accordance with the methodology in the QFES Bushfire resilient communities document. The outcomes of this assessment can demonstrate how an alternate solution to the acceptable outcome can deliver an acceptable or tolerable level of risk.</p>	<p>Note – This separation area is often termed an asset protection zone. Note – The radiant heat flux levels can be established by undertaking a bushfire hazard assessment in accordance with the methodology in the QFES Bushfire resilient communities document.</p>
<p>PO2 The subdivision layout enables:</p> <ul style="list-style-type: none"> (a) future buildings to be located as close as possible to property entrances to facilitate safe evacuation during a bushfire event; and (b) future site access to be located and designed to allow safe evacuation of the site by occupants and maintain access by emergency services under critical event conditions. 	<p>AO2 A development footprint plan is identified for each lot that:</p> <ul style="list-style-type: none"> (a) is located within 60 metres of the street frontage; and (b) sited to enable a route between the development footprint plan and the street frontage with a gradient that does not exceed of 12.5 per cent.
Section B	
Reconfiguring a lot (RaL) – where creating any number of lots of 2,000 square metres or less:	
<p>PO3 The subdivision layout:</p> <ul style="list-style-type: none"> (a) avoids creating lots on slopes and land forms that expose people or property to an intolerable risk to life or property; and (b) facilitates emergency access and operational space for firefighters in a reduced fuel area between future buildings and structures and hazardous vegetation, that reduce risk to an acceptable or tolerable level. <p>Note – An applicant may seek to undertake a site-level verification of the location and nature of hazardous vegetation and resulting potential bushfire intensity levels, for example where changes in foliage have occurred (e.g. as a consequence of adjoining permanent urban development) or where an applicant seeks to verify the regional ecosystem map inputs. This verification should form part of a bushfire hazard assessment, in accordance with the methodology in the QFES Bushfire resilient communities document. The outcomes of this assessment can demonstrate how an alternate solution to the acceptable outcome can deliver an acceptable or tolerable level of risk.</p>	<p>AO3.1 The subdivision layout results in lots that are sited so that they are separated from the closest edge to the adjacent mapped medium, high or very high potential bushfire intensity area by a distance that achieves a radiant heat flux level of 29 kW/m² or less:</p> <ul style="list-style-type: none"> (a) at the building envelope, if identified at RaL stage; or (b) where a building envelope is not identified, at all lot boundaries. <p>Note – This separation area is often termed an asset protection zone.</p> <p>Note – The radiant heat flux levels can be established by undertaking a bushfire hazard assessment in accordance with the methodology in the QFES Bushfire resilient communities document.</p> <p>Note – For staged developments, temporary separation areas may be absorbed as part of subsequent stages.</p> <p>Note – Existing cleared areas external to the site may only be used in calculating necessary separation where tenure ensures that the land will remain cleared of hazardous vegetation (for example the land is a road, watercourse or highly managed park in public ownership).</p> <p>AO3.2 The subdivision layout does not create lots that are within bushfire prone areas and on ridgelines, saddles and crests where slopes</p>

Performance outcomes	Acceptable outcomes
	exceed 28 per cent (roads and parks may be located in these areas).
Section C	
Reconfiguring a lot (RaL) – additional provisions where creating more than 20 lots:	
<p>PO4 The subdivision layout is designed to minimise the length of the development perimeter and number of lots exposed to hazardous vegetation.</p> <p>Note – For example, avoid finger-like subdivision patterns or substantive vegetated corridors between lots.</p>	No acceptable outcome is prescribed.
<p>PO5 The subdivision layout provides for adequate access and egress and safe evacuation routes, to achieve an acceptable or tolerable risk to people.</p>	<p>AO5.1 The subdivision layout:</p> <ul style="list-style-type: none"> (a) avoids the creation of bottle-neck points in the movement network within the development (for example, avoids hourglass patterns); and (b) ensures the road network has sufficient capacity for the evacuating population <p>AO5.2 The subdivision layout ensures evacuation routes:</p> <ul style="list-style-type: none"> (a) direct occupants away from rather than towards or through areas with a greater potential bushfire intensity; and (b) minimise the length of route through bushfire prone areas. <p>Refer Figure 1.</p>
Figure 1 – Subdivision layout and evacuation routes	
<p>PO6 The subdivision layout provides adequate buffers between hazardous vegetation and development.</p> <p>Note – An applicant may seek to undertake a site-level verification of the location and nature of hazardous vegetation and resulting potential bushfire intensity levels, for example where changes in foliage have occurred (e.g. as a consequence of adjoining permanent urban development) or where an applicant seeks to verify the regional ecosystem map inputs. This verification should form part of a bushfire hazard assessment, in accordance with the methodology in the QFES Bushfire resilient communities document. The outcomes of this assessment can demonstrate how an alternate solution to the acceptable outcome can deliver an acceptable or tolerable level of risk.</p>	<p>AO6.1 The subdivision layout results in an asset protection zone being located to create a separation area from adjacent mapped medium, high or very high potential bushfire intensity areas.</p> <p>AO6.2 The asset protection zone is comprised of:</p> <ul style="list-style-type: none"> (a) parks and open spaces; and/or (b) lots greater than 2000 square metres; and/or (c) public roads (termed perimeter roads). <p>Note – Parks and open space may be located within the</p>

Performance outcomes	Acceptable outcomes
	<p>mapped medium, high and very high potential bushfire intensity areas to create a separation between the development and the balance of the bushfire prone area.</p> <p>Note – Portions of lots greater than 2000 square metres may be located within the mapped medium, high and very high potential bushfire intensity areas.</p> <p>Refer Figure 1.</p> <p>AO6.3 Where the asset protection zone includes lots greater than 2000 square metres a development footprint plan is identified for each lot that is located in accordance with AO1.2.</p>
<p>PO7 Parks or open space provided as part of the asset protection zone do not create additional bushfire prone areas.</p> <p>Note –The undertaking of a bushfire hazard assessment, in accordance with the methodology in the QFES Bushfire resilient communities document may assist in demonstrating compliance with this outcome.</p>	<p>AO7 Where the asset protection zone includes parks or open spaces, they:</p> <ul style="list-style-type: none"> (a) comprise only low threat vegetation, including grassland managed in a minimal fuel condition, maintained lawns, golf courses, maintained public reserves and parklands, cultivated gardens and nature strips; or (b) are designed to ensure a potential available fuel load is maintained at less than eight tonnes/hectare in aggregate and with a fuel structure that remains discontinuous. <p>Note – Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack, for example short-cropped grass to a nominal height of 10 centimetres.</p>
<p>PO8 Perimeter roads are accessible for fire-fighting vehicles, to facilitate emergency access and operational space for fire-fighting, maintenance works and hazard reduction activities.</p>	<p>AO8.1 Where the asset protection zone includes a perimeter road it:</p> <ul style="list-style-type: none"> (a) has a two-lane sealed carriageway clear of hazardous vegetation; and (b) is connected to the wider public road network at both ends and at intervals of no more than 200 metres; and (c) does not include design elements that may impede access for fire-fighting and maintenance for fire-fighting purposes (for example traffic calming involving chicanes). <p>AO8.2 Where the subdivision contains a reticulated water supply, the road network and fire hydrants are designed and installed in accordance with:</p> <ul style="list-style-type: none"> (a) <i>Fire Hydrant and Vehicle Access Guidelines for residential, commercial and industrial lots</i>, Queensland Fire and Emergency

Performance outcomes	Acceptable outcomes
	<p>Services, 2015, unless otherwise specified by the relevant water entity; and</p> <p>(b) the <i>Road Planning and Design Manual 2nd edition</i>, Department of Transport and Main Roads, 2013.</p>
Section D	
Reconfiguring a lot (RaL) – where creating additional lots for the purpose of residential development and a reticulated water supply is not provided:	
<p>PO9 The subdivision layout provides for perimeter roads or fire trail and working areas that are accessible by the type of fire-fighting vehicles servicing the area, to facilitate emergency access and operational space for fire-fighting, maintenance works and hazard reduction activities.</p>	<p>AO9 The subdivision layout includes:</p> <p>(a) a fire trail and working area designed and constructed in accordance with the design parameters in Table 1 that separates the residential lot or development footprint plan from adjacent mapped medium, high or very high potential bushfire intensity areas; or</p> <p>(b) a perimeter road designed and constructed in accordance with AO8.1.</p> <p>Refer Figure 2.</p>
 <p>Figure 2 – Siting of fire trail and working area</p>	
Section E	
Material change of use:	
<p>PO10 Site layout achieve an acceptable or tolerable risk to people. Landscape or open space provided as part of the development:</p> <p>(a) acts as a buffer between hazardous vegetation and development; and</p> <p>(b) does not create additional bushfire prone areas.</p> <p>Note – An applicant may seek to undertake a site-level verification of the location and nature of hazardous vegetation and resulting potential bushfire intensity levels, for example where changes in foliage have occurred (e.g. as a consequence of adjoining permanent urban development) or where an applicant seeks to verify the regional ecosystem map inputs. This</p>	<p>AO10.1 Site layout places the landscape and open spaces within the site between premises and adjacent mapped medium, high or very high potential bushfire intensity areas.</p> <p>Refer Figure 3.</p> <p>AO10.2 This landscaping and open space comprises protective landscape treatments that:</p> <p>(a) comprise only low threat vegetation, including grassland managed in a minimal fuel condition, maintained lawns, golf courses and cultivated gardens;</p>

Performance outcomes	Acceptable outcomes
<p>verification should form part of a bushfire hazard assessment in accordance with the methodology in the QFES Bushfire resilient communities document. The outcomes of this assessment can demonstrate how an alternate solution to the acceptable outcome can deliver an acceptable or tolerable level of risk.</p>	<p>or (b) are designed to ensure a potential available fuel load is maintained at less than 8 tonnes/hectare in aggregate and that fuel structure remains discontinuous.</p> <p>Note – Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack, for example short-cropped grass to a nominal height of 10 centimetres.</p>
 <p>Figure 3 – Siting of protective landscape treatments</p>	
<p>PO11 The development establishes evacuation areas, to achieve an acceptable or tolerable risk to people.</p>	<p>AO11 If in an isolated location, development establishes direct access to a safe assembly/evacuation area.</p> <p>Note – Guidance on identifying safe evacuation areas is contained in the QFES Bushfire resilient communities document.</p>
<p>PO12 If on a lot of over 2000m², where involving a new premises or an existing premises with an increase in development footprint, development: (a) locates occupied areas as close as possible to property entrances to facilitate safe evacuation during a bushfire event; and (b) ensures vehicular access is located and designed to allow safe evacuation of the site by occupants and maintain access by emergency services under critical event conditions.</p>	<p>No acceptable outcome is prescribed.</p>
<p>PO13 Development is located within a reticulated water supply area or includes a dedicated static water supply that is available solely for fire-fighting purposes and can be accessed by fire-fighting vehicles.</p> <p>Note – Swimming pools, farm ponds and dams are not considered reliable sources of static water supply in Queensland due to regular drought events.</p> <p>[Note for Local Government – Information on how to provide an appropriate static water supply, may form a</p>	<p>No acceptable outcome is prescribed.</p>

Performance outcomes	Acceptable outcomes
<p>condition of a development approval. For further information on preferred solutions refer to the QFES Bushfire resilient communities document.]</p>	
<p>PO14 Vulnerable uses listed in Table 2 are not established or intensified within a bushfire prone area unless:</p> <ul style="list-style-type: none"> (a) there is an overriding need in the public interest for the new or expanded service the development provides; and (b) there are no other suitable alternative locations within the required catchment; and (c) site planning can appropriately mitigate the risk (for example, siting ovals for an educational establishment between the hazardous vegetation and structures. <p>Note – The preparation of a bushfire management plan in accordance with the methodology in the QFES Bushfire resilient communities document may assist in demonstrating compliance with this outcome.</p>	<p>No acceptable outcome is prescribed.</p>
<p>PO15 Community infrastructure providing essential services listed in Table 2 are not established within a bushfire prone area unless:</p> <ul style="list-style-type: none"> (a) there is an overriding need in the public interest for the new or expanded service the development provides (for example, there are no other suitable alternative locations that can deliver the required level of service or meet emergency service response times during and immediately after a bushfire event); and (b) the infrastructure can function effectively during and immediately after a bushfire event. <p>Note – The preparation of a bushfire management plan in accordance with the methodology in the QFES Bushfire resilient communities document may assist in demonstrating compliance with this outcome.</p>	<p>No acceptable outcome is prescribed.</p>
<p>PO16 Development avoids or mitigates the risks to public safety and the environment from the manufacture or storage of materials listed in Table 2 that are hazardous in the context of bushfire to an acceptable or tolerable level.</p> <p>Note – The preparation of a bushfire management plan in accordance with the methodology in the QFES Bushfire resilient communities document may assist in demonstrating compliance with this outcome.</p> <p>Editor’s note – In addition to these provisions, the <i>Work Health and Safety Act 2011</i> and associated Regulation and Guidelines, the <i>Environmental Protection Act 1994</i> and the relevant building assessment provisions under</p>	<p>No acceptable outcome is prescribed.</p>

Performance outcomes	Acceptable outcomes
<p>the <i>Building Act 1975</i> contain requirements for the manufacture and storage of hazardous substances. Information is provided by Business Queensland on the requirements for storing and transporting hazardous chemicals, available at: www.business.qld.gov.au/running-business/protecting-business/risk-management/hazardous-chemicals/storing-transporting</p>	
<p>Section F</p>	
<p>Where involving an asset protection zone:</p>	
<p>PO17 Asset protection zones are designed and managed to ensure they do not increase the potential for bushfire hazard.</p> <p>Note – The preparation of a landscape management plan undertaken in accordance with the methodology in the QFES Bushfire resilient communities document may assist in demonstrating compliance with this outcome.</p>	<p>AO17 Landscaping treatments within any asset protection zone comprise only low threat vegetation, including grassland managed in a minimal fuel condition, maintained lawns, golf courses, maintained public reserves and parklands, vineyards, orchards, cultivated gardens, commercial nurseries, nature strips and windbreaks.</p> <p>Note – Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack, for example short-cropped grass to a nominal height of 10 centimetres.</p> <p>OR</p> <p>Landscaping management within any asset protection zone maintains a:</p> <ul style="list-style-type: none"> (a) potential available fuel load which is less than eight tonnes/hectare in aggregate; and (b) fuel structure which is discontinuous. <p>Note – The preparation of a landscape management plan undertaken in accordance with the methodology in the QFES Bushfire resilient communities document may assist in demonstrating compliance with this acceptable outcome.</p>
<p>Section G</p>	
<p>Where planning provisions or conditions of approval require revegetation or rehabilitation:</p>	
<p>PO18 Revegetation or rehabilitation areas are designed and managed to ensure they do not result in an unacceptable level of risk or an increase in bushfire intensity level.</p> <p>Note – The undertaking of a bushfire hazard assessment in accordance with the methodology in the QFES Bushfire resilient communities document may assist in demonstrating compliance with this outcome.</p>	<p>AO18.1 Required revegetation or rehabilitation:</p> <ul style="list-style-type: none"> (a) is located outside of any asset protection zone; or (b) maintains a potential available fuel load which is less than eight tonnes/hectare in aggregate and fuel structure which is discontinuous. <p>Note – The preparation of a landscape management plan undertaken in accordance with the methodology in the QFES Bushfire resilient communities document may assist in demonstrating compliance with AO18.1(b).</p> <p>AO18.2 Revegetation or rehabilitation of areas located within mapped medium, high or very high potential bushfire intensity areas, revegetate and rehabilitate in a manner that</p>

Performance outcomes	Acceptable outcomes
	<p>maintains or reduces the existing fuel load.</p> <p>OR</p> <p>Revegetation or rehabilitation of areas located within the mapped potential impact buffer area, revegetate and rehabilitate in a manner that maintains or reduces the existing fuel load.</p> <p>Note – The preparation of a vegetation management plan undertaken in accordance with the methodology in the QFES Bushfire resilient communities document may assist in demonstrating compliance with this acceptable outcome.</p>

Table 1 – Figure Trail and working area design parameters

Parameter	Provisions
Width	<p>Contains a width of at least 20 metres including:</p> <ol style="list-style-type: none"> 1. A trafficable area (cleared and formed): <ol style="list-style-type: none"> a. with a minimum width of 4 metres that can accommodate a rural firefighting vehicle b. with no less than 4.8 metres vertical clearance from canopy vegetation c. with no adjacent inhibiting embankments or retaining walls 2. A working area each side of the trafficable area: <ol style="list-style-type: none"> a. with a minimum width of 3 metres each side b. cleared of all flammable vegetation greater than 10 centimetres in height 3. The balance (i.e. 10 metre width) managed vegetation area: <ol style="list-style-type: none"> a. sited to separate the trafficable area from adjacent mapped medium, high or very high potential bushfire intensity areas managed vegetation b. comprising managed vegetation clear of major surface hazards.
Access	<p>Access is granted in favour of the local government and Queensland Fire and Emergency Services.</p> <p>Note – This access is commonly granted in the form of an easement that is to be maintained by the grantor.</p>
Egress	<p>Contains trafficable vehicle routes into low hazard areas, every 200 metres.</p>

Table 2 – Vulnerable uses, community infrastructure for essential services and materials that are hazardous in the context of bushfire hazard

Group	Uses
Vulnerable uses	<p>Childcare centre, community care centre, detention facility, educational establishment, hospital, nature-based tourism, relocatable home park, rooming accommodation, residential care facility, resort complex, retirement facility, tourist park</p>
Community infrastructure for essential services	<p>Educational establishment, emergency services, hospital</p>
Hazardous materials in the context of bushfire hazard	<p>Hazardous chemicals that are present at the levels or in the quantities that would constitute the use being a hazardous chemical facility.</p> <p>Hazardous materials that are present in the quantities identified in the <i>Work Health and Safety Regulation</i>, schedule 15.</p>

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.
- (i) Development is laid out and located to minimise the exposure and vulnerability of people and property at risk from natural risks and hazards.
- (h)(i) Development contributes to effective and efficient emergency response and recovery capabilities.

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 regulations 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.
<p>Section 2 Reconfiguration under a Community Title Scheme</p>	
<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>
<p>Section 4 All reconfiguring a lot subject to an overlay (other than bushfire hazard overlay)</p>	
<p>Agricultural land overlay</p>	

<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); or 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>
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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);</p> <p>or</p> <p>AO19.2 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>AO19.3 Bushfire risk is mitigated through a Bushfire Management Plan incorporating:</p> <ul style="list-style-type: none"> (a) Lot design that <ul style="list-style-type: none"> (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 <p>and</p> <p>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>
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Performance outcomes	Assessment benchmarks
	blocked in the event of fire) is maintained at all times.
Flood hazard overlay	
<p>PO1920 Development is not exposed to risk from flood events by responding to flood potential and maintains personal safety at all times</p>	<p>AO1920.1 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>PO2021 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>AO2021.4 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>Regional infrastructure overlay</p>	
<p>PO2122 Infrastructure networks and trails identified on Overlay Map 04 are protected from incompatible development on adjoining sites.</p>	<p>AO2122.4 No new allotments are created within or adjacent to the networks and trails identified on Overlay Map 04.</p>
<p>Waterways, wetlands and catchments overlay</p>	
<p>PO2223 There are no significant adverse effects on water quality, including drinking water, ecological and biodiversity values.</p>	<p>AO2223.1 Development and associated works are confined to areas outside overland flow paths and natural drainage features.</p> <p>and</p> <p>AO2223.2 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.</p> <p>and</p> <p>AO2223.3 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.</p> <p>or</p> <p>AO2223.4 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></p>
<p>Performance outcomes</p>	<p>Assessment benchmarks</p>
	<p><i>for Water Quality Management in Drinking Water Catchments 2012.</i></p>

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 <u>if not in the Winery precinct and not in the Rural lifestyle precinct</u>	100m	Not specified.
	<u>2040ha if in the Winery precinct</u>	<u>100m</u>	<u>Not specified</u>
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.

Not adopted

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
	<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>
<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 The Waterway Corridors identified on Overlay Map 05 are maintained in a natural state.</p>
Flood hazard overlay	
<p>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.</p>	<p>AO15.1 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 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: <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	
<p>PO16 Earthworks do not restrict access to and along major electricity infrastructure corridors by the electricity providers, using their normal vehicles and equipment.</p>	<p>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.</p>
<p>PO17 There is no worsening of drainage or erosion conditions affecting the bulk supply and linear infrastructure.</p>	<p>No outcome specified.</p>

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		Design objectives
Issue		
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
Child-care 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

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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

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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
<p>PO4 Filling or excavation does not have a detrimental impact on sites of local heritage significance.</p>	<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.


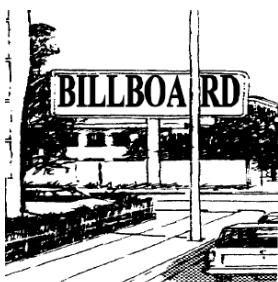
8.4.4.2 Purpose

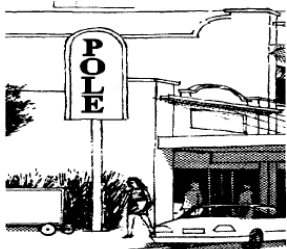
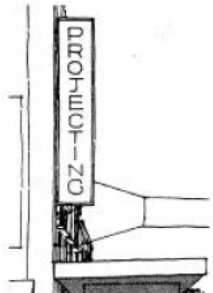
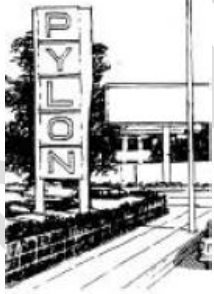
- (1) The purpose of the Third party sign code is to manage the visual and other off-site impacts of advertising signs that promote products, services, events or activities on sites other than the site on which they are erected.
- (2) The purpose of the code will be achieved through the following overall 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

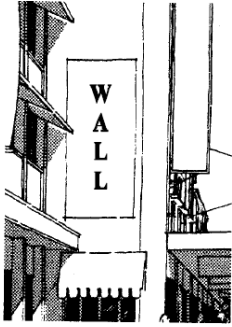
Table 8.4.7—Assessable development

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 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 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 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 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 AO6.5 The sign is installed without “guide wires” or exposed supporting framework.</p> <p>and AO6.6 The sign may be internally illuminated but does not cause excessive light spill.</p> <p>and 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 AO7.2 The sign does not cover more than 25% of the roof of the building on which it is displayed.</p> <p>and AO7.3 The sign does not extend horizontally beyond the edge of the building roof.</p> <p>and AO7.4 The sign is visually compatible with other sign written roof signs on the building.</p> <p>and AO7.5 The sign is not visible from any residential building located adjacent to the building on which it is displayed.</p> <p>and 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 • Child-care 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 • Major sport, recreation and entertainment facility • Market • Medium impact industry • Motor sport facility • Multiple dwelling • Nature-based tourism • Nightclub • Non-resident workforce accommodation • Office • Outdoor sales • Outdoor sport and recreation • Outstation • Park • Parking station • Party house • Permanent plantation • Place of worship • Relocatable home park • Renewable energy 	<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

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Table SC 1.1.2-Use definitions

Use	Definition	Examples include	Does not include the following examples
Adult store	<p>Premises used for the primary purpose of displaying or selling:</p> <p>(a) sexually explicit materials; or</p> <p>(b) products and devices that are associated with, or used in, a sexual practice or activity.</p>	Sex shop	<p>Shop, newsagent, registered pharmacist or video hire, where the primary use of these are concerned with:</p> <ul style="list-style-type: none"> - the sale, display or hire of printed or recorded matter (not of a sexually explicit nature) or - the sale or display of underwear or lingerie or - the sale or display of an article or thing primarily concerned with or used in association with a medically recognised purpose.
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	<p>Premises used for any of the following:</p> <ul style="list-style-type: none"> (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— <ul style="list-style-type: none"> (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	

Animal husbandry	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).	Cattle studs, grazing of livestock, non-feedlot dairy	Animal keeping, intensive animal industry, aquaculture, feedlots, piggeries
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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
Child-care 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 childcare, 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 child-care, 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
Detention facility	Detention facility means the use of premises for the lawful detention of persons.	Prison, detention centre, youth detention centre	Police station, court cell complex

Dual occupancy	<p>(a) Means a residential use of premises for two households involving—</p> <p>(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</p> <p>(ii) Any domestic outbuilding associated with the dwelling; but</p> <p>(b) Does not include a residential use of premises that involves a secondary dwelling.</p>	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	<p>A residential use of premises involving:—</p> <p>(a) 1 dwelling for a single household and any domestic outbuildings associated with the dwelling; or</p> <p>(b) 1 dwelling for a single household, a secondary dwelling and any domestic outbuildings associated with either dwelling.</p>		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 organisation 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
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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 <u>and off</u> 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
<u>Landing</u>	<p><u>Landing means the use of premises for a structure—</u></p> <p><u>(a) for mooring, launching, storing and retrieving vessels; and</u></p> <p><u>(b) from which passengers embark and disembark.</u></p>	<u>Boat ramp, jetty, pontoon</u>	<u>Marina</u>

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Not adopted

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 	<p>Powerlines greater than 66kV</p>	<p>Minor electricity infrastructure, substation</p>

Use	Definition	Examples include	Does not include the following examples
	supply substation that significantly increases the input or output standard voltage.		
Major sport, recreation and entertainment facility	Premises used for large-scale events, including, for example, major sporting, recreation, conference or entertainment events.	Convention centre, exhibition centre, horse racing facility, sports stadium	
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

<p>Medium impact industry</p>	<p>Premises used for an industrial 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 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. 	<p>Spray painting and surface coating, wooden and laminated product manufacturing (including cabinet making, joining, timber truss making or wood working)</p> <p>Note—additional examples are shown in SC1.1.1 industry thresholds.</p>	<p>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</p>
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Not adopted

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
Non-resident-workforce-accommodation	Premises used for— (a) accommodation for non-resident workers; or (b)(a) recreation and entertainment facilities for persons residing at the premises and their visitors, if the use is ancillary to the use in paragraph (a).	Contractor's camp, construction camp, single person's quarters, temporary workers' accommodation	Relocatable home park, short-term accommodation, tourist park.

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

<u>Outstation</u>	<u>Outstation means the use of premises for—</u> <u>(a) cultural or recreation activities by Aboriginal people or Torres Strait Islanders; or</u> <u>facilities for short-term or long-term camping activities, if the use is ancillary to the use in paragraph (a).</u>	<u>Indigenous camp site</u>	<u>Dwelling house, hostel, multiple dwelling, relocatable home park, short-term accommodation, tourist park</u>
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	
<u>Party house</u>	<u>Party house means premises containing a dwelling that is used to provide, for a fee, accommodation or facilities for guests if—</u> <u>(a) guests regularly use all or part of the premises for parties (bucks parties, hens parties, raves, or wedding receptions, for example); and</u> <u>(b) the accommodation or facilities are provided for a period of less than 10 days; and</u> <u>(c) the owner of the premises does not occupy the premises during that period.</u>		
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, child-care 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
<u>Renewable energy facility</u>	<u>Means the 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.</u>		
<u>Research and technology industry</u>	<u>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.</u>	<u>Aeronautical engineering, biotechnology industries, computer component manufacturing, computer server facilities, energy industries, medical laboratories.</u>	

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
<u>Resort Complex</u>	<u>Resort complex means the use of premises for—</u> <u>(a) tourist and visitor accommodation that includes integrated leisure facilities; or</u> <u>Examples of integrated leisure facilities— bars, meeting and function facilities, restaurants, sporting and fitness facilities</u> <u>(b) staff accommodation that is ancillary to the use in paragraph (a);</u> <u>or</u> <u>(c) transport facilities for the premises, including, for example, a ferry terminal or air service.</u>	<u>Island resort</u>	-
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
	units or serviced units; or (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

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Use	Definition	Examples include	Does not include the following examples
Rooming accommodation	Premises used for– (a) Residential accommodation, if each resident– (i) has the right to occupy 1 or more rooms on the premises; and (ii) does not have a right to occupy the whole of the premises; and (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 (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 (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).	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	<u>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. Any premises used as accommodation, whether or not self-contained, for employees of a rural use, if—</u> (a) The premises, and the premises where the rural use is carried out, are owned by the same person; and (b)(a) the employees are not non-resident workers.	Farm workers' accommodation	Short-term accommodation, caretaker's accommodation, dual occupancy, dwelling house, nature or rural based tourist accommodation, non-resident workforce accommodation, multiple dwellings
Sales office	The use of premises for the temporary display of land parcels or buildings that— (c) 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
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Not adopted

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> <ul style="list-style-type: none"> (i) a large area for handling, display or storage; and (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. 		
Special industry	<p>Premises used for an industrial 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 special 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 manufacture or the level of emissions produces by the activity. 	<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>	<p>Low impact industry, medium impact industry, high impact industry, service industry</p>
Substation	<p>Use of premises—</p> <ul style="list-style-type: none"> (a) as part of a transmission grid or supply network to— <ul style="list-style-type: none"> (i) convert or transform electrical energy from one voltage to another; or (ii) regulate voltage in an electrical circuit; or 	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
<u>Tourist attraction</u>	<u>Means the use of premises for:—</u> <u>(a) providing entertainment to, or a recreation facility for, the general public; or</u> <u>(b) preparing and selling food and drink for consumption on the premise, if the use is ancillary to the use in paragraph (a).</u>	<u>Theme park, zoo.</u>	
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, non-resident 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	Contractor's depot, bus depot, truck yard, heavy machinery yard	Home-based business, warehouse, low impact industry, service industry

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	paragraph (a).		
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	(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;
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Column 1 Use	Column 2 Additional examples include
	<ul style="list-style-type: none"> (7) Anodising or electroplating workshop where tank area is less than 400 square metres; (8) Powder coating workshop using less than 500 tonnes of coating per annum; (9) Spray painting workshop (including spray painting vehicles, plant, equipment or boats) using less than 20,000 litres of paint per annum; (10) Scrap metal yard (not including a fragmentiser), dismantling automotive or mechanical equipment including debonding brake or clutch components; (11) Manufacturing clay or ceramic products including bricks, tiles, pipes and pottery goods, less than 200 tonnes per annum; (12) Processing, smoking, drying, curing, milling, bottling or canning food, beverages or pet food, less than 200 tonnes per annum; (13) Vegetable oil or oilseed processing in works with a design production capacity of less than 1,000 tonnes per annum; (14) Manufacturing wooden products including cabinet making, joinery, wood working, producing less than 500 tonnes per annum; (15) Manufacturing medium density fibreboard, chipboard, particle board, plywood, laminated board or wood veneer products, less than 250 tonnes per annum; (16) Sawmilling, wood chipping and kiln drying timber and logs, producing less than 500 tonnes per annum; (17) Recycling and reprocessing batteries; (18) Repairing or maintaining boats; (19) Manufacturing substrate for mushroom growing; (20) Manufacturing or processing plaster, producing less than 5,000 tonnes per annum; (21) Recycling or reprocessing tyres including retreading; (22) Printing advertising material, magazines, newspapers, packaging and stationery; Transport depot, distribution centre, contractors depot and storage yard; (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); (24) Manufacturing PET, PETE, polypropylene and polystyrene plastic or plastic products, less than 10,000 tonnes per annum; (25) Reconditioning metal or plastic drums; (26) Glass fibre manufacture less than 200 tonnes per annum; (27) Manufacturing glass or glass products, where not glass fibre, less than 250 tonnes per annum. (27)(28) <u>assembling or fabricating products from sheet metal or welding steel, producing 10 tonnes or greater a year and not including spray painting</u>

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, greater than 200 tonnes <u>or greater</u> per annum; (6) Processing, smoking, drying, curing, milling, bottling or canning food, beverages or pet food of, greater than 200 tonnes <u>or greater</u> per annum; (7) Vegetable oil or oilseed processing in works with a design production capacity of greater than 1,000 tonnes <u>or greater</u> per annum; (8) Manufacturing wooden products including cabinet making, joinery, wood working, producing greater than 500 tonnes <u>or greater</u> per annum; (9) Manufacturing medium density fibreboard, chipboard, particle board, plywood, laminated board or wood veneer products, 250 tonnes or greater per annum;
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Column 1 Use	Column 2 Additional examples include
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Not adopted

	<ul style="list-style-type: none"> (10) Sawmilling, wood chipping and kiln drying timber and logs, producing greater than 500 tonnes <u>or greater</u> per annum; (11) Manufacturing or processing plaster, producing greater than 5,000 tonnes <u>or greater</u> 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 (15) metres or greater; (16) 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) Manufacturing wooden products including cabinet making, joinery, wood working, producing greater than 500 tonnes per annum; (34)(30) Abrasive blasting facility using 10 tonnes or greater of abrasive material per annum; (32)(31) Glass fibre manufacture producing 200 tonnes or greater per annum; (33)(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 greater than 2 500 litres <u>or greater</u> 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.

Not adopted

Table SC 1.2.1-Index of administrative definitions

Index of administrative definitions		
Agricultural land	Ground level	Service catchment
Average width	Industry activity	Setback
Base date	Minor building work	Site
Building height	Minor electricity infrastructure	Site cover
Bush Camping	Net developable area	
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
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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.
<u>Industry activity</u>	<u>Means –</u> <u>(a) an extractive industry; or</u> <u>(b) a high impact industry; or</u> <u>(c) a low impact industry; or</u> <u>(d) a marine industry; or</u> <u>(e) a medium impact industry; or</u> <u>(f) a research and technology industry; or</u> <u>(g) a service industry; or</u> <u>(h) a special industry; or</u> <u>(i) a warehouse.</u>
Minor building work	Building work that increase the gross floor area of the building by no more than the lesser of the following— a) 50m²; 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.
<u>Rural activity</u>	<u>Means –</u> <u>a) an agricultural supplies store; or</u> <u>b) animal husbandry; or</u>

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	<p><u>c) animal keeping; or</u> <u>d) aquaculture; or</u> <u>e) cropping; or</u> <u>f) an intensive animal industry; or</u> <u>g) intensive horticulture; or</u> <u>h) a permanent plantation; or</u> <u>i) a roadside stall; or</u> <u>j) a rural industry; or</u> <u>k) rural workers' accommodation; or</u> <u>l) a wholesale nursery; or</u> <u>m) a winery.</u></p>
<u>Rural lifestyle lot</u>	<u>Means a lot less than 100ha in the Rural zone.</u>
<u>RV camping</u>	<p><u>Means camping in a self-contained vehicle.</u></p> <p><u>A self-contained vehicle is a vehicle that:</u></p> <p><u>(a) includes water supply, plumbed sink, greywater holding tank, toilet, refuse container; and</u> <u>(b) is capable of retaining all waste generated, by the occupants of the vehicle, for a minimum of three days.</u></p>
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> <p>a) In a landscaped or open space area, including, for example, a gazebo or shade structure; or</p> <p>b) A basement that is completely below ground level and used for car parking; or</p> <p>c) The eaves of a building; or</p> <p>d) A sun shade.</p>
Storey	<p>(a) A space within a building between 2 floors levels, or a floor level and a ceiling or roof, other than—</p> <p>(i) a space containing only a lift shaft, stairway or meter room; or</p>

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. <p>For the purpose of calculating car parking requirements the term includes the total floor area of all “buildings”.</p>
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.
<u>Vulnerable uses</u>	<u>In respect of bushfire, are childcare centre, community care centre, detention facility, educational establishment, hospital, nature-based tourism, relocatable home park, rooming accommodation, residential care facility, resort complex, retirement facility, and tourist park.</u>

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	

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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

Not adopted

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					Ultimate development (capacity)
		2016	2021	2026	2031	2036	
	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 (m² 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)					Ultimate development (capacity)
		2016	2021	2026	2031	2036	
	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
Level 1 - Murgon	2,287	2,463	2,673	2,879	3,094	5,442
Level 1 - Wondai	1,910	2,036	2,160	2,286	2,440	3,782
Level 1 - Kingaroy	9,185	10,139	11,067	11,997	12,937	22,145
Level 1 - Nanango	2,860	3,064	3,261	3,457	3,665	6,036
Level 1 - Blackbutt	756	845	943	1,040	1,142	2,255
Level 1 - Proston	340	356	377	384	396	473
Level 1 - Hivesville	140	147	165	181	196	530
Level 1 - Tingooro	260	260	266	272	276	436
Level 1 - Wooroolin	137	142	155	166	177	426
Level 1 - Memerambi	159	159	164	169	173	296
Level 1 - Kumbia	239	239	244	249	253	397
Level 1 - Remainder of LGA	469	479	505	529	553	942
Level 2 - Murgon	2,394	2,566	2,773	2,978	3,190	5,529
Level 2 - Wondai	1,962	2,082	2,206	2,330	2,482	3,815
Level 2 - Kingaroy	9,258	10,199	11,125	12,054	12,987	22,174
Level 2 - Nanango	3,200	3,343	3,515	3,693	3,856	6,076
Level 2 - Blackbutt	795	877	974	1,070	1,170	2,278
Level 2 - Proston	343	359	380	387	399	476
Level 2 - Hivesville	143	150	167	184	198	532
Level 2 - Tingooro	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).

Not adopted

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

Not adopted

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)
<u>Date of decision</u>	<u>Location (real property description)</u>	<u>Decision type</u>	<u>File/Map reference</u>
<u>19 February 2020</u>	<u>113-117 Lamb Street, Murgon (1SP301859)</u>	<u>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).</u>	<u>SPS18/0001</u>
<u>16 November 2020 (2 years currency)</u>	<u>River Road, Kingaroy (Lot 10 on RP204229)</u>	<u>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.</u>	<u>RAL20/0009</u>
<u>31 January 2017 (8 years currency)</u> <u>Kingsgrove</u>	<ul style="list-style-type: none"> • <u>Lot 184 on SP219380</u> • <u>Lot 75 & 211 on SP227676</u> 	<u>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</u>	<u>MCUI2016/0008</u>

		park – <u>relocatable home park).</u> and <u>reconfiguring a lot (1 into 51 lots)</u>	
<u>24 March 2021</u> <u>(12 months extension)</u> <u>Kingaroy North</u>	<u>Bunya Highway (corner of Youngman & Taylors road) Kingaroy.</u> <u>Lot 3 on SP181686</u>	<u>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).</u>	<u>MCU19/0008</u>
<u>21 August 2019</u> <u>(Current until 26 September 2024)</u> <u>Oasis estate</u>	<u>Kelvyn Street, Kingaroy</u> - <ul style="list-style-type: none"> • <u>Lot 2 on SP265824</u> • <u>lots 10, 11 & 15 on SP204673</u> • <u>lots 16, 25, 28, 37, 38, 39, 40, 49 & 50 on SP204673</u> • <u>lot 1 on SP265824</u> • <u>lot 10 on RP204229</u> • <u>lots 101, 102 & 103 on SP257227.</u> 	<u>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)</u>	<u>MCU19/0006</u>
<u>25 January 2018</u>	<u>Lot 33 on RP811870</u> <u>1 into 80 lots</u>	<u>Preliminary Approval under s.242 of the SP Act to vary the effect of the planning scheme for the purposes of Material change of</u>	<u>ROLI2016/0002</u> <u>Partly approved, partly refused?</u>

		<p><u>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.</u></p>	
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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	<p>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.</p>	<p>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</p>

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

<p>26/09/2008</p>	<p>6SP209010 2SP315753</p>	<p>ID365</p>	<p>Murgon Police Station (s) any other facility not in (a) to (r) and intended to accommodate govt. functions</p>
<p>20/10/2017</p>	<p>81SP126025</p>	<p>ID Reference 751</p>	<p>Kingaroy State High School 4) community and cultural facilities (6) educational facilities (15) storage and works depots and similar facilities</p>
<p>9/01/2004</p>	<p>95FY2411</p>	<p>ID Reference 211</p>	<p>Surat Basin to Tarong Rail Project (m) railway lines, stations and associated facilities (r) storage and works depots assoc. with... community infrastructure...(a) to (g)</p>
<p>26/09/2008</p>	<p>88FY1971</p>	<p>ID Reference 366</p>	<p>Tarong Northern Land Ash Emplacement Facility for Tarong and Tarong North power stations (k) operating works under the Electricity Act 1994</p>

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		
<p>Roads and Streets (including grades and carriageway cross-fall (two-way) and verges)</p>	<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> <ul style="list-style-type: none"> (i) Section 6.0 “The Road System” (ii) Section 3.7 “The No-Access Street” (iii) Section 3.8 “Practical Collector System Design” (iv) Section 3.9 “The Access Street System” <p>(b) Rural Residential Zone:</p> <ul style="list-style-type: none"> (i) Section 8.0 “Rural Residential Streets” <p>(c) Low or Medium Density Residential Zone:</p> <ul style="list-style-type: none"> (i) AMCORD - Element 1.3 “Street Network” and Element 2.1 “Street Design and On-Street Car Parking” (ii) Design Element A4 Street Design – Part 4 – Subdivision – Queensland Residential Design Guideline (iii) Section 2.0 “The Residential Street” (iv) Section 10.0 “Multi-Unit Residential Streets” <p>(d) Any Industry Zone:</p> <ul style="list-style-type: none"> (i) Section 9.0 “Industrial Streets” <p>(e) Rural Zone:</p> <ul style="list-style-type: none"> (i) Rural Road Design Guide to the Geometric Design of Rural Roads, AUSTRROADS <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> <ul style="list-style-type: none"> (a) Road Planning and Design Manual – Queensland Department of Main Roads, and (b) Guide to Traffic Engineering Practice, AUSTRROADS 		
<p>Road Drainage</p>	<p>In accordance with:</p> <ul style="list-style-type: none"> 1) Guide to Road Design – Part 5 Drainage Design, AUSTRROADS 2) Queensland Urban Drainage Manual – Volume 1 		
<p>Public utilities in Road Reserves</p>	<p>IPWEA Standard Drawings – Road/Street - RS-100 and RS-101</p>		
<p>Blind or Dead-end Road (Cul-de-sac) – refer IPWEA Standard Drawings – Road/Street – Type Cross Sections</p>	<p>Zone</p>	<p>Maximum length (m)</p>	<p>Maximum turning circle diameter (m)</p>
	<p>Rural, Low or Medium Density Residential:</p>	<p>Over 200 metres in length has an alternative emergency route</p>	<p>15 metres</p>

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																
	<p>(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:</p> <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) <p>(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:</p> <ul style="list-style-type: none"> (a) minimum strip width of: 																
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: #cccccc;">Zone</th> <th style="background-color: #cccccc;">Minimum (metres)</th> </tr> </thead> <tbody> <tr> <td>Rural Residential</td> <td style="text-align: center;">7</td> </tr> <tr> <td>Low or Medium Density Residential Principal Centre or Industry Zones</td> <td style="text-align: center;">7 10</td> </tr> </tbody> </table> <p>(b) minimum construction:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: #cccccc;">Zone</th> <th style="background-color: #cccccc;">Minimum</th> </tr> </thead> <tbody> <tr> <td>Rural</td> <td>In compliance with the <i>Construction of Unmade Roads</i> policy</td> </tr> <tr> <td>Rural Residential</td> <td>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>Any urban zone other than Centre/Industry</td> <td>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>Centre/Industry</td> <td>Reinforced concrete matching the requirements for access crossings in IPWEA Drawing No. R-051</td> </tr> </tbody> </table>	Zone	Minimum (metres)	Rural Residential	7	Low or Medium Density Residential Principal Centre or Industry Zones	7 10	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
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Rural Residential	7																
Low or Medium Density Residential Principal Centre or Industry Zones	7 10																
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Centre/Industry	Reinforced concrete matching the requirements for access crossings in IPWEA Drawing No. R-051																
	<ul style="list-style-type: none"> (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	(1) No existing or planned municipal water supply reticulation system. (2) Residential <i>uses</i> have a minimum 45,000 litre rain water tank capacity. (3) Non-residential <i>uses</i> are provided with secure and reliable water supply to meet all water consumption needs on the site including: (a) fire fighting as provided at 3,000litres/h for a 5 hour period, (b) potable and ablution supply at 140 litres/head/day, or (c) animal health and sanitation, as relevant.
Rural Residential Zone	(1) All uses and lots in the Rural Residential Zone – 4,000m ² RR1 Precinct are connected to Council’s reticulated town water supply system; (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. (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.
Township Zone	(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. (2) Otherwise, provision for the standards of service in (2) or (3) of the Rural Zone.
Urban Zones	
Residential and Emerging Community Zones	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: (1) for non-urban uses having no requirement for potable water supply, or (2) where not involving subdivision or water demand exceeding 20EP on the site, in which case the development meets standards in (2) or (3) of the Rural Zone.
Centre and Recreation and Open Space Zones	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. In the Recreation and Open Space zone, connection to reticulated supply where in conjunction with building works.
Industry Zones	Connection of any use or lot to the Council’s reticulated water supply system. 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.

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	<ul style="list-style-type: none"> (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>). (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.
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:
 - (a) plan sealing where involving reconfiguring a lot, or
 - (b) 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	<ul style="list-style-type: none"> (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 <ul style="list-style-type: none"> (a) <i>Queensland Plumbing and Waste Water Code.</i> (b) Australian Standard AS/NZS 3500.2 - <i>Plumbing and Drainage – Sanitary Plumbing and Drainage - Performance Requirements</i> are in the Plumbing Code of Australia. (c) Australian Standard AS/NZS 1547 – <i>On-site Domestic Waste Water Management - No Reference to sections</i> (d) Australian Standard AS/NZS 1546.1 – <i>Septic Tanks.</i> (e) Australian Standard AS/NZS 1546.3 – <i>On-site Domestic Waste Water Treatment Units</i> (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>. (3) On-site water supply designed and constructed in accordance with: <ul style="list-style-type: none"> (a) Australian Standard AS/NZS 3500.1 – <i>Plumbing and Drainage – Water Services.</i> (b) 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	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> .

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	(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	(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	(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

Not adopted

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>

Not adopted

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.
<u>TBC</u>	<u>2.0</u>	<u>Major Amendment</u>	

South Burnett Region Planning Scheme – Proposed Major Amendment 1/2022 – Version 2.0 to Version 2.1

RESPONSES TO STATE INTEREST REVIEW PAUSE NOTICE AND ADVICE

As at 15 February 2023

STATE AGENCY ADVICE (as per 6 December 2022 Pause Notice issued to Council)				COUNCIL REVIEW	REEL PLANNING
Item No.	State Interest Policy/ Regional State Interest/ Head of Power	Amendment Section	Action	Officer Recommendation & Notes	Revision Drafting Register
1. State Interest Requirements					
1	State Planning Policy Economic growth <ul style="list-style-type: none"> Extractive Resources 	Table of Assessment Table 5.5.12 – Extractive industry zone All uses	Remove ‘All Uses’ land use category from the Table 5.5.12 – Extractive industry zone.	Agreed – action as requested. Review tables of assessment and delete temporary uses where not proposed in table 1.7.1	Technical drafting revision – actioned v2.1 ‘All Uses’ row relating to temporary uses in 1.7 removed from all tables in Part 5, except for the following relevant tables: <ul style="list-style-type: none"> Table 5.5.5–Recreation and open space zone Table 5.5.10–Community facilities zone Table 5.5.13–Rural zone
2	State Planning Policy Safety and resilience to hazards <ul style="list-style-type: none"> Emissions and hazardous activities 	Table 1.7.1 – Temporary uses Tables of Assessment – Table 5.5.5 – Recreation and open space zone – All uses Table SC 1.1.2-Use definitions	Amend Table 1.7.1 – Temporary uses to remove Major sport, recreation and entertainment facility and Review ‘All Uses’ land use category from the Table 5.5.5 –	Council will potentially have ability to regulate much of what occurs in Recreation and Open Space Zone through tenure role/responsibilities.	Technical drafting revision – actioned v2.1 Table 1.7.1 amended to remove row containing “Major sport, recreation and entertainment facility”. Regulated definition is inconsistent with inclusion as temporary use.

STATE AGENCY ADVICE (as per 6 December 2022 Pause Notice issued to Council)				COUNCIL REVIEW	REEL PLANNING
Item No.	State Interest Policy/ Regional State Interest/ Head of Power	Amendment Section	Action	Officer Recommendation & Notes	Revision Drafting Register
			Recreation and open space zone and Insert a definition of Major sport, recreation and entertainment facility in Table SC 1.1.2-Use definitions.	<p>“Major sport, recreation and entertainment facility” is a regulated term with a regulated definition.</p> <p>The Planning Regulation 2017 also defines “temporary use” as:</p> <ul style="list-style-type: none"> - is carried out on a non-permanent basis; and - does not involve the construction of, or significant changes to, permanent buildings or structures. <p>Remove reference in Table 1.7.1.</p>	Schedule 1 amended to include a new use definition for “Major sport, recreation and entertainment facility” in accordance with regulated requirements of <i>Planning Regulation 2017</i> .
3	<p>State Planning Policy Environment and heritage</p> <ul style="list-style-type: none"> • Agriculture • Mining and extractive resources <p>Environment and heritage</p> <ul style="list-style-type: none"> • Biodiversity • Water quality <p>Safety and resilience to hazards</p>	<p>5.9 Category of development and assessment – Overlays</p> <p>Table 5.9.1</p> <p>Material change of use, other than for a</p>	<p>Change column 2 Categories of development and assessment from “No change” to:</p> <ul style="list-style-type: none"> • No change if assessable development. <p>and</p> <ul style="list-style-type: none"> • Accepted development subject to requirements if Accepted development. 	<p>No change required as discussed during meeting with DSDILGP and RP on 23/1/23.</p>	<p>No action required</p> <p>RP provided further information to DSDILGP on 11/1/23. At meeting between DSDILGP, SBRC and RP on 23/1/23 the further information provided by email had been reviewed and all parties agree it is appropriate to proceed with no further action/revision.</p>

STATE AGENCY ADVICE (as per 6 December 2022 Pause Notice issued to Council)				COUNCIL REVIEW	REEL PLANNING
Item No.	State Interest Policy/ Regional State Interest/ Head of Power	Amendment Section	Action	Officer Recommendation & Notes	Revision Drafting Register
	<ul style="list-style-type: none"> Natural hazard, risk and resilience (Flood, Bushfire and Landslide) Infrastructure Transport infrastructure 	dwelling house on land identified on Overlay Map 07 or Overlay Map 09			
4	<p>State Planning Policy Environment and heritage</p> <ul style="list-style-type: none"> Agriculture Environment and heritage Biodiversity Economic growth Development and construction <p>Wide Bay Burnett Regional Plan 2011 (WBBRP)</p> <p>Draft Wide Bay Burnett Regional Plan 2022 (Draft WBBRP)</p>	3.2 Settlement Pattern (3)	<p>Delete the words “large scale” from:</p> <ul style="list-style-type: none"> New large scale rural residential subdivisions have the capacity to erode rural production and rural character values ... <p>Include the following wording:</p> <ul style="list-style-type: none"> (3) ...There is a commitment toward a continuing supply of rural residential lots, by way of consolidation in existing rural residential zoned areas, in response to need, rather than expansion. ...New rural residential subdivisions have the capacity to erode rural 	Agreed – action as requested.	<p>Technical drafting revision – actioned v2.1</p> <p>3.2 Settlement pattern, (3) revised to reflect suggested action, including reference to consolidating new subdivisions within RRZ and capacity to erode biodiversity (incl MSES).</p>

STATE AGENCY ADVICE (as per 6 December 2022 Pause Notice issued to Council)				COUNCIL REVIEW	REEL PLANNING
Item No.	State Interest Policy/ Regional State Interest/ Head of Power	Amendment Section	Action	Officer Recommendation & Notes	Revision Drafting Register
			production, biodiversity including Matters of State Environmental Significance and rural character values.		
5	<p>State Planning Policy (SPP) Environment and heritage</p> <ul style="list-style-type: none"> • Agriculture <p>Environment and heritage</p> <ul style="list-style-type: none"> • Biodiversity <p>Economic growth</p> <ul style="list-style-type: none"> • Development and construction <p>Wide Bay Burnett Regional Plan 2011 (WBBRP)</p> <p>Draft Wide Bay Burnett Regional Plan 2022 (Draft WBBRP)</p> <p>Planning Regulation 2017 – Regulated requirements for zone codes</p>	<p>6.2.13 Rural Zone Code</p> <p>6.2.13.2 Purpose Section 5 Rural lifestyle lots</p>	<p>In the purpose statement Remove:</p> <p>(r) A Rural lifestyle lot may be provided in limited circumstances where.....</p> <p>Remove section 5 Rural lifestyle lots (including PO17).</p>	<p>Seek further State feedback at meeting on 23/1/23 and seek review of revision by Council before submitting response.</p>	<p>Notable matter – removal of v2.0 proposed amendment</p> <p>Proposed policy revision – actioned as per State request in v2.1</p> <p>Meeting held between DSDILGP, SBRC and RP on 23/1/23. Outcome of meeting was that SBRC would review its position regarding need for proposed provisions about ‘rural lifestyle lots’ internally and in liaison with RP. Based on material submitted to DSDILGP to date, WBSARA office of DSDILGP is not inclined to recommend acceptance of proposed amendments in v2.0. If seeking to proceeding with inclusion, DSDILGP recommend further justification to support proposed amendment be provided by SBRC to DSDILGP.</p>

STATE AGENCY ADVICE (as per 6 December 2022 Pause Notice issued to Council)				COUNCIL REVIEW	REEL PLANNING
Item No.	State Interest Policy/ Regional State Interest/ Head of Power	Amendment Section	Action	Officer Recommendation & Notes	Revision Drafting Register
					<p>Revision options:</p> <ol style="list-style-type: none"> 1. Action as requested – by removing overall outcomes and performance outcomes proposed in v2.0 relating to ‘rural lifestyle lots’. Consequence: Retain status quo for assessing applications for creation of lots <100ha in Rural Zone on a case-by-case basis through the impact assessment process. 2. Do not action as requested – test/challenge strength of State’s objection Risk: Delays to project progress (and realising other benefits of the proposed major amendment such embedding economic support measures and introduction of the Winery precinct), added time and cost implications, arbitrary conditioning of ultimate outcome. 3. Commission further material before responding to justify and support proposed position or to inform action decision. Risk: Delays to project progress (and realising other benefits of the proposed major amendment such embedding economic support measures and

STATE AGENCY ADVICE (as per 6 December 2022 Pause Notice issued to Council)				COUNCIL REVIEW	REEL PLANNING
Item No.	State Interest Policy/ Regional State Interest/ Head of Power	Amendment Section	Action	Officer Recommendation & Notes	Revision Drafting Register
					introduction of the Winery precinct), added time and cost implications, arbitrary conditioning of ultimate outcome Consideration: Could proceed with option 1 for this major amendment project, while pursuing this option 3 as a separate/subsequent planning project.
2. Legislative Requirements					
6	<i>Planning Act 2016</i> Minister's Guidelines and Rules (MGR) Chapter 2 17.2 (d) Well drafted and clearly articulated	Tables of Assessment Various Zone Tables All uses If a temporary use in Table 1.7.1 – Temporary uses.	Remove "All Uses" from the Table of Assessment for all the zones not identified in Table 1.7.1 and replace with the specific uses for each specific zone, as identified in Table 1.7.1.	Same as Items 1 and 2	Technical drafting revision – actioned v2.1 Refer to drafting action taken in relation to 1 and 2 above. Note, in terms of planning scheme structure, Table 1.7.1 has been retained, so State requested action has not been carried out.
7	Planning Act 2016 Section 8(5) of the Planning Act 2016	Low density residential zone code Other Zone Codes: <ul style="list-style-type: none"> • Recreation and open space • Environmental management and conservation • Low impact industry 	Review bushfire provisions particularly in the Low density residential zone code and also in other zone codes in the planning scheme.	To be reviewed	Notable matter – extent of revisions Drafting revisions which more appropriately integrates SPP having regard to recent model provisions released by State (incl. QFES) – actioned v2.1 An overall outcome has been included in all zone codes (except for the Principal Centre Zone because it is unlikely affected by natural risks and

STATE AGENCY ADVICE (as per 6 December 2022 Pause Notice issued to Council)				COUNCIL REVIEW	REEL PLANNING
Item No.	State Interest Policy/ Regional State Interest/ Head of Power	Amendment Section	Action	Officer Recommendation & Notes	Revision Drafting Register
		<ul style="list-style-type: none"> • Medium impact industry • Community Facilities • Emerging communities • Extractive Industry • Rural • Rural residential 			<p>hazards) and the reconfiguring a lot code requiring “development be designed to avoid and mitigate risks from natural risks and hazards to demonstratable acceptable or tolerable level of risk for both existing and new development, people and property and not result in unacceptable or unavoidable impacts.”</p> <p>The existing overlay provisions in zone codes (in Part 6) and the reconfiguring a lot code (Part 8.4.1) applying to development in the bushfire prone area have been removed and a new stand alone Bushfire hazard overlay code has been inserted into Part 7. The content for this Bushfire hazard overlay code has been adopted from the model assessment benchmarks for planning schemes released by the State (refer to the document <i>Natural hazards, risk and resilience state interest – Bushfire: Example planning scheme assessment benchmarks document</i> (May 2021)).</p>

STATE AGENCY ADVICE (as per 6 December 2022 Pause Notice issued to Council)				COUNCIL REVIEW	REEL PLANNING
Item No.	State Interest Policy/ Regional State Interest/ Head of Power	Amendment Section	Action	Officer Recommendation & Notes	Revision Drafting Register
					<p>The table in Part 5.9 has been amended to trigger the Bushfire hazard overlay code in Part 7 to apply for development involving material change of use and reconfiguring a lot in the mapped bushfire prone area.</p> <p>The State response comments specifically refer to AO3.2, AO19.3 and AO26.3 of the Low density residential zone code:</p> <ul style="list-style-type: none"> AO3.2 has been deleted as requested. <u>Additional notes:</u> It was only an acceptable outcome (so only one example of a means for achieving the corresponding performance outcome and any building work would still have needed to have been compliant with the BCQ/BCA/BAPs). However, consider AO2.1, AO2.2 and AO2.4, in conjunction with the BAPs should produce similar aesthetic, built form outcomes responsive to landform on lots steeper than 10%. Aesthetics of building on top of ridge lines could be alternatively addressed, however the ridge itself is often <10%. Integrating

STATE AGENCY ADVICE (as per 6 December 2022 Pause Notice issued to Council)				COUNCIL REVIEW	REEL PLANNING
Item No.	State Interest Policy/ Regional State Interest/ Head of Power	Amendment Section	Action	Officer Recommendation & Notes	Revision Drafting Register
					building work guidance document reviewed in course of revision process. <ul style="list-style-type: none"> • AO19.3 has been removed in the course of the revisions described above. • AO26.3 is for development within a Historic Subdivision Overlay area and refers to the requirement for onsite water provision for all purposes (it is not specifically about and is not necessarily inconsistent with BAPs required under the building framework for fire fighting purposes). Any development would need to address and achieve both. On review, no change to this provision is proposed.

STATE AGENCY ADVICE (as per 6 December 2022 Pause Notice issued to Council)					COUNCIL REVIEW	REEL PLANNING
No.	Department	State Interest Policy/ Regional State Interest/ Head of Power	Amendment Section	Action	Officer Recommendation & Notes	Revision Drafting Register
3. State Interest Advice						

STATE AGENCY ADVICE (as per 6 December 2022 Pause Notice issued to Council)					COUNCIL REVIEW	REEL PLANNING
No.	Department	State Interest Policy/ Regional State Interest/ Head of Power	Amendment Section	Action	Officer Recommendation & Notes	Revision Drafting Register
8	Department of State Development Infrastructure Local Government and Planning (DSDILGP)	<i>Planning Act 2016</i> Minister's Guidelines and Rules (MGR) Chapter 2 17.2 (d) Well drafted and clearly articulated	Table 1.7.1 Temporary uses	Review the operation of Table 1.7.1 Temporary uses and the corresponding tables of assessment.	Same as items 1, 2 and 6	Technical drafting revision – actioned v2.1 Refer to drafting action taken in relation to 1, 2 & 6 above.
9	Department of State Development Infrastructure Local Government and Planning	<i>Planning Act 2016</i> State Planning Policy State transport infrastructure Minister's Guidelines and Rules (MGR) Chapter 2	Table of Assessment Table 5.5.3— Principal centre zone	Review the level of assessment thresholds for Shop and Shopping Centre.	Agreed – action as requested.	Technical drafting revision – actioned v2.1 On review, considered no change required for Shop use within Table 5.5.3. Revision made for Shopping Centre use within Table 5.5.3.

STATE AGENCY ADVICE (as per 6 December 2022 Pause Notice issued to Council)					COUNCIL REVIEW	REEL PLANNING
No.	Department	State Interest Policy/ Regional State Interest/ Head of Power	Amendment Section	Action	Officer Recommendation & Notes	Revision Drafting Register
		17.2 (d) Well drafted and clearly articulated				
10	Department of State Development Infrastructure Local Government and Planning	State Planning Policy Natural hazards, risk and resilience Flood	Flood hazard overlay map	Confirm if the Flood hazard overlay reflects Level 2 Flood Investigations. If not, consider reflecting Level 2 Flood Investigations in the Flood hazard overlay.	No change but recommend to Council that this be done as a separate subsequent body of work	No drafting action required at this time
11	Department of State Development Infrastructure Local Government and Planning	<i>Building Act 1975</i> Section 32(a) of the <i>Building Act 1975</i> and Section 8 of the <i>Building Regulation 2021</i>	1.6 Building work regulated under the planning scheme	Consider designating a flood hazard area in section 1.6 of the planning scheme under section 8 of the Building Regulation 2021.	As above	No further drafting action required at this time
12	Department of Energy and Public Works	<i>Building Act 1975</i> <i>Planning Act 2016</i>	Low density residential zone code	Review flood provisions in the Low density residential zone code and other zone	Agree – Review sections for consistency with Building Reg	Technical drafting revision – actioned v2.1

STATE AGENCY ADVICE (as per 6 December 2022 Pause Notice issued to Council)					COUNCIL REVIEW	REEL PLANNING
No.	Department	State Interest Policy/ Regional State Interest/ Head of Power	Amendment Section	Action	Officer Recommendation & Notes	Revision Drafting Register
	Building Policy	Section 32(a) of the <i>Building Act 1975</i> Section 8 of the <i>Building Regulation 2021</i>	Other Zone Codes including: <ul style="list-style-type: none"> • Recreation and open space • Environmental management and conservation • Low impact industry • Medium impact industry • Community Facilities • Emerging communities • Extractive Industry • Rural • Rural residential 	codes in the planning scheme.	(remove provisions if ineffective/invalid) but no change to flood hazard management policy (will form separate body of work) This amendment represents an opportunity to tidy up such matters however, comment has rightly been identified as being beyond the scope of the proposed major amendment.	AOs to support PO22 of Low density residential zone code reviewed and revised. Required reformatting to ensure appropriate interpretation and application of AOs. Former AO22.4 and AO22.5 address building matters so have been deleted. Where this same AO has been used in other zone codes, it has also been revised accordingly.
13	Department of Communities, Housing and Digital Economy	Housing supply and diversity	Table 5.5.1 Low density residential – dwelling house	Consider amending the level of assessment for a dwelling house if including a secondary dwelling for	Agree – Review sections for consistency with Planning Reg	Technical drafting revision – actioned v2.1 Deleted references to “not secondary dwelling” and “not on a lot less than

STATE AGENCY ADVICE (as per 6 December 2022 Pause Notice issued to Council)					COUNCIL REVIEW	REEL PLANNING
No.	Department	State Interest Policy/ Regional State Interest/ Head of Power	Amendment Section	Action	Officer Recommendation & Notes	Revision Drafting Register
	Affordable housing and housing supply (Housing Partnerships Office)			consistency with the Planning Regulation 2017 Schedule 6 Part 2 Part 2, 2 (a) (b), unless an overlay applies.		400m ² as accepted development parameters. Having regard to the Sch6, Pt2, (2) of Planning Regulation 20174, these parameters were of no effect and had potential to cause unnecessary confusion for planning scheme users. Dwelling house (including any secondary dwelling as defined by the Planning Regulation 2017) is required to be accepted development in the Low density residential zone, except where affected by an overlay. Bunya Mountains Precinct and natural hazard overlays still apply to increase level of assessment or impose additional development requirements (eg. for building work).
14	Department of Communities, Housing and Digital Economy	Housing supply and diversity	Table 5.5.1 Low density residential – dual occupancy	Review the provisions for dual occupancies in the low-density zone to encourage diversity of dwelling types, in particular, the minimum 1000m ² lot size for corner	Agree – Review and change as appropriate	Technical drafting revision – Reviewed & determined no change required to Table 5.5.1, but revision to AO2.12(a) of LDRZC actioned v2.1 Compared with existing planning scheme, the proposed amendment

STATE AGENCY ADVICE (as per 6 December 2022 Pause Notice issued to Council)					COUNCIL REVIEW	REEL PLANNING
No.	Department	State Interest Policy/ Regional State Interest/ Head of Power	Amendment Section	Action	Officer Recommendation & Notes	Revision Drafting Register
	Housing Partnerships Office			lots and the minimum dwelling size of 70m ² . It is recommended that the requirement that the dual occupancy be on a single title is removed.		reflects a correction with respect to the Bunya Mountains Precinct and a reduction in level of assessment for dual occupancies on lots of 800m ² or greater (subject to stated parameters which include single shared driveway). The application of these provisions could be reviewed again in the future once tested and applied. Given driveway parameter stated above, AO2.12(a) has been amended as it imposed a contrary and inconsistent requirement for separate independent driveways.
15	Department of Communities, Housing and Digital Economy Housing Partnerships Office	Housing supply and diversity	Table 5.5.2 Medium density residential zone	Consider introducing code assessment for Residential care facilities and Retirement facilities in the Medium density residential zone similar to the Principal centre zone.	Agree	Reviewed & determined no revision required Table 5.5.2 has been reviewed and already makes Residential care facilities and Retirement facilities uses code assessable.

STATE AGENCY ADVICE (as per 6 December 2022 Pause Notice issued to Council)					COUNCIL REVIEW	REEL PLANNING
No.	Department	State Interest Policy/ Regional State Interest/ Head of Power	Amendment Section	Action	Officer Recommendation & Notes	Revision Drafting Register
16	Department of Communities, Housing and Digital Economy Housing Partnerships Office	MGR Chapter 2 17.2 (d) Well drafted and clearly articulated	6.2.3 Principal Centre zone (Hospital precinct)	It is recommended that the new hospital precinct be reviewed for consistency in the definition.	Agree	Technical drafting revision – actioned v2.1 Part 1.2(1)(f)(x)(B) amended. References to “Hospital precinct” in AO1.1 of Table 6.2.3 revised to be consistent with usage of “PC2 Private Hospital Precinct” in Part 5 tables. This major amendment does not change the LGIP content, so Table SC3.1.3 does not include a dedicated row for this precinct at this time.
17	Department of Agriculture and Fisheries (DAF) Agriculture, fisheries and aquaculture	Agriculture	6.2.13 – Rural Zone Code, 6.2.13.2 – Purpose, Part (n) – Intensive animal industry uses are consistent with the rural character and amenity of the area and do not adversely affect productive agricultural land	Delete Part (n) or reword.		Revision not actioned at this time This overall outcome has become (o) after taking action 31 below.

STATE AGENCY ADVICE (as per 6 December 2022 Pause Notice issued to Council)					COUNCIL REVIEW	REEL PLANNING
No.	Department	State Interest Policy/ Regional State Interest/ Head of Power	Amendment Section	Action	Officer Recommendation & Notes	Revision Drafting Register
18	Department of Agriculture and Fisheries (DAF) Agriculture, fisheries and aquaculture	Agriculture	6.2.13 – Rural Zone Code, 6.2.13.2 – Purpose, Part (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.		Do not agree – do not action request	No action required
19	Department of Agriculture and Fisheries (DAF) Agriculture, fisheries and aquaculture	Agriculture	Table 6.2.13— Accepted development subject to requirements and assessable development	Delete PO8	Agreed	Technical drafting revision – actioned v2.1 PO8 deleted. All subsequent reference numbering in table updated.

STATE AGENCY ADVICE (as per 6 December 2022 Pause Notice issued to Council)				COUNCIL REVIEW	REEL PLANNING	
No.	Department	State Interest Policy/ Regional State Interest/ Head of Power	Amendment Section	Action	Officer Recommendation & Notes	Revision Drafting Register
			Section 3 – where intensive animal industry PO8			
20	Department of Agriculture and Fisheries Agriculture, fisheries and aquaculture	Agriculture	Table 6.2.13— Accepted development subject to requirements and assessable development Section 3 – where intensive animal industry PO9	Reword PO9 to remove requirement to avoid impacts to rural amenity. e.g. A cattle feedlot involving less than 150 standard cattle units is sited to avoid adverse impacts on important environmental values and minimise impacts to the rural amenity of the area.	Agreed	Technical drafting revision – actioned v2.1 After above action 19 this became PO8. Provision reworded as requested.
21	Department of Agriculture and Fisheries	Agriculture	Table 6.2.13— Accepted development subject to requirements and assessable development	Delete PO10	Do not agree – do not action request	No action required

STATE AGENCY ADVICE (as per 6 December 2022 Pause Notice issued to Council)					COUNCIL REVIEW	REEL PLANNING
No.	Department	State Interest Policy/ Regional State Interest/ Head of Power	Amendment Section	Action	Officer Recommendation & Notes	Revision Drafting Register
	Agriculture, fisheries and aquaculture		Section 3 – where intensive animal industry PO10			
22	Department of Agriculture and Fisheries Agriculture, fisheries and aquaculture	Agriculture	Table 6.2.13— Accepted development subject to requirements and assessable development Section 3 – where intensive animal industry	Revise PO11 requirement regarding impacts to surrounding uses and rural amenity. DAF suggests the focus should be on not causing environmental harm or environmental nuisance, as defined in the Environmental Protection Act 1994, at a sensitive land use.	Do not agree – do not action request	No action required
23	Department of Agriculture and Fisheries	Agriculture	Table 6.2.13— Accepted development subject to requirements and	Review emphasis on rural amenity	Do not agree – do not action request	No action required

STATE AGENCY ADVICE (as per 6 December 2022 Pause Notice issued to Council)				COUNCIL REVIEW	REEL PLANNING	
No.	Department	State Interest Policy/ Regional State Interest/ Head of Power	Amendment Section	Action	Officer Recommendation & Notes	Revision Drafting Register
	Agriculture, fisheries and aquaculture		assessable development Section 3 – where intensive animal industry PO14			
24	Department of Agriculture and Fisheries Agriculture, fisheries and aquaculture	Agriculture	Table 6.2.13— Accepted development subject to requirements and assessable development Section 4 – Precincts PO16 and PO17	Delete these POs and AOs	Do not agree – do not action request	No action required
25	Department of Agriculture and Fisheries	Agriculture	Table 6.2.13— Accepted development subject to requirements and	Amend reference to “non-resident worker accommodation”.	Agreed Note this is under Home-based business section.	Technical drafting revision – actioned v2.1 After above action 19 this became PO22. Use of the term “non-resident

STATE AGENCY ADVICE (as per 6 December 2022 Pause Notice issued to Council)					COUNCIL REVIEW	REEL PLANNING
No.	Department	State Interest Policy/ Regional State Interest/ Head of Power	Amendment Section	Action	Officer Recommendation & Notes	Revision Drafting Register
	Agriculture, fisheries and aquaculture		assessable development Section 7 – home based business PO23			worker accommodation” removed and replaced with alternate phrasing.
26	Department of Agriculture and Fisheries Agriculture, fisheries and aquaculture	Agriculture	Table 6.2.13— Accepted development subject to requirements and assessable development Section 9 – Short term accommodation PO25 Page 214	Reword PO25 to ensure short term accommodation does not impact existing rural activities nor agricultural development. Additionally, amenity issue needs to be addressed. DAF also suggests Council reviews the AOs associated with this PO to ensure this outcome is achieved. Is 50m enough of a setback to ameliorate possible issues with farming activities on a neighbouring property?	Agreed	Technical drafting revision having regard to prior Council workshop outcomes – actioned v2.1 After other amendments, the relevant provision became PO24. Have amended PO24 to include additional requirement that scale and intensity of short-term accommodation is such that it also “does not adversely impact existing or future productive agricultural development in the area”. Have not made changes to POs however. On review of the major amendment project, a 100m setback was previously suggested, however after workshopping with Council this was

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No.	Department	State Interest Policy/ Regional State Interest/ Head of Power	Amendment Section	Action	Officer Recommendation & Notes	Revision Drafting Register
						<p>reduced to 50m previously. Have left setback at 50m as per outcome of prior workshopping.</p> <p>The reputation, viability and success of such short-term accommodation development will depend on the guest amenity and experience provided. To some extent, this aspect should be a self-regulating business and operational consideration.</p> <p>Accept the reverse amenity concerns (such as agricultural operations being subject to and/or having to respond to complaints) – amendment to PO should provide strategic and policy guidance as to preference in favour of productive agricultural operation.</p>
27	Department of Agriculture and Fisheries	Agriculture	<p>Table SC 1.2.1-Index of administrative definitions</p> <p>Table SC1.2.2 – Rural Activity</p>	Consider including Workforce accommodation as a Rural Activity?	Agree – Review	<p>Reviewed & determined no revision required</p> <p>Rational: Disagree from planning perspective that “Workforce accommodation” is necessarily a Rural Activity. Workforce accommodation may</p>

STATE AGENCY ADVICE (as per 6 December 2022 Pause Notice issued to Council)					COUNCIL REVIEW	REEL PLANNING
No.	Department	State Interest Policy/ Regional State Interest/ Head of Power	Amendment Section	Action	Officer Recommendation & Notes	Revision Drafting Register
	Agriculture, fisheries and aquaculture					<p>support rural industries but there can be community, economic and infrastructure/servicing efficiency reasons why Workforce accommodation should not be located in a rural area (eg. within a service township), where not 'on lease'.</p> <p>The regulated use term "Rural workers' accommodation" however could be considered a Rural activity because, by definition, it is required to be located on the same or adjacent premises as other rural activities. This use term is already included in the administrative definition.</p>
28	Department of Resources	<p><i>Land Act 1994</i></p> <p>State Planning Policy Development and Construction.</p> <p>Policy No: (8)</p>	<p>Part 1 About the planning scheme.</p> <p>1.1 Introduction</p> <p>Page 8</p>	<p>Include the following Editor's note:</p> <p><i>A use proposed on state owned land must ensure it is consistent with the requirements of the Land Act 1994.</i></p>	Do not agree – do not action request	No action required

STATE AGENCY ADVICE (as per 6 December 2022 Pause Notice issued to Council)					COUNCIL REVIEW	REEL PLANNING
No.	Department	State Interest Policy/ Regional State Interest/ Head of Power	Amendment Section	Action	Officer Recommendation & Notes	Revision Drafting Register
		Public benefit outcomes on state-owned land are achieved by appropriately zoning the land.				
29	Department of Resources	<p><i>Land Act 1994</i></p> <p>State Planning Policy</p> <p>Development and Construction.</p> <p>Policy No: (8)</p> <p>Public benefit outcomes on state-owned land are achieved by appropriately zoning the land.</p>	<p>1.7 Local Government administrative matters</p> <p>Table 1.7.1. Temporary uses</p> <p>Page 14</p>	<p>Include the following Editor's note:</p> <p><i>A temporary use proposed on state owned land must ensure it is consistent with the requirements of the Land Act 1994.</i></p>	Do not agree – do not action request	No action required

STATE AGENCY ADVICE (as per 6 December 2022 Pause Notice issued to Council)					COUNCIL REVIEW	REEL PLANNING
No.	Department	State Interest Policy/ Regional State Interest/ Head of Power	Amendment Section	Action	Officer Recommendation & Notes	Revision Drafting Register
30	Department of Resources	<p><i>Land Act 1994</i></p> <p>State Planning Policy</p> <p>Development and Construction.</p> <p>Policy No: (8)</p> <p>Public benefit outcomes on state-owned land are achieved by appropriately zoning the land.</p>	Table 5.5.5 – Recreation and Open Space, Categories of development and assessment	<p>Include the following Editor’s note below Table 5.5.5:</p> <p><i>A use proposed on state owned land (Reserve, Lands Lease, Road, Unallocated State Land) must ensure it is consistent with the requirements of the Land Act 1994.</i></p>	Do not agree – do not action request	No action required
31	Department of Resources	<p>State Planning Policy</p> <p>State Interest: Extractive Resources</p>	<p>6.2.13 Rural Zone code</p> <p>6.2.13.2 Purpose</p> <p>Overall Outcomes</p>	<p>Amend the overall outcomes of the Rural Zone code to include:</p> <p>“protects areas of identified extractive resources, including the</p>	Agreed	<p>Drafting revision which more appropriately integrates SPP – actioned v2.1</p> <p>New overall outcome inserted at 6.2.13.2(2)(n).</p>

STATE AGENCY ADVICE (as per 6 December 2022 Pause Notice issued to Council)					COUNCIL REVIEW	REEL PLANNING
No.	Department	State Interest Policy/ Regional State Interest/ Head of Power	Amendment Section	Action	Officer Recommendation & Notes	Revision Drafting Register
		Policy No: (2)		resource/processing area, separation area, transport route and transport route separation area, from incompatible development and land uses that may inhibit the extraction, processing and transportation of the resource.”		
32	Department of State Development Infrastructure Local Government and Planning Department of Resources	State Planning Policy Agriculture Biodiversity Transport infrastructure	Overlay Maps	Update the overlay maps to reflect the current State Planning Policy mapping, in particular agricultural land class and biodiversity.	Quote provided by RP to Council. Option 2 accepted.	Notable revision – for information as the revisions cannot readily be marked-up or shown in the revised maps produced. Planning scheme mapping has been revised and updated to reflect the current version of any relevant State SPP mapping data and to update the cadastre shown in planning scheme maps. This current major amendment process represents a process opportunity to make these mapping updates (for usability and consistency

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No.	Department	State Interest Policy/ Regional State Interest/ Head of Power	Amendment Section	Action	Officer Recommendation & Notes	Revision Drafting Register
	Department of Agriculture and Fisheries					with existing circumstances) which are already given effect through others means and instruments. These mapping changes excludes any Local Government Infrastructure Plan/Priority Infrastructure Plan mapping included in the planning scheme, because to revise these at this time would trigger a separate plan-making process. These mapping changes are technical revisions and do not represent a change of policy position within the Council's planning jurisdiction.
33	Department of Resources	Mining and extractive resources Key Resource Areas (KRA)	Extractive resources overlay	Review to State Planning Policy mapping for KRAs and update the Extractive resources overlay if necessary.	Council generally agreeable to update mapping now, as the opportunity exists, to reflect proposed new KRA 168 and 169 to be identified by State.	Notable revision – notification of intended decision by State to give effect to KRA 168 and 169 affecting the SBRC LGA Outcome of 23/1/23 meeting with DSDILGP, SBRC and RP: DSDILGP have now provided requested details of the proposed new KRAs to RP,

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						<p>including PDF maps by email dated 20/1/2023.</p> <p>OM7 series maps to be updated.</p> <p>Zone maps do not require updating as Extractive Industry zone shows different areas to the KRAs represented on OM7.</p> <p>This is a type of update which would have been reflected through item 32 above, had the KRAs already been formally declared by the State and included in published State mapping data.</p>

DRAFT

17.3 MOTION - PRE LODGEMENT MEETING

File Number: 22.02.23
Author: General Manager Liveability
Authoriser: Chief Executive Officer

PRECIS

Presented at the Liveability, Governance and Finance Standing Committee Meeting held 8 February 2023 was a motion regarding Councillors being invited to attend pre lodgement meetings as observers.

SUMMARY**COMMITTEE RESOLUTION 2023/99**

Moved: Cr Kathy Duff

Seconded: Cr Brett Otto

That the Committee recommends to Council:

That the Mayor and all Councillors be invited to attend pre-lodgement meetings as an observer for information purposes only and conduct themselves in accordance with section 3.1 of the Council Councillor Contact with Developers and Submitters Policy – Statutory071.

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

Against: Nil

CARRIED 7/0

OFFICER'S RECOMMENDATION

That the Mayor and all Councillors be invited to attend pre-lodgement meetings as an observer for information purposes only and conduct themselves in accordance with section 3.1 of the Council Councillor Contact with Developers and Submitters Policy – Statutory071.

BACKGROUND

Presented at the Liveability, Governance and Finance Standing Committee Meeting held 8 February 2023.

ATTACHMENTS

Nil

18 INFORMATION SECTION

Nil

19 QUESTIONS ON NOTICE**19.1 QEII PARK MURGON - REOPENING****File Number:** 22/02/2023**Author:** Manager Facilities and Parks**Authoriser:** Chief Executive Officer

The following question on notice was received from Councillor Cr Kathy Duff.

Question

When is the anticipated reopening date for QEII Park as Anzac Day is approaching, and it is heavily utilised for the Murgon Anzac Day Ceremony.

Response

QEII Works for Queensland project has commenced. Contractors have been engaged and works commenced on removing old footpath and structures, power and lighting terminated within the park. Contractor has been awarded works to concrete foot paths and shelter slabs. Construction of shelter scheduled to commence 28th February.

A detailed works schedule has been developed for this project to assist with the coordination of different contractors i.e. concreters, builders, electricians, deliver of materials, inspections, and permit approval conditions.

Councils Project Officers are also meeting regularly with Department of Main Road to meet road safety and permit conditions.

If there are no severe weather events or delays the project is scheduled for completion for 21st of April 2023.

RECOMMENDATION

THAT the response to the question regarding Reopening of QEII Park, Murgon raised by Councillor Katy Duff be received and noted.

ATTACHMENTS**Nil**

19.2 KINGAROY SWIMMING POOL OPERATIONAL EXPENSES

File Number: 22/02/2023
Author: Manager Facilities and Parks
Authoriser: Chief Executive Officer

The following question on notice was received from Councillor Danita Potter.

Question

How much is spent on the Kingaroy Pool Including the cost of water annually?

Response

The annually expenditure for Kingaroy Swimming Pool maintenance and water charges is listed in the table below. The 22/23 financial year is displaying costs to February. Additional water expenses and maintenance costs will continue to the end of year.

Water leakages in the main pool are an ongoing issue for Kingaroy Swimming Pool. Council was presented that condition assessment report prepared by Cardno, August 2022. This report outlines the condition of the aging asset and future maintenance costs.

Cost	21/22	22/23
Maintenance	\$ 44,770.79	\$ 26,297.00
Electricity	\$ 87,424.00	\$ 31,676.00
Managers Entitlement	\$ 125,046.09	\$ 85,455.00
Water charges	\$ 32,108.40	\$ 13,483.68
TOTAL	\$ 289,349.28	\$ 156,911.68

RECOMMENDATION

THAT the response to the question regarding Kingaroy Pool costing including water costs raised by Councillor Danita Potter be received and noted.

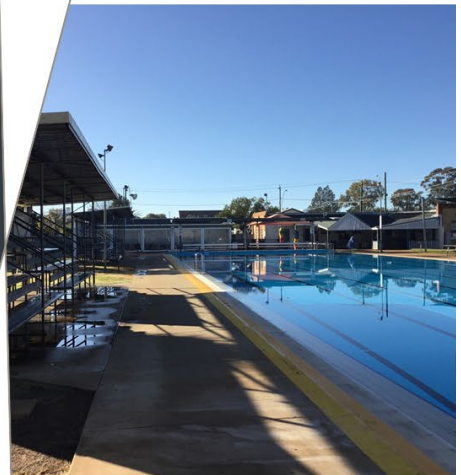
ATTACHMENTS

1. Kingaroy Swimming Pool - Summary Report [↓](#) 
2. Kingaroy Swimming Pool - Condition Assessment Spreadsheet [↓](#) 
3. Kingaroy Swimming Pool - Existing Conditions Audit Report [↓](#) 
4. Kingaroy Swimming Pool - Condition Assessment Spreadsheet Extract [↓](#) 

Summary Report

1B2B Kingaroy Aquatic Centre Building Condition Assessment

304700914



Prepared for
South Burnett Regional Council

13 February 2023



now





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Prepared for South Burnett Regional Council

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Effective Date 12/08/2022

Approved By:

Paul Cannons
 Senior Consultant

Date Approved 16/08/2022

Document History

Version	Effective Date	Description of Revision	Prepared by	Reviewed by
00-01	12 August 2022	Working draft	Christopher Bridge	Paul Cannons
00-02	15 August 2022	Reviewed draft	Christopher Bridge	Paul Cannons
01-01	16 August 2022	Frist draft submitted to client	Christopher Bridge	Paul Cannons

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Our report is based on information made available by the client. The validity and comprehensiveness of supplied information has not been independently verified and, for the purposes of this report, it is assumed that the information provided to Cardno is both complete and accurate. Whilst, to the best of our knowledge, the information contained in this report is accurate at the date of issue, changes may occur to the site conditions, the site context or the applicable planning framework. This report should not be used after any such changes without consulting the provider of the report or a suitably qualified person.

Executive Summary

Cardno, now Stantec were engaged by South Burnett Regional Council to undertake a condition assessment and develop a maintenance and lifecycle cost model for Kingaroy Aquatic Centre. This is to enable Council to be better informed of the condition of the assets and to enable planning for future maintenance, refurbishments and replacements over the next 10 years.

The condition assessment was carried out on by Joe Menkens, Tony Warrick (both Cardno, now Stantec) and Ross Weight (Hydrautech Designs) on 11-12 July 2022. Hydrautech Designs are a specialist Aquatic (Pool) Engineering Consultant, and their report is provided in Appendix A.

The assessment data was entered in detail onto an Excel spreadsheet provided, provided in part in Appendix B and as a separate file. Supporting photographs referenced in the spreadsheet have also been provided electronically via a shared One Drive.

A summary of the condition and risks is as follows:

- > The assets at the aquatic centre are overall in a “3-Fair” to “4-Poor” condition.
- > Main immediate condition issues include:
 - A large leak from the main pool which has been measured at 43,000 litres per day. This is still to be located and further detection works are allowed for in the cost model.
 - Replacement of the sand filters that serve the main pool and splash pool
 - Improvements to chemical storage and handling to reduce safety and environmental risks. Current arrangements do not meet the current version of AS3780.
 - Condition of multiple major electrical assets (main and distribution switchboards) which also do not meet the current version of AS3000:2018.
 - Buildings and plant room areas do not have, or have insufficient, ventilation and air-conditioning.
 - Building internal and external surfaces aesthetics are generally fair to poor with refurbishment works required.
 - PWD limitations in terms of no shower facilities and access improvements are required in the main building.
 - Paths and paved areas between pools and buildings need a combination of repairs, resurfacing and replacement.
- > The modelled financial forecast identifies a significant peak of expenditure in year 1 (2022). This figure, \$1.345M has been arrived at on the priority given to replacement of poor condition assets and those which do meet existing standards. As many the standards do not retrospectively apply to older buildings, it may be possible to phase this expenditure over a two-three-year period.
- > The estimated 10-year asset maintenance plan, including the renewals above and those which occur years 2-10, is \$3.035M.

To context the above figures, the replacement of the following assets with equivalent size modern equivalents was estimated:

- > Pool assets

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- Main pool
- Splash pool
- Indoor learn to swim pool
- Common plant room to service all three pools
- > Buildings and other structures
 - Existing main building
 - Existing swim club house
 - Grandstands
 - Cover structure for indoor learn to swim pool

This arrived at an estimated replacement cost of \$9.856M for the above assets which is broken down to \$2.007M for building assets and \$7.849M for pool assets.

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Appendix B Condition Assessment Spreadsheet Extract

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1 Background

Cardno, now Stantec were engaged by South Burnett Regional Council to undertake a condition assessment and develop a maintenance and lifecycle cost model for Kingaroy Aquatic Centre. This is to enable Council to be informed of the condition of the assets and to enable planning for future maintenance, refurbishments and replacements over the next 10 years.

The condition assessment was carried out on by Joe Menkens, Tony Warrick (both Cardno, now Stantec) and Ross Weight (Hydrautech Designs) on 11-12 July 2022. Hydrautech Designs are a specialist Aquatic (Pool) Engineering Consultant and their report is provided in Appendix A. Cardno, now Stantec have also reviewed Council data in identifying potential asset maintenance, refurbishments and replacements.

The inspection data has been transferred to the financial model which is available in Appendix B. Supporting photographs referenced in the spreadsheet have also been provided electronically.

2 Site description

The Kingaroy Aquatic Centre was officially opened in 1953. The centre was redeveloped and reopened in 2005. Although some recent asset additions are present, many of the assets have exceeded their original design life.

The aquatic centre is comprised of a single-story main building, three pools and associated plant rooms/areas with some additional buildings/facilities including a club house, volleyball courts, grandstands, seating areas and shade structures.

The site's main building, containing entrance foyer and kiosk and changing facilities/amenities, is of brick / brick with render construction. The site's overall footprint is approximately 6,000m² and the main building as a gross floor area of 280m². The layout of Kingaroy Aquatic Centre is shown in Figure 2-1.



Figure 2-1 Kingaroy Aquatic Centre

Building key

- 1A Main pool
- 1B Main pool plant room
- 2 Grandstand 1
- 3 Grandstand 2
- 4A Indoor learn to swim pool
- 4B Indoor learn to swim plant room
- 5 Main building
- 6 Volleyball courts
- 7A Splash pool
- 7B Splash pool plant room
- 8 Swim club clubhouse - general
- 9 General site including miscellaneous structures (shade sails, tables)

3 Methodology

For the assessment, Cardno:

- > Determined the desired asset condition for the facilities. See table 3-1 for condition definitions.
- > Undertook a physical inspection of the building and general assets for structural, hydraulic (including roofing and stormwater), mechanical and electrical services. A specialist pool consultant (Hydrautech Designs) was engaged to complete an assessment of the three pool structures and associated equipment.
- > Made comments to support score assessments and identified remedial activities where appropriate.
- > Identified and reported critical building defects that may constrain the future function and serviceability of the building
- > In reviewing existing Council data, Cardno also utilised data from summary report derived from a previous site inspection to inform the renewal forecast – “4836_South_Burnet BCA_2019_Part C Maintenance Summary”
- > Used quantity surveying techniques and whole-of-life costing techniques and based on current condition, to develop a ten 10-year asset maintenance, replacement and refurbishment forecast model.
- > Prepared one data spreadsheet in MS Excel format, reporting to a 10-year horizon
- > Prepared one Summary Report in MS Word (this report)
- > Provided a specialist Pool Condition Assessment report by a relevant specialist (Hydrautech Designs).
- > Submitted the data spreadsheet and the summary report (this report) to Council

3.1 Definitions

The condition assessment methodology and definitions used align with IPWEA’s Building Condition & Performance Assessment Guideline Practice Note 3: Buildings Version 2 2016 and are shown in Table 3-1, Table 3-2 and Table 3-3.

Table 3-1 Condition index

Rating	Specified standard	Rating
1	Very Good	<ul style="list-style-type: none"> ▪ No defects ▪ As new condition and appearance
2	Good	<ul style="list-style-type: none"> ▪ Minor defects ▪ Superficial wear and tear ▪ Some deterioration to finishes ▪ Major maintenance not required
3	Fair	<ul style="list-style-type: none"> ▪ Average condition ▪ Significant defects are evident ▪ Worn finishes require maintenance ▪ Services are functional but need attention ▪ Deferred maintenance work exists
4	Poor	<ul style="list-style-type: none"> ▪ Badly deteriorated ▪ Potential structural problems ▪ Inferior appearance ▪ Major defects ▪ Components fail frequently
5	Very Poor	<ul style="list-style-type: none"> ▪ Asset has failed ▪ Not operational ▪ Not viable ▪ Unfit for occupancy or normal use ▪ Environmental/contamination/pollution issue exist

Table 3-2 Maintenance types

Maintenance	Definition
Statutory	Regular and generally frequent repetitive maintenance tasks applied to an asset to comply with statutory requirements such as maintenance to fire detection and alarms as per Australian Standard AS1851
Preventive	Regular and generally frequent repetitive maintenance tasks applied to an asset to ensure correct functioning of the asset e.g., refrigeration servicing, pump servicing
Condition	Work determined to bring the asset back to its desired condition. May be planned for immediate rectification or forecast in the future.
Backlog	Outstanding or deferred maintenance e.g., repairs

Table 3-3 Priority ranking

Priority ranking	Definition
1	<p>Works needed to:</p> <ul style="list-style-type: none"> Meet maintenance related statutory obligation and due diligence requirements Ensure the health and safety of building occupants and users <p>Prevent serious disruption of building activities and/or may incur higher costs if not addressed within 1 year</p>
2	<p>Works that:</p> <ul style="list-style-type: none"> Affect the operational capacity of the building <p>Are likely to lead to serious deterioration and therefore higher future repair costs if not addressed between 1 to 2 years</p>
3	<p>Works that:</p> <ul style="list-style-type: none"> Have minimal effect on the operational capacity of the building but are desirable to maintain the quality of the workplace <p>Are likely to require rectification within 3 years</p>
4	<p>Works that:</p> <p>Can be safely and economically deferred beyond 3 years and reassessed at a future date</p>

4 Findings

4.1 Summary of condition and immediate issues

Table 4-1 shows a summary of the condition and immediate issues by sub-building or asset group.

Table 4-1 Summary table of condition and immediate issues

Building / asset group	Summary condition (overall)	Significant issues
Main pool	3 - Fair	<ul style="list-style-type: none"> ▪ Significant leak which has been measured at 43,000 litres per day. Significant remedial works required (pool lining solution) to address this issue and prevent further leakage <ul style="list-style-type: none"> – Further leakage testing is required to locate the source of the leak ▪ Pool expansion joints require re-caulking ▪ Sand filter replacement recommended to improve performance ▪ Improve chemical storage to improve compliance to reduce safety/environmental risks and meet current standards (AS3780) ▪ New structure required to enclose exposed plant ▪ Existing plant room requires ventilation and considered not compliant with AS1668.2
Grandstands	4 - Poor	<ul style="list-style-type: none"> ▪ Structures lack guttering ▪ Support feet and roof purlins require rust treatment and reapplication of protective coatings
Indoor learn to swim pool	3 - Fair	<ul style="list-style-type: none"> ▪ Pool lining solution recommended to prevent leakage ▪ Replace PWD access chair that is in poor condition. ▪ Improve chemical storage to improve compliance to reduce safety/environmental risks and meet current standards (AS3780) ▪ New structure required to enclose exposed plant ▪ Existing plant room requires ventilation and considered not compliant with AS1668.2
Main building	4 - Poor	<ul style="list-style-type: none"> ▪ Main switchboard does not comply with current standards (AS3000:2018) ▪ Lack of emergency and exit lighting ▪ Lacks air conditioning and general mechanical ventilation. Considered not compliant with A1668.2 ▪ General fixtures and fittings (e.g., doors, bathroom and kitchen fittings) in poor condition ▪ Internal walls and ceiling finishes are poor ▪ Lack of PWD shower facilities ▪ Lack of PWD parking spaces and review of PWD access to building required
Volleyball courts	3 – Fair	<ul style="list-style-type: none"> ▪ Paving around the volleyball court is in very poor condition
Splash pool	3 - Fair	<ul style="list-style-type: none"> ▪ Pool lining solution recommended to prevent leakage ▪ Replace filters to improve access to filter pumps and provide a more suitable filtration system for the pool ▪ Upgrade chemical storage to reduce safety/environmental risks and meet current standards (AS3780)
Swim clubhouse	4 - Poor	<ul style="list-style-type: none"> ▪ Lack of ventilation. Considered not compliant with A1668.2 ▪ Distribution board on upper level not compliant with current standards (AS3000:2018) ▪ Replacement of access stairs and small first floor deck/landing area
General site including	4 - Poor	<ul style="list-style-type: none"> ▪ Paths require repairs and resurfacing ▪ Picnic tables are in very poor condition

Building / asset group	Summary condition (overall)	Significant issues
Landscape structures		
Other site observations	N/A	<ul style="list-style-type: none"> Light fitting efficiency could be improved significantly with fitting LED lights rather than the current fluorescent lights when current fittings reach end of their useful life Stormwater management requires a review given the general insufficient guttering and drainage across many structures on the site. There is an opportunity to provide water storage for collected rainwater and reduce the amount of potable water (possible utilisation in gardens, some building systems)

4.2 Pool leakage

The main pool at the Aquatic Centre currently leaks water at a rate of around 43,000 litres per day. This was measured by Council at the start of July 2022. This is a significant amount of leakage which could cause future geotechnical and environmental issues. In addition to this, the cost to top-up the pool to its operating level is estimated at \$70-95k per annum (see Table 4-2). This water could be better utilised within South Burnett e.g., other domestic or commercial consumption.

Table 4-2 Water leakage cost – replenishment

Example	Water loss (kL/d)	Unit cost (\$/kL)	Cost per day (\$)	Cost per annum (\$)
South Burnett Regional Council – standpipe rates	43	6	258	94,170
South-East Queensland – domestic rates		4.6	198	72,197

4.3 Opportunities

The following opportunities could be considered by Council when completing any major renewal or site development works. These could provide long-term financial and environmental sustainability benefits.

Table 4-3 Site sustainability opportunities

Benefit	Opportunity	Relevance for Kingaroy Aquatic Centre
Reduce potable water demand	Investigate the opportunity to facilitate collection of run-off water and its reuse in landscape watering and permissible building uses (toilet flushing).	<ul style="list-style-type: none"> The site has significant areas where rainwater will drain from (building roofs) The site has space for installation of collection tanks
Reduce electricity usage	Investigate the opportunity for solar panel installation to generate electricity which may be used on site or exported to the local electricity grid.	<ul style="list-style-type: none"> Site has roofs which are available for solar panel installation Site electricity usage will be significant meaning re-use on site could provide savings before considering export to grid
Reduce electricity usage	Investigate if existing light fittings should be replaced with LED fittings in a dedicated program before the end of useful life of existing fittings.	<ul style="list-style-type: none"> Significant number of fluorescence/older-style light fittings

4.4 Expenditure Summary

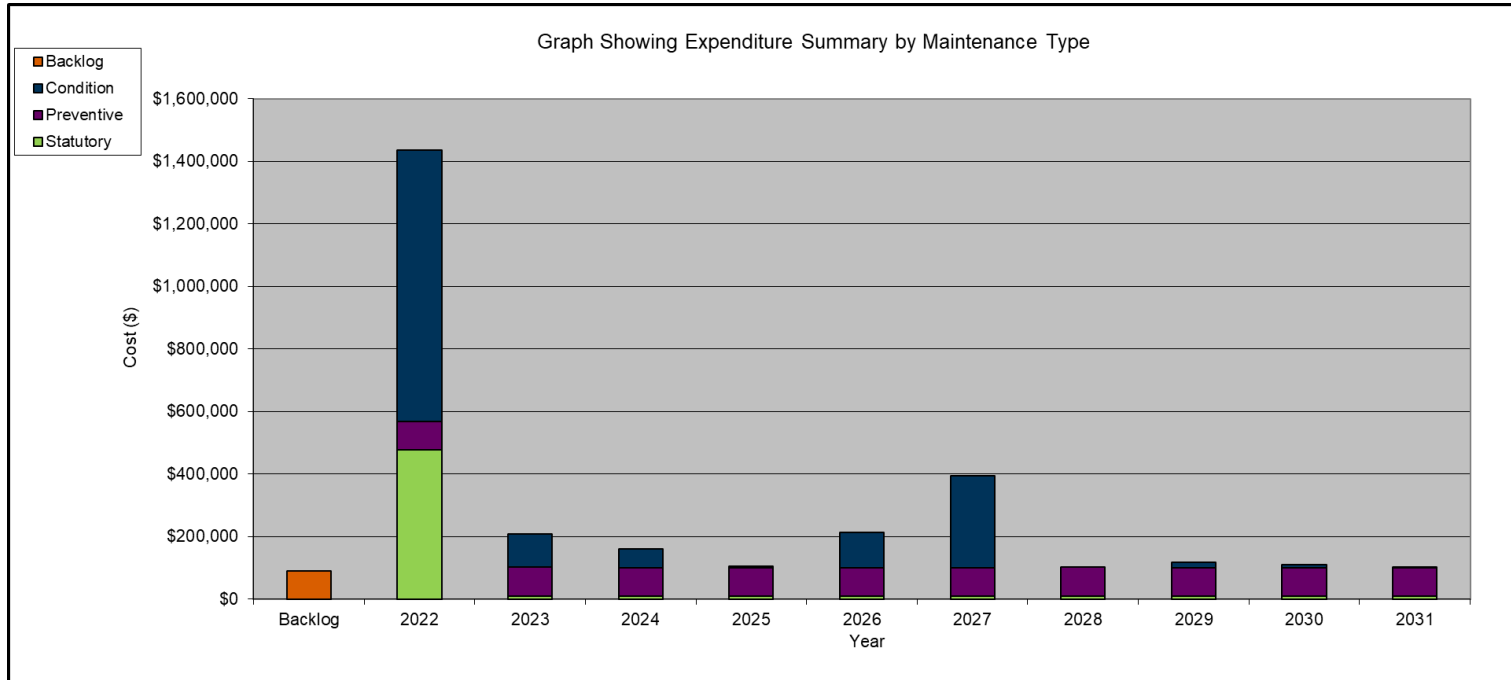


Figure 4-1 Graph and table showing expenditure summary by maintenance type

The modelled financial forecast identifies a significant peak of expenditure in year 1 (2022). This figure, \$1.345M has been arrived at due to the priority given to replacement of poor condition assets and those which do meet existing standards. As many of the standards do not retrospectively apply to older buildings such as the aquatic centre, it may be possible to phase this expenditure over a period of two to three years.

The relatively small backlog maintenance at under \$100k, can be undertaken in year 1 or be risk assessed and spread over two or three years.

The estimated total 10-year asset maintenance plan, including the renewals above and those which occur years 2-10, is \$3.035M.

4.5 Comparison to replacement of major assets

To enable a comparison of the maintenance plan to what replacement of the significant assets on the site would involve, on a cost basis, cost estimates were developed as follows:

Pool replacement cost estimate

These are detailed in the Hyrdautech Designs report – see Appendix A.

Table 4-4 Pool replacement costs

Activity	Key assumptions and features	Cost estimate (\$'000s)
50m pool	A new 8-lane FINA compliant 50m pool with compliant disability access and suitable for competition, lap swimming and recreation. New pool water treatment plant featuring current technology.	3,900
Splash pool	A new combined Wading / Leisure / Learn to Swim and Toddlers pool. This design features a beach entry that provides compliant disability access for the entire pool. It is efficient to combine wading / leisure functionality with learn to swim programming. New pool water treatment plant featuring current technology with separate drain down for toddler's pool.	1,260
Indoor pool	Compliant disability access for the pool and hydro zone (accessible spa area). Separate spa without disability access indicated as an option. New pool water treatment plant featuring current technology.	1,450
New plant room	Construction of a brick building with relevant services, ventilation and drainage to house treatment process units and chemicals. Footprint 390m ²	539
Total		7,849

Building and other structure cost estimates

These were developed by Cardno, now Stantec, using Rawlinsons and replacing assets on a like for like size basis with modern equivalents. Standard project costs and contingencies were applied to initial cost outcomes.

Table 4-5 Building and other structure replacement costs

Activity	Key assumptions and features	Standard allowances	Cost estimate (\$'000)
Main building	Same floor area as current building Based on a recreation facility (club house and changing rooms)	Project costs (20%) Contingency (20%)	1,372
Swim clubhouse	Costs include demolition and disposal of current assets Basic building cost included for awning/outdoor areas		318
Grandstands	Same floor area as current grandstands Based on a recreation facility - grandstand Costs include demolition and disposal of current assets		211
Indoor pool cover building	Same floor area as current structure Based on an agricultural storage building with embellishment for appearance and internal fit out Costs include demolition and disposal of current assets		106
Total			2,007



The total for replacing the most significant assets at the site with modern equivalents is therefore \$9.856M (\$9,856k).

5 Conclusion

A summary of the condition and risks is as follows:

- > The assets at the aquatic centre are overall in a “3-Fair” to “4-Poor” condition.
- > Main immediate condition issues include:
 - A large leak from the main pool which has been measured at 43,000 litres per day. This is still to be located and further detection works are allowed for.
 - Replacements to sand filters that serve the main pool and splash pool
 - Improvements to chemical storage and handling to reduce safety and environmental risks. Current arrangements do not meet AS3780
 - Condition of multiple major electrical assets (main switchboard and distribution boards) which also do not meet AS3000:2018.
 - Buildings and plant room areas do not have, or have insufficient, ventilation and air-conditioning.
 - Building internal and external surfaces aesthetics are generally fair to poor with refurbishment works required.
 - PWD limitations in terms of no shower facilities and improvements required to the main building.
 - Paths and paved areas between pools and buildings need a combination of repairs, resurfacing and replacement.
- > The modelled financial forecast identifies a significant peak of expenditure in year 1 (2022). This figure, \$1.345M has been arrived at on the priority given to replacement of poor condition assets and those which do meet existing standards. As many the standards to do not retrospectively apply to older buildings, it may be possible to phase this expenditure over a two to three-year period.
- > The estimated 10-year asset maintenance plan, including the renewals above and those which occur years 2-10, is \$3.035M.

To context the above figures, the replacement of the following assets with equivalent size modern equivalents was estimated:

- > Pool assets
 - Main pool and plant room
 - Splash pool and plant room
 - Indoor learn to swim pool and plant room
- > Buildings and other structures
 - Existing main building
 - Existing swim club house
 - Grandstands
 - Cover structure for indoor learn to swim pool

This arrived at an estimated replacement cost of \$9.856M for the above assets which is broken down to \$2.007M for building assets and \$7.849M for pool assets.

APPENDIX

A

AQUATIC ENGINEERING REPORT





APPENDIX

B

CONDITION ASSESSMENT SPREADSHEET
EXTRACT



now





Model Number	Location Number	Location	Asset (Fullname)	Code	Sub-Asset Description	Element Title	Sub-Component Description	Attribute	Photo ID NEW	Nominal useful life	Actual Condition	Remaining Useful Life	Task Summary	Inspection notes	Detailed Tasks	Maintenance Type	Priority	Frequency (years)	Unit of Measure	Quantity	Rate	Cost	Start Date	Backlog	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031												
IA-1	1A	Main Pool	Electrical Services	LPLS	Electric Light & Power	Electric Light & Power	Lighting System		Main Pool-Electrical Services-1,Main Pool-Electr	20	3 Fair	10	Install	Pool lighting provided by 6 fittings. 3 either side of pool. 2 centre fittings included general lighting to ground areas. Light fittings are not energy efficient. Better resolution with LED fittings	LED replacement of 6 fittings	Condition	3 Medium	20	No.	6	\$500	\$3,000	2021										\$3,000													
IA-2	1A	Main Pool	Substructure	SBSF	Fabric	Substructure	Swimming Pool Basin	Pool structure	Main Pool-Substructure-1,Main Pool-Substructu	50	4 Poor	10	Refurbish	See Hydratech Design Report	Install liner of internal pool shell to provide guaranteed waterproof barrier. Lume markings observed to 8 line.	Condition	1 Very High	25	No.	1	\$297,400	\$297,400	2022		\$297,400																					
IA-3	1A	Main Pool	Substructure	SBSF	Fabric	Substructure	Swimming Pool Basin	Pool structure (joints)	Main Pool-Substructure-1,Main Pool-Substructu	50	4 Poor	10	Refurbish	See Hydratech Design Report	Re-caulking of pool expansion joints prior to liner installation	Condition	1 Very High	25	No.	1	\$8,000	\$8,000	2022		\$8,000																					
IA-4	1A	Main Pool	Substructure	YPPE	Infrastructure	Special Provisions	Pool Equipment	Pool equipment		25	4 Poor	1	Refurbish	See Hydratech Design Report	Changing lane rope anchors to suit 8-lane reconfiguration including rope starting block	Condition	2 High	25	No.	1	\$23,500	\$23,500	2022		\$23,500																					
IA-5	1A	Main Pool	Substructure	SBSF	Fabric	Substructure	Swimming Pool Basin	Pool structure		50	4 Poor	1	Refurbish	See Hydratech Design Report	Testing and investigation of existing sub-surface pipework and tanks.	Condition	2 High	25	No.	1	\$17,000	\$17,000	2022		\$17,000																					
IA-6	1A	Main Pool	Substructure	SBSF	Fabric	Substructure	Swimming Pool Basin	Pool wiring		25	4 Poor	1	Refurbish	See Hydratech Design Report	Scanning / camera / pressure testing required. Pool shell will be made watertight if pool liner option adopted. Cost for rectification of damaged pipework not known or included in estimate	Condition	2 High	25	No.	1	\$1,500	\$1,500	2022		\$1,500																					
IA-7	1A	Main Pool	Superstructure	CLNE	Infrastructure	Columns	Not Elsewhere Included		Main Pool-Superstructure-1,Main Pool-Superstr	50	4 Poor	13	Paint	Routing structures	Undertake rust treatment and apply protective coatings (national sum)	Condition	4 Low	50	No.	1	\$5,000	\$5,000	2022		\$5,000																					
IA-8	1A	Main Pool	Other - TBC	XXXX	Infrastructure	External Stormwater Drainage	Stormwater Discharge		Photo names	80	4 Poor	20	Install	Overland flow from rainwater pods to the impervious surface surrounding the pool	Install additional drainage to connect to existing stormwater system (national sum)	Condition	4 Low	80	No.	1	\$5,000	\$5,000	2022		\$5,000																					
IA-10	1A	Main Pool	Floor Coverings	FFCT	Fixtures & Fittings	Floor Finishes	Ceramic Tiles		N/A	10	N/A		Paint	Deck warnings - painting program	Paint to recommended schedule	Preventive	4 Low	10	No.	1	\$600	\$600	2022		\$600																					
IA-11	1A	Main Pool	Substructure	SBSF	Fabric	Substructure	Swimming Pool Basin		N/A	50	N/A		Paint	cracking to pool deck	Remove loose material and fill with specialised epoxy filer.	Condition	4 Low	50	No.	1	\$800	\$800	2022		\$800																					
IA-12	1A	Main Pool	Fixtures and Fittings	YPPE	Infrastructure	Special Provisions	Pool Equipment		N/A	20	N/A		Replace	chair lift in poor condition	Replace new disabled persons access to pool	Condition	4 Low	20	No.	1	\$10,000	\$10,000	2022		\$10,000																					
IA-13	1A	Main Pool	Floor Coverings	FFCT	Fixtures & Fittings	Floor Finishes	Ceramic Tiles		N/A	10	N/A		Paint	painting program to pool surfacing	Paint in conjunction with caulking program	Condition	4 Low	10	No.	1	\$10,000	\$10,000	2022		\$10,000																					
IA-14	1A	Main Pool	Floor Coverings	FFCT	Fixtures & Fittings	Floor Finishes	Ceramic Tiles		N/A	10	N/A		Refurbish	caulking replacement plan	Drain and replace caulking to program - Covered in actions identified by Hydratech Design report	Condition	4 Low	10	No.	1	\$0	\$0	2024		\$0		\$0																			
IA-15	1A	Main Pool	Floor Coverings	FFCT	Fixtures & Fittings	Floor Finishes	Ceramic Tiles		N/A	10	N/A		Replace	Coping tiles at both ends are in poor condition	Replace coping tiles	Condition	4 Low	10	No.	1	\$20,000	\$20,000	2022		\$20,000																					
IB-1	1B	Main Pool Plant Room	Electrical Services	LPLS	Electric Light & Power	Electric Light & Power	Lighting System		Pool Plantrooms-Electrical Services-26,Pool Plan	20	3 Fair	10	Install	No operational lighting to store	Existing light fittings are not energy efficient fittings. Need replacing with LED fittings No emergency to the plant room. Not complying with the current Australian Standards AS/NZS 2293 and NCC.	Install lighting to for plant room to comply with AS/NZS 2293	Statutory	1 Very High	20	No.	2	\$500	\$1,000	2022		\$1,000																				
IB-2	1B	Main Pool Plant Room	Electrical Services	LPLS	Electric Light & Power	Electric Light & Power	Lighting System		Pool Plantrooms-Electrical Services-26,Pool Plan	20	3 Fair	10	Install	No operational lighting to store	Existing light fittings are not energy efficient fittings. Need replacing with LED fittings No emergency to the Plant room. Not complying with the current Australian Standards AS/NZS 2293 and NCC.	Install operational lighting to meet AS/NZS 2293 and NCC.	Statutory	1 Very High	20	No.	5	\$500	\$2,500	2022		\$2,500																				
IB-3	1B	Main Pool Plant Room	Electrical Services	LPMS	Electric Light & Power	Electric Light & Power	Main Switchboard		Pool Plantrooms-Electrical Services-17,Pool Plan	20	3 Fair	10	Replace	Main Pool Plant MSB located on the external wall. Not complying with current Australian standards AS/NZS 61439. Any modifications to the switchboard shall require to be upgraded to the new standard, which may require upgrading to a whole new switchboard.	Provide a new main switchboard	Statutory	1 Very High	20	No.	1	\$30,000	\$30,000	2022		\$30,000																					
IB-4	1B	Main Pool Plant Room	Electrical Services	LPDB	Electric Light & Power	Electric Light & Power	Distribution Board		Pool Plantrooms-Electrical Services-17,Pool Plan	20	3 Fair	10	Replace	Main Pool Plant MSB located on the external wall. Not complying with current Australian standards AS/NZS 61439. Any modifications to the switchboard shall require to be upgraded to the new standard, which may require upgrading to a whole new switchboard.	Provide a new distribution board (assumption it does not comply as well)	Statutory	1 Very High	20	No.	1	\$15,000	\$15,000	2022		\$15,000																					
IB-5	1B	Main Pool Plant Room	Electrical Services	XESH	Infrastructure	External Electric Light & Power	Sub Mains		Pool Plantrooms-Electrical Services-4,Pool Plan	50	3 Fair	25	Refurbish	Main power supply from pole mounted 200kVA transformer to the property pole and to the MSB via underground services.	Provide new incoming power supply infrastructure	Condition	3 Medium	50	No.	1	\$20,000	\$20,000	2047																							
IB-6	1B	Main Pool Plant Room	Fire Protection	FFPE	Fire Protection	Fire Protection	Fire Extinguisher		Pool Plantrooms-Fire Protection-3,Pool Plantroo	15	3 Fair	8	Install	Fire extinguisher identified, these appear to be maintained in accordance with AS1851 however, specific signage doesn't seem to be complete.	Add signage to ensure compliance with AS1851	Statutory	1 Very High	15	No.	2	\$500	\$1,000	2022		\$1,000																					
IB-7	1B	Main Pool Plant Room	Mechanical Services	VEAE	Air Conditioning	Ventilation	Air Cleaning Equipment		Pool Plantrooms-Mechanical Services -7,Pool Pl	10	4 Poor	2	Install	Main room transpire Stone room natural ventilation provided via louvered windows adjustable and low level louvers. Room not in use. Chemicals stored adjacent to louvre was noted. Chemicals located to be relocated away from louvre. No mechanical ventilation identified in pool pump room. Operable window identified. Louvre above roller - timber. Carbon dioxide stored in pump room. Ventilation considered non-compliant in accordance with AS1668.2 section 3.3.1 with CO ₂ identified in plantroom. Timber louvres are at end of life - replace with new aluminium louvres. Ventilation requires improved by means of natural or mechanical depended on final	Install mechanical ventilation system consisting filtered supply air and relief louvres. \$12,000.00	Statutory	4 Low	10	No.	1	\$12,000	\$12,000	2022		\$12,000																					
IB-8	1B	Main Pool Plant Room	Hydraulic Services	XXHS	Infrastructure	Alterations & Renovations	Work to Existing External Hydraulic Services		Pool Plantrooms-Hydraulic Services -10,Pool Pla	20	4 Poor	4	Modify	It was noticed that there are a number of redundant services across the plant room areas. Main Pool Plant, pump drive covers are missing, this is a OHS concern for tradespersons working within the plant room. Safety shower eye wash located adjacent to roller door, we could not determine whether the required flow is achieved through the safety shower at the time of inspection. It is unknown whether this equipment is maintained or serviced. No overall FRIG identified in pump room. Nor is there bunding or contamination control to the plant room spaces. Substructures holding plant and equipment do not control any rainwater and ground erosion is present. Storm water drainage via eaves gutters. Only one downpipe for 25m ² Overflow from the pool plant and water storage discharges directly into a gully, it is unknown whether this is connected to sewer or stormwater, no pre treatment is apparent. Main water supply to site located in pool equipment enclosure. 100mm. Complete with a double check valve and strainer. Pipework identification is not present throughout.	Investigate stormwater capacity and pre-treatment requirements for the plant room infrastructure (shared with main pool, splash pool and Indoor learn to swim pool)	Condition	2 High	20	No.	1	\$3,000	\$3,000	2023		\$3,000																					
IB-9	1B	Main Pool Plant Room	Hydraulic Services	XXHS	Infrastructure	Alterations & Renovations	Work to Existing External Hydraulic Services			20	4 Poor	4	Install	See above	Provide additional gutters for the existing plant room buildings	Condition	2 High	20	No.	1	\$3,000	\$3,000	2022		\$3,000																					
IB-10	1B	Main Pool Plant Room	Hydraulic Services	WSTP	Fixtures & Fittings	Water Supply	Water Treatment Plant/System			50	4 Poor	10	Install	See above	This is covered in IB-13	Condition	2 High	50	No.	1	\$3,000	\$3,000	2022		\$3,000																					
IB-11	1B	Main Pool Plant Room	Superstructure	SUNE	Fabric	Substructure	Not Elsewhere Included		Pool Plantrooms-Plant room - 50m pool-1,Pool	50	4 Poor	10	Modify	Corrosion high	Provide a pool plant structure with slab for equipment not in existing plant room. Include for disposal/removal of any structures no longer required. To be built alongside existing building. See assumed 305m2.	Condition	2 High	50	m2	105	\$700	\$73,500	2023		\$73,500																					
IB-12	1B	Main Pool Plant Room	Plant room - 50m pool	WSWF	Fixtures & Fittings	Water Supply	Water Filtration Plant/System	Pool Filters	Pool Plantrooms-Plant room - 50m pool-1,Pool	20	4 Poor	4	Replace	Delamination to outside. Design improvement required to limit filtration rate to <-30m3/hour?	Replacement of existing 2 No. pool filters including pipework connections	Condition	2 High	20	No.	1	\$167,000	\$167,000	2022		\$167,000																					
IB-13	1B	Main Pool Plant Room	Plant room - 50m pool	WSTP	Fixtures & Fittings	Water Supply	Water Treatment Plant/System	Chemical Storage	Pool Plantrooms-Plant room - 50m pool-1,Pool	20	5 Very Poor	1	Modify	Need to provide appropriate bunding for chemical storage (to meet AS3780) for safe truck loading	Installation of existing bunded area and construction of corrugated truck to meet AS3780	Statutory	1 Very High	20	No.	1	\$57,000	\$57,000	2022		\$57,000																					
IB-14	1B	Main Pool Plant Room	Plant room - 50m pool	WSTP	Fixtures & Fittings	Water Supply	Water Treatment Plant/System	Safety equipment	Pool Plantrooms-Plant room - 50m pool-1,Pool	20	5 Very Poor	1	Install	Provide a safety shower which is within 2m of tank fill point (to meet AS3780). Current shower is 2.2m away	Provide safety shower in compliance with AS3780	Statutory	1 Very High	20	No.	1	\$2,000	\$2,000	2022		\$2,000																					
IB-20	1B	Main Pool Plant Room	Plant room - 50m pool	WSTP	Fixtures & Fittings	Water Supply	Water Treatment Plant/System	Backwash Meter	Pool Plantrooms-Plant room - 50m pool-1,Pool	20	N/A	10	Install	Provide flow meter for backwash system	Provide flow meter for backwash system	Condition	3 Medium	20	No.	1	\$2,000	\$2,000	2024		\$2,000		\$2,000																			
IB-15	1B	Main Pool Plant Room	Plant room - 50m pool	WSTP	Fixtures & Fittings	Water Supply	Water Treatment Plant/System	Valves and pipework	Pool Plantrooms-Plant room - 50m pool-1,Pool	20	3 Fair	10	Install	Improve existing ball valves and pipe fittings	Replacement of existing compact ball valves. Improvement to pipe fittings	Statutory	1 Very High	20	No.	1	\$5,000	\$5,000	2022		\$5,000																					
IB-16	1B	Main Pool Plant Room	Wall Finishes Exterior	WFFT	Fixtures & Fittings	Wall Finishes	Paint		N/A	10	4 Poor	4	Refurbish	brick facing is crumbling	reject new chemical damp course to reduce deterioration	Condition	3 Medium	10	No.	1	\$3,000	\$3,000	2022		\$3,000																					
IB-17	1B	Main Pool Plant Room	Wall Finishes Exterior	WFFT	Fixtures & Fittings	Wall Finishes	Paint		N/A	10	4 Poor	4	Replace	External Painting Program-minor	Paint to recommended schedules	Condition	3 Medium	10	No.	1	\$600	\$600	2023		\$600																					
IB-18	1B	Main Pool Plant Room	Wall Finishes Exterior	WFFT	Fixtures & Fittings	Wall Finishes	Paint		N/A	10	4 Poor	4	Refurbish	minor step cracking through brickwork	Monitor for deterioration	Condition	3 Medium	10	No.	1	\$200	\$200	2023		\$200																					
IB-19	1B	Main Pool Plant Room	Hydraulic Services	XXHS	Infrastructure	Alterations & Renovations	Work to Existing External Hydraulic Services		N/A	20	4 Poor	8	Refurbish	Corrosion of elements	Treat Corrosion and Paint	Condition	3 Medium	20	No.	1	\$650	\$650	2023		\$650																					
2-1	2	Grand Stand 1	Hydraulic	XXHS	Infrastructure	Alterations & Renovations	Work to Existing External Hydraulic Services		Photo names	20	N/A	8	Install	The structure does not have gutters.	Install appropriate guttering and any associated drainage elements. (national \$10,000 estimate) to existing buildings	Backlog	2 High	10	No.	1	\$10,000	\$10,000																								
2-2	2	Grand Stand 1	Superstructure	RFCF	Roof	Steel Framed Roof			Grand Stand 1-Superstructure-1,Grand Stand 1	25	4 Poor	5	Refurbish	Used but maintained - paint mostly (3). Signs of rust in roof surface and support feet. (4)	Covered in 2-4</																															

Model Number	Location Number	Location	Asset (Fulcrum)	Code	Sub-Asset Description	Element Title	Sub-Component Description	Attribute	Photo ID NEW	Nominal useful life	Actual Condition	Remaining Useful Life	Task Summary	Inspection notes	Detailed Tasks	Maintenance Type	Priority	Frequency (years)	Unit of Measure	Quantity	Rate	Cost	Start Date	Backlog	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031									
SA-10	SA	Main Building Kiosk Entry	Mechanical Services	VEAE	Air conditioning	Ventilation	Air Cleaning Equipment		Entry Building-Mechanical Services-1,Entry Bul	10	4 Poor	2	Modify	Kiosk Entry No Air Conditioning identified No filtered outside air ventilation identified Store room provided with small ceiling exhaust fan Kiosk Entry considered non-compliant with no outside air ventilation provided to space in accordance with AS1668.2 section 2 & Appendix A Air Conditioning should be considered with general food storage located and stored in Kiosk area and for staff/customer comfort	Outside air fan/filter system \$4,000.00 Air Conditioning system - (wall mounted split) \$5,000.00	Condition	2 High	10	No.	1	\$9,000	\$9,000	2024										\$9,000										
SA-11	SA	Main Building Kiosk Entry	Hydraulic Services	XXHS	Infrastructure	Alterations & Renovations	Work to Existing External Hydraulic Services		Entry Building-Hydraulic Services-1,Entry Buldi	20	4 Poor	4	Modify	Kiosk Entry Electric hot water in store room off kiosk SUI, no drainage has been provided to this unit No safe tray No drain for test points HWU good condition	Provide drainage to hot water in store room and drain for test points	Condition	1 Very High	10	No.	1	\$2,000	\$2,000	2022		\$2,000																		
SA-12	SA	Main Building Kiosk Entry	Wall Finishes Interior	WFFT	Fixtures & Fittings	Wall Finishes	Paint		Entry Building-Wall Finishes Interior-1,Entry Bul	10	4 Poor	2	Paint	See Main Building - General	See Main Building - General - SE23	Condition	4 Low	5	No.	0	\$15	\$0	2024			\$0										\$0							
SA-13	SA	Main Building Kiosk Entry	Windows	WTTW	Fabric	Windows	Timber		Entry Building-Windows-1,Entry Building-Windo	20	4 Poor		Replace	See Main Building - General	See Main Building - General	Condition	4 Low	20	No.	0	\$245	\$0	2027																				
SA-15	SA	Main Building Kiosk Entry	Fixtures and Fittings	SRES	Fabric	Substructure	Open Entrance Steps and Ramps		N/A	30	N/A	5	Install	No disabled parking facilities provided	Provide disabled parking to standards and ensure concrete pathways and ramps are available to the buildings entrance Cost updated from recommendation in previous Council inspection report	Statutory	1 Very High	30	No.	1	\$10,000	\$10,000	2022		\$10,000																		
SA-16	SA	Main Building Kiosk Entry	Wall Finishes Interior	WFFT	Fixtures & Fittings	Wall Finishes	Paint		N/A	10	4 Poor	2	Paint	Cracked wall sheeting to kiosk. Concern there is asbestos present	Engage contractor to complete asbestos survey	Condition	1 Very High	10	No.	1	\$2,000	\$2,000	2022		\$2,000																		
SA-17	SA	Main Building Kiosk Entry	Floor Coverings	FFTT	Fixtures & Fittings	Floor Finishes	Trowelled Finish Concrete		N/A	20	4 Poor	4	Modify	Base concrete surfacing under awning stained and rubber matting utilised to reduce slip and fall.	Apply textured epoxy coating to concrete to improve slip-resistance and appearance	Condition	3 Medium	20	No.	1	\$15,000	\$15,000	2024			\$15,000																	
SA-18	SA	Main Building Kiosk Entry	Fixtures and Fittings	SEFS	Fixtures & Fittings	Special Equipment	Food Service Equipment		N/A	20	4 Poor	4	Inspect	Kiosk fit out is deteriorating	Provide new microwave and fit out of kiosk food service area (Refer to nominal inspection report)	Condition	2 High	20	No.	1	\$25,000	\$25,000	2026														\$25,000						
SA-19	SA	Main Building Kiosk Entry	Fixtures and Fittings	SEFS	Fixtures & Fittings	Special Equipment	Food Service Equipment		N/A	20	4 Poor	4	Inspect	Microfibre fit out is deteriorating	Covered above	Condition	2 High	20	No.	1	\$0	\$0	2026															\$0					
SB-1	SB	Main Building Male Facilities	Ceiling Finishes	CFSL	Fixtures & Fittings	Ceiling Finishes	Paint on Sheet Linings		Entry Building-Ceiling Finishes-1,Entry Building-1	10	4 Poor	2	Paint	Kiosk - sheeted ceiling (4) Kiosk -	See Main Building - General - SE22	Condition	4 Low	5	No.	0	\$0	\$0	2024														\$0						
SB-2	SB	Main Building Male Facilities	Doors	EDMC	Fabric	External Doors	Metal Core Doors		Entry Building-Doors-1,Entry Building-Doors-2,E	25	4 Poor	5	Replace	Metal entry door (5) Internal cubical doors (4) Kiosk: Timber doors - rear (4) Entry (4) Rusted hinges and significant wear and tear Door jambs (5)	Replaced - door numbers assumed	Condition	4 Low	25	No.	7	\$900	\$3,500	2027														\$3,500						
SB-3	SB	Main Building Male Facilities	Electrical Services	LPLS	Electric Light & Power	Electric Light & Power	Lighting System		Entry Building-Electrical Services-1,Entry Buildi	20	4 Poor	4	Replace	No emergency and exit lighting. Not complying with the current Australian Standards AS/NZS 2293 and NCC. Existing light fittings are not energy efficient fittings. Lighting levels are poor. And some of the fittings are not working. Need to replace the fittings that are not working. Further, recommend replacing all the fittings with energy efficient LED fittings.	LED replacement of light fittings Install LED emergency spill-free fitting and an exit fitting as required	Condition	3 Medium	20	No.	10	\$500	\$5,000	2026																	\$5,000			
SB-4	SB	Main Building Male Facilities	Electrical Services	LPLS	Electric Light & Power	Electric Light & Power	Lighting System		Entry Building-Electrical Services-1,Entry Buildi	20	N/A	4	Install	No emergency and exit lighting. Not complying with the current Australian Standards AS/NZS 2293 and NCC. Garage change rooms No fire extinguisher	Add emergency and exit lighting to meet AS/NZS 2293	Statutory	1 Very High	20	No.	1	\$3,000	\$3,000	2022		\$3,000																		
SB-5	SB	Main Building Male Facilities	Fire Protection	FFPE	Fire Protection	Fire Protection	Fire Extinguisher		Entry Building-Fire Protection-1,Entry Building-1	15	N/A	1	Install	Garage change rooms No fire extinguisher	Install fire extinguisher	Statutory	1 Very High	15	No.	1	\$500	\$500	2022		\$500																		
SB-6	SB	Main Building Male Facilities	Fixtures and Fittings	SFWB	Fixtures & Fittings	Sanitary Fixtures	Wash Basins/Troughs		Entry Building-Fixtures and Fittings-1,Entry Bul	20	5 Very Poor	1	Refurbish	Generally corroded fittings. Only new item is the baby change units x2. (5)	Covered in SB-6	Condition	1 Very High	20	No.	1	\$0	\$0	2022			\$0																	
SB-7	SB	Main Building Male Facilities	Floor Coverings	FFCT	Fixtures & Fittings	Floor Finishes	Ceramic Tiles		Entry Building-Floor Coverings-1,Entry Building-1	10	3 Fair	2	Replace	Naturally ventilated Timber louvers provided both sides of changeroom Area considered acceptable with the inclusion of open entries Timber louvers are at end of life - replace with new aluminium louvers	Replace tiles. Assume a 20m2 area for replacement	Condition	4 Low	10	m2	200	\$125	\$25,000	2026																\$25,000				
SB-8	SB	Main Building Male Facilities	Mechanical Services	VEAE	Air conditioning	Ventilation	Air Cleaning Equipment		Entry Building-Mechanical Services-1,Entry Bul	10	3 Fair	5	Replace	Naturally ventilated Timber louvers provided both sides of changeroom Area considered acceptable with the inclusion of open entries Timber louvers are at end of life - replace with new aluminium louvers	Louvre replacement \$2,500.00	Condition	4 Low	10	No.	1	\$2,500	\$2,500	2024																		\$2,500		
SB-9	SB	Main Building Male Facilities	Hydraulic Services	XXHS	Infrastructure	Alterations & Renovations	Work to Existing External Hydraulic Services		Entry Building-Hydraulic Services-1,Entry Buldi	20	4 Poor	4	Modify	Male change rooms Unrated single flush only Some toilet cisterns only single flush Showers with single open drain at rear Single PWS for whole change room HWU located outside entry to male change rooms No gables to test drains Temperated water is fed from a single 315 hot water unit which has not been provided with a safe tray of test drain outlets	Provide drainage to hot water in store room and drain for test points (nominal sum)	Condition	1 Very High	20	No.	1	\$2,000	\$2,000	2022		\$2,000																		
SB-10	SB	Main Building Male Facilities	Wall Finishes Interior	WFFT	Fixtures & Fittings	Wall Finishes	Paint		Entry Building-Wall Finishes Interior-1,Entry Bul	10	4 Poor	2	Paint	See Main Building - General	Covered in SB-22	Condition	4 Low	5	No.	0	\$15	\$0	2024			\$0													\$0				
SB-11	SB	Main Building Male Facilities	Windows	WTTW	Fabric	Windows	Timber		Entry Building-Windows-1,Entry Building-Windo	20	4 Poor	4	Replace	See Main Building - General	Covered by building wide window renewal (see SB-11)	Condition	4 Low	20	No.	0	\$245	\$0	2026					\$0															
SB-12	SB	Main Building Male Facilities	Fixtures and Fittings	SFWB	Fixtures & Fittings	Sanitary Fixtures	Baths		N/A	20	5 Very Poor	4	Inspect	Bathroom fit out is deteriorating	Male facilities renewal (nominal sum)	Condition	1 Very High	20	No.	1	\$50,000	\$50,000	2022		\$50,000																		
SC-1	SC	Main Building Female Facilities	Ceiling Finishes	CFSL	Fixtures & Fittings	Ceiling Finishes	Paint on Sheet Linings		Entry Building-Ceiling Finishes-1,Entry Building-1	10	4 Poor	2	Paint	Kiosk - sheeted ceiling (4) Kiosk -	See Main Building - General - SE-22	Condition	4 Low	5	No.	0	\$15	\$0	2024																\$0				
SC-2	SC	Main Building Female Facilities	Doors	EDMC	Fabric	External Doors	Metal Core Doors		Entry Building-Doors-1,Entry Building-Doors-2,E	25	4 Poor	5	Replace	Metal entry door (5) Internal cubical doors (4) Kiosk: Timber doors - rear (4) Entry (4) Rusted hinges and significant wear and tear Door jambs (5)	Replace poor condition doors - door numbers assumed	Condition	4 Low	25	No.	5	\$500	\$2,500	2027																		\$2,500		
SC-3	SC	Main Building Female Facilities	Electrical Services	LPLS	Electric Light & Power	Electric Light & Power	Lighting System		Entry Building-Electrical Services-1,Entry Buildi	20	4 Poor	4	Replace	No emergency and exit lighting. Not complying with the current Australian Standards AS/NZS 2293 and NCC. Female change rooms No fire extinguisher	LED replacement of light fittings Install LED emergency spill-free fitting and an exit fitting as required	Condition	3 Medium	20	No.	10	\$500	\$5,000	2026																		\$5,000		
SC-4	SC	Main Building Female Facilities	Electrical Services	LPLS	Electric Light & Power	Electric Light & Power	Lighting System		Entry Building-Electrical Services-1,Entry Buildi	20	4	4	Install	No emergency and exit lighting. Not complying with the current Australian Standards AS/NZS 2293 and NCC. Female change rooms No fire extinguisher	Install emergency and exit lighting to meet AS/NZS 2293	Statutory	1 Very High	20	No.	1	\$3,000	\$3,000	2022		\$3,000																		
SC-5	SC	Main Building Female Facilities	Fire Protection	FFPE	Fire Protection	Fire Protection	Fire Extinguisher		Entry Building-Fire Protection-1,Entry Building-1	15			Install	Female change rooms No fire extinguisher	Install fire extinguisher	Statutory	1 Very High	15	No.	1	\$500	\$500	2022		\$500																		
SC-6	SC	Main Building Female Facilities	Fixtures and Fittings	SFWB	Fixtures & Fittings	Sanitary Fixtures	Wash Basins/Troughs		Entry Building-Fixtures and Fittings-1,Entry Bul	20	5 Very Poor	1	Paint	Generally corroded fittings. Only new item is the baby change units x2. (5)	Covered by facility renewal SC-13	Condition	1 Very High	5	No.	1	\$0	\$0	2022			\$0													\$0				
SC-7	SC	Main Building Female Facilities	Floor Coverings	FFCT	Fixtures & Fittings	Floor Finishes	Ceramic Tiles		Entry Building-Floor Coverings-1,Entry Building-1	10	3 Fair		Replace	Naturally ventilated Timber louvers provided both sides of changeroom Area considered acceptable with the inclusion of open entries Timber louvers are at end of life - replace with new aluminium louvers	Replacement of tiles. Assume a 20m2 area for replacement	Condition	4 Low	10	m2	200	\$125	\$25,000	2026																				\$25,000
SC-8	SC	Main Building Female Facilities	Mechanical Services	VEAE	Air conditioning	Ventilation	Air Cleaning Equipment		Entry Building-Mechanical Services-1,Entry Bul	10	3 Fair		Replace	Naturally ventilated Timber louvers provided both sides of changeroom Area considered acceptable with the inclusion of open entries Timber louvers are at end of life - replace with new aluminium louvers	Louvre replacement \$2,500.00	Condition	4 Low	10	No.	1	\$2,500	\$2,500	2024																			\$2,500	
SC-9	SC	Main Building Female Facilities	Hydraulic Services	XXHS	Infrastructure	Alterations & Renovations	Work to Existing External Hydraulic Services		Entry Building-Hydraulic Services-1,Entry Buldi	20	4 Poor	4	Modify	Female change rooms Unrated single flush only Some toilet cisterns only single flush Showers provided with single open drain and single PWS Dual flush cisterns Two PWS Temperated water is fed from a single 315 hot water unit which has not been provided with a safe tray of test drain outlets	Provide drainage to hot water in store room and drain for test points (nominal sum)	Condition	1 Very High	20	No.	1	\$2,000	\$2,000	2022		\$2,000																		
SC-10	SC	Main Building Female Facilities	Wall Finishes Interior	WFFT	Fixtures & Fittings	Wall Finishes	Paint		Entry Building-Wall Finishes Interior-1,Entry Bul	10	4 Poor	2	Paint	See Main Building - General	See Main Building - General - SE22	Condition	4 Low	5	No.	0	\$15	\$0	2024					\$0												\$0			
SC-11	SC	Main Building Female Facilities	Windows	WTTW	Fabric	Windows	Timber		Entry Building-Windows-1,Entry Building-Windo	20	4 Poor	4	Replace	See Main Building - General	Covered by building wide window renewal (see SB-11)	Condition	4 Low	20	No.	0	\$245	\$0	2026					\$0															
SC-12	SC	Main Building Female Facilities	Other - TBC	SNBE	Fabric	Substructure	Not Elsewhere Included		Entry Building-Other - TB-1,Entry Building-Other	50	3 Fair	25	Replace	Investigate options for renewal/end of useful life	Investigate options for renewal/end of useful life	Condition	4 Low	5	No.	1	\$0	\$0	2027																	\$0			
SC-13	SC	Main Building Female Facilities	Fixtures and Fittings	SFWB	Fixtures & Fittings	Sanitary Fixtures	Baths		N/A	20	5 Very Poor	1	Inspect	Bathroom fit out is deteriorating	Female facilities renewal (nominal sum)	Condition	1 Very High	20	No.	1	\$50,000	\$50,000	2027																				
SD-1	SD	Main Building First Aid Room	Ceiling Finishes	CFSL	Fixtures & Fittings	Ceiling Finishes	Paint on Sheet Linings		Entry Building-Ceiling Finishes-1,Entry Building-1	10	4 Poor	2	Paint	Kiosk - sheeted ceiling (4)	See Main Building - General - SE22	Condition	4 Low	5	No.	0	\$15	\$0	2024																		\$0		
SD-2	SD	Main Building First Aid Room	Communications	SSSS	Security	Special Services	Security Equipment		Photo names	10	2 Good	8	Replace	Security Panel identified in good condition	Replace at end of useful life	Condition	4 Low	10	No.	1	\$5,000	\$5,000	2030																				
SD-3	SD	Main Building First Aid Room	Doors	EDTC	Fabric	External Doors	Timber Core Doors</																																				

Table with 35 columns: Model Number, Location Number, Location, Asset (Fullname), Code, Sub-Asset Description, Element Title, Sub-Component Description, Attribute, Photo ID NEW, Nominal useful life, Actual Condition, Remaining Useful Life, Task Summary, Inspection notes, Detailed Tasks, Maintenance Type, Priority, Frequency (years), Unit of Measure, Quantity, Rate, Cost, Start Date, Backlog, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031.

Model Number	Location Number	Location	Asset (Full/Part)	Code	Sub-Asset Description	Element Title	Sub-Component Description	Attribute	Photo ID NEW	Nominal useful life	Actual Condition	Remaining Useful Life	Task Summary	Inspection notes	Detailed Tasks	Maintenance Type	Priority	Frequency (years)	Unit of Measure	Quantity	Rate	Cost	Start Date	Backlog	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031				
BA-15	BA	Swim Club Clubhouse General	Fixtures and Fittings	UFFF	Fabric	Upper Floors	Timber Framed Floors			20	4 Poor	4	Paint	Decking to rear landing is dry and weathered	Replace when at end of useful life. Assume a 4m2 area	Condition	3 Medium	20	m2	4	\$120	\$480	2027											\$480				
BA-16	BA	Swim Club Clubhouse General	Roof	RFNE	Roof	Not Elsewhere Included				25	3 Fair	13	Refurbish	loose roof capping	Secure	Condition	4 Low	25	No.	1	\$400	\$400	2023		\$400													
BA-17	BA	Swim Club Clubhouse General	Doors	EDTC	Fabric	External Doors	Timber Core Doors			25	4 Poor	5	Replace	door frame base is rusted through	cut off and replace with moulded mortar	Condition	4 Low	25	No.	1	\$300	\$300	2022		\$300													
BA-18	BA	Swim Club Clubhouse General	Wall Finishes Exterior	WFFT	Fixtures & Fittings	Wall Finishes	Paint			10	3 Fair	5	Paint	External Painting Program	Paint to recommended schedules (external walls). In line with previous assessment recommendation	Condition	4 Low	5	No.	1	\$12,000	\$12,000	2027											\$12,000				
BA-19	BA	Swim Club Clubhouse General	Floor Coverings	FFLN	Fixtures & Fittings	Floor Finishes	Vinyl Tile			10	4 Poor	2	Paint	Internal Vinyl Replacement Program	Implement planned vinyl flooring replacement program	Condition	4 Low	5	No.	1	\$6,000	\$6,000	2024			\$6,000									\$6,000			
BA-20	BA	Swim Club Clubhouse General	Wall Finishes Interior	WFFT	Fixtures & Fittings	Wall Finishes	Paint			10	3 Fair	5	Paint	Internal Painting Program	Paint to recommended schedules (internal walls and ceilings)	Condition	4 Low	5	No.	1	\$4,500	\$4,500	2027												\$4,500			
BB-1	BB	Swim Club Clubhouse Ground Level	Ceiling Finishes	CFSL	Fixtures & Fittings	Ceiling Finishes	Paint on Sheet Linings			10	2 Good	8	Paint	Cubhouse-Ceiling Finishes-1,Cubhouse-Ceiling	Assess comments by AS (model build) or pool specialist (where appropriate). In line with previous assessment recommendation.	Condition	4 Low	5	No.	60	\$15	\$900	2030												\$900			
BB-2	BB	Swim Club Clubhouse Ground Level	Doors	EDTC	Fabric	External Doors	Timber Core Doors			25	4 Poor	5	Replace	Cubhouse-Doors-1,Cubhouse-Doors-2,Cubhouse-Doors-3	Assumed 2 doors	Condition	4 Low	25	No.	2	\$400	\$800	2027												\$800			
BB-3	BB	Swim Club Clubhouse Ground Level	Electrical Services	LPLS	Electric Light & Power	Electric Light & Power	Lighting System			20	4 Poor	4	Replace	Cubhouse-Electrical Services-1,Cubhouse-Electrical Services-2	Ground level Batten fluorescent fittings. Recommend to replace the light fittings with energy efficient LED fittings.	Condition	4 Low	20	No.	10	\$500	\$5,000	2027											\$5,000				
BB-4	BB	Swim Club Clubhouse Ground Level	Electrical Services	LPOB	Electric Light & Power	Electric Light & Power	Distribution Board			20	4 Poor	4	Replace	Cubhouse-Electrical Services-1,Cubhouse-Electrical Services-2	Assume replacement of switchboard needed for master plan Lighting circuit was tripped at the time of the inspection. Faulty condition to be tested and resolved. DB on the upper level not comply with current Australian standards AS/NZS 61439. Any modifications to the switchboard itself will require to be upgraded to the new standard, which may require upgrading to a whole new switchboard.	Statutory	1 Very High	20	No.	1	\$15,000	\$15,000	2022		\$15,000													
BB-5	BB	Swim Club Clubhouse Ground Level	Fire Protection	FFFE	Fire Protection	Fire Protection	Fire Extinguisher			15		1	Install	Cubhouse-Fire Protection-1,Cubhouse-Fire Protection-2	Ground level. No fire extinguisher identified	Statutory	1 Very High	15	No.	1	\$500	\$500	2022		\$500													
BB-6	BB	Swim Club Clubhouse Ground Level	Floor Coverings	FFLN	Fixtures & Fittings	Floor Finishes	Vinyl Tile			10	4 Poor	2	Paint	Cubhouse-Floor Coverings-1,Cubhouse-Floor Coverings-2	Covered in planned vinyl flooring replacement program	Condition	4 Low	5	No.	1	\$0	\$0	2024				\$0								\$0			
BB-7	BB	Swim Club Clubhouse Ground Level	Mechanical Services	VEAE	Air Conditioning	Ventilation	Air Cleaning Equipment			10	4 Poor	2	Modify	Cubhouse-Mechanical Services -1,Cubhouse-Mechanical Services -2	Ground level No mechanical or natural ventilation identified Storage of pool equipment and flotation devices. Therefore chlorine odour was evident. No Air Conditioning No mechanical ventilation identified. Area considered non-compliant with no ventilation provided in accordance with AS1668.2 section 2 & Appendix A Provide mechanical ventilation system with relief louvers. Consider a mechanical ventilation with relief louvers to remove odour and compliance.	Statutory	1 Very High	10	No.	1	\$6,000	\$6,000	2022		\$6,000													
BB-8	BB	Swim Club Clubhouse Ground Level	Superstructure	SBNE	Fabric	Substructure	Not Elsewhere Included			50	3 Fair	25	Refurbish	Cubhouse-Superstructure-1,Cubhouse-Superstructure-2	Assess comments by AS (model build) or pool specialist (where appropriate)	Condition	4 Low	50	No.	1	\$100,000	\$100,000	2047															
BB-9	BB	Swim Club Clubhouse Ground Level	Wall Finishes Interior	WFFT	Fixtures & Fittings	Wall Finishes	Paint			10	3 Fair	5	Paint	Cubhouse-Wall Finishes Interior-1,Cubhouse-Wall Finishes Interior-2	Covered in internal painting program - see BA-18 Lower level exposed block work	Condition	4 Low	5	No.	1	\$0	\$0	2027				\$0											
BB-10	BB	Swim Club Clubhouse Ground Level	Shipping Container	SEMS	Fixtures & Fittings	Special Equipment	Mobile Storage Units			20	3 Fair	10	Replace	Cubhouse-Shipping Container-1	Replace when life expired or adopt alternative storage solution	Condition	4 Low	20	No.	1	\$5,000	\$5,000	2032															
BB-11	BB	Swim Club Clubhouse Ground Level	Hydraulic Services	XXHS	Infrastructure	Alterations & Renovations	Work to Existing External Hydraulic Services			20	4 Poor	4	Modify	Photo names	Gutters discharge to a lower lying roof which are not fixed with gutters, scouring most likely occur.	Condition	4 Low	20	No.	1	\$0	\$0	2026				\$0											
BC-1	BC	Swim Club Clubhouse Upper Level	Ceiling Finishes	CFSL	Fixtures & Fittings	Ceiling Finishes	Paint on Sheet Linings			10	2 Good	8	Paint	Cubhouse-Ceiling Finishes-1,Cubhouse-Ceiling Finishes-2	Assess comments by AS (model build) or pool specialist (where appropriate)	Condition	4 Low	5	m2	60	\$15	\$900	2030															
BC-2	BC	Swim Club Clubhouse Upper Level	Doors	EDTC	Fabric	External Doors	Timber Core Doors			25	4 Poor	5	Replace	Cubhouse-Doors-1,Cubhouse-Doors-2,Cubhouse-Doors-3	Assumed 2 doors Please apply a nominal rate for a LED fitting replacements	Condition	4 Low	25	No.	2	\$400	\$800	2027												\$800			
BC-3	BC	Swim Club Clubhouse Upper Level	Electrical Services	LPLS	Electric Light & Power	Electric Light & Power	Lighting System			20	3 Fair		Install	Cubhouse-Electrical Services-1,Cubhouse-Electrical Services-2	Upper level Batten fluorescent fittings. Recommend to replace the light fittings with energy efficient LED fittings. No Exit sign above the door. Not complying with NCC-Section E4.5 (a) Small DB identified. Ground floor Lighting circuit was tripped at the time of the inspection. Faulty condition to be tested and resolved. Switchboard not comply with current Australian standards AS/NZS 61439. Any modifications to the switchboard itself will require to be upgraded to the new standard, which may require upgrading to a whole new switchboard.	Condition	4 Low	20	No.	1	\$0	\$0	2022		\$0													
BC-4	BC	Swim Club Clubhouse Upper Level	Fire Protection	FFFE	Fire Protection	Fire Protection	Fire Extinguisher			15			Install	Cubhouse-Fire Protection-1,Cubhouse-Fire Protection-2	Upper level Fire extinguisher identified	Statutory	1 Very High	15	No.	1	\$500	\$500	2022		\$500													
BC-5	BC	Swim Club Clubhouse Upper Level	Floor Coverings	FFVY	Fixtures & Fittings	Floor Finishes	Sheet Vinyl Flooring			10	4 Poor	2	Modify	Cubhouse-Floor Coverings-1,Cubhouse-Floor Coverings-2	Covered in planned vinyl flooring replacement program. No further action required.	Condition	4 Low	10	No.	1	\$0	\$0	2024			\$0												
BC-6	BC	Swim Club Clubhouse Upper Level	Hydraulic Services	XXHS	Infrastructure	Alterations & Renovations	Work to Existing External Hydraulic Services			20	4 Poor	4	Modify	Photo names	Roof gutters are in a poor condition. No Air Conditioning identified No mechanical ventilation identified Windows are operable Air Conditioning should be considered for patron comfort.	Condition	4 Low	20	No.	1	\$0	\$0	2026				\$0											
BC-7	BC	Swim Club Clubhouse Upper Level	Mechanical Services	VEAE	Air Conditioning	Ventilation	Air Cleaning Equipment			10	N/A	2	Install	Cubhouse-Mechanical Services -1,Cubhouse-Mechanical Services -2	Outside air fan/filter system \$4,000.00 Air Conditioning system - (wall mounted split) \$5,000.00	Condition	4 Low	10	No.	1	\$9,000	\$9,000	2024				\$9,000											
BC-8	BC	Swim Club Clubhouse Upper Level	Hydraulic Services	XXHS	Infrastructure	Alterations & Renovations	Work to Existing External Hydraulic Services			20	4 Poor	4	Modify	Cubhouse-Hydraulic Services -1,Cubhouse-Hydraulic Services -2	Upper level No hydraulic services identified Storm water from roof eaves gutters discharged to adjoining carport Carport roof storm water discharged directly to ground No downpipes identified.	Condition	4 Low	20	No.	1	\$0	\$0	2026				\$0											
BC-9	BC	Swim Club Clubhouse Upper Level	Superstructure	LUNE	Fabric	Upper Floors	Not Elsewhere Included			50	3 Fair	15	Refurbish	Cubhouse-Superstructure-1,Cubhouse-Superstructure-2	Assess comments by AS (model build) or pool specialist (where appropriate)	Condition	4 Low	30	No.	1	\$100,000	\$100,000	2037															
BC-10	BC	Swim Club Clubhouse Upper Level	Wall Finishes Interior	WFFT	Fixtures & Fittings	Wall Finishes	Paint			10	3 Fair	5	Paint	Cubhouse-Wall Finishes Interior-1,Cubhouse-Wall Finishes Interior-2	Covered in internal painting program - see BA-18	Condition	4 Low	5	No.	1	\$0	\$0	2027			\$0												
BC-11	BC	Swim Club Clubhouse Upper Level	Shipping Container	SEMS	Fixtures & Fittings	Special Equipment	Mobile Storage Units			20	3 Fair	10	Replace	Cubhouse-Shipping Container-1	Replace when life expired or adopt alternative storage solution	Condition	4 Low	20	No.	1	\$5,000	\$5,000	2032															
9-1	9	Misc Landscape Structures	Fence	XNLA	Infrastructure	Boundary Walls, Fences, & Gates	Chain Link Fencing			20	3 Fair	10	Service	Misc-Fence-1,Misc-Fence-2,Misc-Fence-3,Misc-Fence-4	Maintenance required on wire. Some rust - minor	Preventive	3 Medium	5	No.	1	\$1,000	\$1,000	2022			\$1,000												
9-2	9	Misc Landscape Structures	Fence	XNLA	Infrastructure	Boundary Walls, Fences, & Gates	Chain Link Fencing			20	3 Fair	10	Replace	Misc-Fence-1,Misc-Fence-2,Misc-Fence-3,Misc-Fence-4	Maintenance required on wire. Some rust - minor	Condition	3 Medium	20	m	365	\$50	\$18,250	2032															
9-3	9	Misc Landscape Structures	Lighting(Flood Lights)	XEFL	Infrastructure	External Electric Light & Power	Flood Lighting			20	3 Fair	10	Replace	Misc-Lighting(Flood Lights)-1,Misc-Lighting(Flood Lights)-2	Refer building services	Condition	3 Medium	20	No.	10	\$10,000	\$10,000	2032															
9-4	9	Misc Landscape Structures	Lighting(Flood Lights)	XEFL	Infrastructure	External Electric Light & Power	Flood Lighting			20	3 Fair	10	Replace	Misc-Lighting(Flood Lights)-1,Misc-Lighting(Flood Lights)-2	Refer building services	Condition	2 High	20	No.	10	\$500	\$5,000	2022															
9-5	9	Misc Landscape Structures	Picnic Tables	XYTA	Infrastructure	Special Provisions	Tables			20	5 Very Poor	1	Replace	Misc-Picnic Tables-1,Misc-Picnic Tables-2,Misc-Picnic Tables-3	Rotten rusted	Backlog	3 Medium	10	No.	4	\$1,000	\$4,000			\$4,000													
9-6	9	Misc Landscape Structures	Turf and Ground covering	XLGT	Infrastructure	Landscaping & Improvements	Grassing and Turfing			N/A	N/A	N/A	Service	Misc-Turf and Ground covering-1,Misc-Turf and Ground covering-2	Ongoing maintenance - mowing, weeding	Preventive	2 High	1	No.	1	\$10,000	\$10,000	2022			\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000			
9-7	9	Misc Landscape Structures	Paths	XXCF	Infrastructure	Roads, Footpaths & Paved Areas	Concrete Footpaths and Paved Areas			50	5 Very Poor	3	Paint	Misc-Paths-1,Misc-Paths-2,Misc-Paths-3,Misc-Paths-4	Pitted, rep routing, concrete spalling, cracking, uneven, patched, poor!	Backlog	4 Low	10	m2	630	\$100	\$63,000			\$63,000													
9-8	9	Misc Landscape Structures	Paths	XXCF	Infrastructure	Roads, Footpaths & Paved Areas	Concrete Footpaths and Paved Areas			N/A	N/A	N/A	Paint	Misc-Paths-1,Misc-Paths-2,Misc-Paths-3,Misc-Paths-4	Pitted, rep routing, concrete spalling, cracking, uneven, patched, poor!	Preventive	2 High	1	No.	1	\$5,000	\$5,000	2022			\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000			
9-9	9	Misc Landscape Structures	Trees	XLTS	Infrastructure	Landscaping & Improvements	Trees and Shrubs			20	3 Fair		Service	Misc-Trees-1,Misc-Trees-2	Ongoing maintenance - pruning and replanting	Preventive	2 High	1	No.	1	\$5,000	\$5,000	2022			\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000			
9-10	9	Misc Landscape Structures	Shade Sails	XBSL	Infrastructure	Outbuildings & Covered Ways	Shade Structures			20	2 Good	10	Replace	Misc-Shade Sails-1,Misc-Shade Sails-2,Misc-Shade Sails-3	Replacement of poles/supports	Condition	4 Low	20	No.	1	\$10,000	\$10,000	2032															
9-11	9	Misc Landscape Structures	Shade Sails	XBSL	Infrastructure	Outbuildings & Covered Ways	Shade Structures			10	3 Fair	5	Replace	Misc-Shade Sails-1,Misc-Shade Sails-2,Misc-Shade Sails-3	Sail replacement program	Condition	4 Low	10	No.	1	\$12,300	\$12,300	2027													\$12,300		
9-12	9	Misc Landscape Structures	Timekeeper Shelter	XBSG																																		



Kingaroy Aquatic Centre
Existing Conditions Audit Report
for
Pools and related
Water Treatment Systems



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C O N S U L T I N G E N G I N E E R S



Issue No.	Issue Description	Date of Issue	By
1	DRAFT issue to Cardno Team for co-ordination.	10.08.2022	RRW
2	DRAFT issue to Cardno Team for co-ordination. Cost estimates for new pool constructions added.	15.08.2022	RRW
3	DRAFT issue to Cardno Team for co-ordination. Cost estimate breakdowns for new pool constructions added.	16.08.2022	RRW

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This document has been prepared specifically for the Kingaroy Aquatic Centre. No reliance should be placed on the information provided in this document for any other application.

EXECUTIVE SUMMARY

Hydrautech Designs has been engaged to provide an assessment of the existing Kingaroy Aquatic Centre at 61 Alford Street, Kingaroy Queensland 4610.

This report provides an assessment of the existing conditions and the estimated costs that would apply over the following 2–3-year period to maintain the serviceability of the facility.

Recommendations include work required for the continued operation of the facility and for compliance with current standards / regulations. It is understood that the requirements of current standards do not apply retrospectively to the existing facility. Notwithstanding, issues concerning safety and environmental non-compliances need to be addressed.

Significant pool leaks that exist at the site also need to be addressed. Recommendations included in this report address the pool leak issues (testing and pool lining).

The costs applicable to the recommendations may be referenced by stakeholders to consider the viability of the existing site in comparison to the costs applicable to the possible redevelopment of the site.

The estimated costs for work recommended over a 2–3-year period to maintain the existing pools may be summarised as follows;

50m Pool:	\$576,400 AUD+GST.
Wading Pool:	\$77,700 AUD+GST
Learn to Swim Pool:	\$51,700 AUD+GST
Total:	\$705,800 AUD+GST

The estimated costs to construct new improved pools may be summarised as follows;

50m Pool:	\$3,900,000 AUD+GST.
Wading / LTS Pool:	\$1,760,000 AUD+GST
Program Pool:	\$1,650,000 AUD+GST
Total:	\$7,310,000 AUD+GST

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1. INTRODUCTION

Hydrautech Designs has been engaged to provide an assessment of the existing Kingaroy Aquatic Centre at 61 Alford Street, Kingaroy Queensland 4610.

A site inspection was conducted on July 12, 2022.

The purpose of this report is to provide an overview of the existing conditions and to provide recommendations with respect to compliance requirements, ongoing service life and operation of the aquatic facilities.

The body of the report (text) provides a general overview of the pools and associated water treatment plants. The schedules at the rear of the report details the assessed condition of the pool facilities and the recommended work including estimated costs.

2. COMPLIANCE

The existing pool facilities have been reviewed with consideration to current standards and other code requirements applicable to swimming pools and their associated water treatment systems.

It should be understood that many current compliance requirements did not apply at the time when the existing aquatic centre was opened in 1953. Most Australian Standards for public swimming pools were developed after the existing aquatic centre was opened. Notwithstanding, compliance with current Health Regulations must be achieved at all times and apply to the current facility.

The following codes, standards and authorities have jurisdiction over the pool facilities;

- The Royal Life Saving Society of Australia (RLSSA) Guidelines for Safe Pool Operation (GSPO).
- AS3500 Parts 0, 1, 2, 3 and 4 – National Plumbing Code.
- AS3000 – Wiring Rules.
- EPA Publication 464 - Use of Reclaimed Water (in part where applicable to backwash water).
- EPA Publication 1015 – Dual Pipe Water Recycling Schemes Risk Management.
- AS1926 – Swimming Pool Safety Set including;
 - AS1926.1 - Swimming pool safety—Safety barriers for swimming pools.
 - AS1926.2 - Swimming pool safety—Location of safety barriers for swimming pools.
 - AS1926.3 - Swimming pool safety—Water recirculation systems.
- AS2566.1 – Buried Pipelines, Structural Design.



- AS3780 – The Storage and Handling of Corrosive Substances.
- AS6400 – Water Efficiency Labelling Scheme.
- HB241 – Management for Public Pools and Spas.
- Building Code of Australia.
- Queensland Health Regulations.
- Queensland Health Water Quality Guidelines for Public Aquatic Facilities.
- PWTAG. Pool Water Treatment Advisory Group Code of Practice.
- DIN 19643-1. Treatment of Water of Swimming Pools and Baths.

3. INITIAL OBSERVATIONS

Our company has visited many rural / regional outdoor swimming pools across Australia. Many outdoor 50m pools (or close imperial equivalent pools) were constructed across Australia before and after the Melbourne 1956 Olympic Games where Australia gained prominence as a nation of enthusiastic and capable swimmers.

In order to promote swimming and water safety in growing suburban regions, many towns were provided with new outdoor swimming pools. Many of these community pools were truly community pools built by the community themselves. These pools are often referred to as “legacy pools.”

The pools inspected for this report are good examples of well-maintained and redeveloped swimming facilities that continue to service their community.

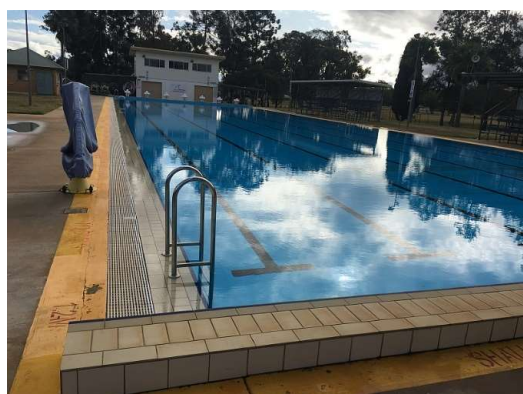
Although the pools have undoubtedly provided the ability for people to learn and enjoy swimming and water recreation over many years, the pools are nearing or have exceeded their operational life and require significant rework or replacement to preserve their operation and watertightness.

The aquatic centre was officially opened on November 21, 1953. The centre was redeveloped and reopened on September 10, 2005.

The outdoor 50m Pool features a modern wet edge design which we expect would not have been the original design. This suggests that the pool has been redeveloped over time.

Pool heating is provided by air-to-water heat pumps which is a relatively new technology, well in advance of options at the time of original construction. This also suggests that the pools have been improved / modified over time.

The HAZCHEM signage provided at the site was not applicable at the time of original construction and complies with current standards which further demonstrates that current compliance obligations have been maintained.



50m Pool with wet edge side walls and end headwalls with starting blocks at deep end.



50m Pool Heat pumps.



Learn to Swim Pool Heat Pump.

The outdoor Wading pool has also been redeveloped. We expect that the original Wading pool would have been connected to the 50m pool system, however water features and a new dedicated pool water treatment plant have been added. There is evidence on site that new pipework connections (saw-cut pool concourse) and skimmer boxes have been installed to facilitate the separation of the wading pool from the 50m pool system.



Features added to existing Wading Pool.



Skimmer Boxes added to existing Wading Pool.

An indoor Learn to Swim pool has been added and is provided with a dedicated standalone pool water treatment system.



Wading Pool plant shed and Learn to Swim Pool.



Learn to Swim Pool water treatment plant.

Advice from site / Council suggest that the pool(s) are leaking. The recommendations included in this report provide guidance on this issue including expected costs.



4. EXISTING 50m POOL

The 50m pool features a concrete structure with painted finish and waterline tiles. The pool depths range from 1.2m deep to 2.1m deep. The pool volume is approximately 1,200 kL.

The pool features 7 No. lanes with corresponding lane markings and starting blocks. The most conventional lane configuration for 50m pools is either 8 No. lanes or 10 No. lanes. At 14.6m wide, it would not be possible to provide 8 No. lanes at the FINA standard 2.5m lane width (requires 20m wide pool). Notwithstanding, the Guidelines for Safe Pool Operation (GSPO) specify that a minimum lane width of 1.5m can be provided for "education or recreation." For local level swim carnivals and school sporting events, it would be reasonable to provide 8 No. lanes at 1.75m wide within the existing pool width to provide an 8-lane pool suitable for standard programming for lap / competition swimming.

The pool concourse is a concrete apron slab with a narrow yellow painted finish along the length of the pool wet deck grating. In accordance SA HB 198, the following slip resistant ratings are required for pool concourse and pool access surfaces;

- Swimming pool ramps and stairs leading to water: Class P5 or C.
- Swimming pool surrounds (concourse) and communal shower rooms: Class P4 or B.

Although a site pendulum type slip resistance test would be required to determine the actual slip resistance, in our experience and from our observations, we expect that the existing concrete finish complies with the required slip resistance rating.

The pool internal surface is provided with a painted finish. The existing paint finish appears to be in good condition. It has been reported that the pool currently leaks and it's uncertain if the leak(s) emanate from the pool structure or the sub-surface pool pipework (or both).

An option exists to provide a pool liner to the internal surface of the pool. The application of a pool liner will ensure that the pool structure is watertight and will preserve the existing structure (including expansion joints) for the life of the pool liner. The application of a pool liner could also address the 8-lane issue as noted above by including 8 No. lane markings in the pool liner.

The National Construction Code / Building Code of Australia (BCA) has jurisdiction over the access requirements for buildings including swimming pools. Section D3.1 and D3.10 of the BCA requires a pool with a total perimeter exceeding 40 lineal metres to have at least one of the following means of access;

- (i) a fixed or movable ramp and an aquatic wheelchair; or
- (ii) a zero depth entry and an aquatic wheelchair; or

- (iii) a platform swimming pool lift and an aquatic wheelchair; or
- (iv) a sling-style swimming pool lift.

Where a swimming pool has a perimeter of more than 70 lineal metres, at least one accessible water entry/exit must be provided by a means specified in (i), (ii) or (iii).

The pool has a perimeter of approximately 129m and would therefore require a means of compliant disabled access in accordance with current standards. The requirements of the current BCA do not retrospectively apply to existing pools which predate the current disabled access requirements by many decades.

It may be reasonable to expect that a public swimming pool in use today would provide a means of disabled access that would not require significant modifications to the existing pool structure. The existing pool is provided with a pool hoist as a means of disable access.

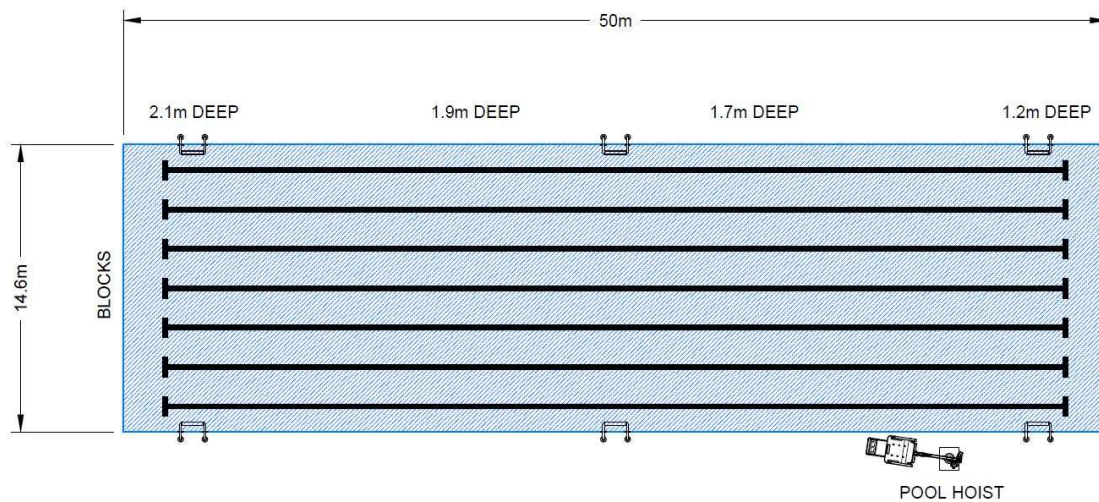
Please note that any future major redevelopment works to the existing main pool would trigger the requirements of the current BCA.



Existing 50m Pool.



Typical Pool Concourse Finish with Pool Hoist.



4.1. POOL WATER TREATMENT PLANT

The existing pool water treatment plant features conventional sand media filtration with Sodium Hypochlorite (liquid chlorine) disinfection and Carbon Dioxide dosing for pH control.

4.2. FILTRATION PUMP

The existing filtration pump is a conventional end suction close-coupled motor pump. 1 No. pump is provided for the pool filtration plant. A detached pump strainer is provided to intercept larger debris.

The pump casing is 150 x 125 – 250 (150mm diameter inlet, 125mm diameter discharge, 250mm nominal diameter impeller) with a 22 kW motor.

The pump is a Southern Cross motor pump whereby the motor is mounted directly to the pump casing. The name plate model of the pump and visible condition of the pump suggests that this pump is relatively new. The HDPE type pre-pump strainer, being a modern material and in good condition also suggests that the pump system has been well maintained.

At average pressure differential to simulate filtration resistance (between clean and dirty filters), the pump is capable of approximately 80 l/s flow at 150 kPa pressure. This flow equates to a pool water treatment plant duty of approximately 288 m3/hr which provides a pool turnover rate of approximately 4.2 hours which is satisfactory and compliant.



Pool Filter Pump.



Pump Name Plate.

4.3. POOL FILTRATION

The existing pool filters are conventional horizontal high-rate pressure type sand media filters. 2 No. filters are provided for the pool filtration plant.

Each filter has a surface area of approximately 4.0m² (8.0m² total) providing a flow velocity of 36m³/hr/m² at the plant flow of 288 m³/hr. This filtration velocity is at the upper limit of acceptable velocity for sand media filters. Although offering satisfactory filtration, the best water quality results are achieved with filtration velocities <30m³/hr/m².

The filters don't have any identifiable manufacturers details, name plate or other means of determining the actual size or performance parameters of the filters. The filters exhibit signs of surface delamination and degradation at the pipework connections.

Each filter is configured with a 5-valve array to provide the functions of filtration (forward, top-down flow), backwashing (reverse, bottom-up flow for cleaning) and rinsing (forward, top-down flow to backwash).



Existing Pool Filter Face Plumbing.



Rear of Filters.



Signs of Surface Delamination.



Inlet and Outlet Pipe Degradation.

4.4. POOL HEATING

Pool heating is provided by a combination of black-matt solar and electric air-to-water heat pumps.

The heat pumps were manufactured in July 2012 and are therefore a more recent addition to the pool water treatment plant.

Heat pumps offer the ability to heat the pool water independently of solar conditions (and at night) and utilise electrical power which can be offset by renewable energy sources.

Heat pumps are now the predominant means of pool heating for new aquatic facilities.



Existing Pool Heat Pumps.

4.5. POOL WATER CHEMISTRY

In accordance with Health Code requirements, all pools must maintain a minimum 1 mg/l of chlorine for residual disinfection. Sodium Hypochlorite (liquid chlorine) is used at the site to maintain the required chlorine residual in the pool water.

An acid is required to reduce the pH of swimming pool water. The pH of swimming pool water increases as a result of dosing alkaline chlorine-based chemicals including Sodium Hypochlorite to maintain disinfection controls and other water chemistry parameters in accordance with Health Code requirements. Carbon Dioxide and Hydrochloric Acid is used at the site for pH control.

The pool water chemistry instrument required to maintain the pool chemical parameters is a BECSys3 unit manufactured by BECS Technology.

The BECS instrument model installed at the site is a current model which suggests that the water chemistry system has been upgraded over time.



Pool Water Chemistry Instrument (right).



Pool Water Chemistry Dosing.

4.6. POOL CHEMICAL STORAGE

The Dangerous Goods Code and AS3780 – The Storage and Handling of Corrosive Substances have jurisdiction over the chemicals stored on the site. For the purposes of storage requirements, the chemical classifications are as follows;

- Sodium Hypochlorite: UN No. 1791, Hazchem Code 2X, Class 8 Corrosive, Packing Group II.
- Hydrochloric Acid: UN No. 1789, Hazchem Code 2R, Class 8 Corrosive, Packing Group II.

In accordance with AS3780, a minimum distance of 1m is required between the side wall of the storage tank and the inside face of the storage bund. A concession to this requirement is available if the stored chemical is of Packing Group II or III and is less than 3,000 litres. The Sodium Hypochlorite storage tank has a capacity less than 3,000 litres (2,000 litre tank) and is therefore compliant with the requirements. A means of indicating the liquid level in the tank must be provided for compliance with the standard and to comply with the safe delivery procedures of the chemical supplier (the liquid level needs to be witnessed when filling the tank).

In accordance with AS3780, spillage control is required during the filling of bulk containers. Spillage control is provided by a truck bund formed by a hardstand area with a rollover verge (bund). The capacity of the truck bund may be equated according to the largest compartment of any tank vehicle using the facility or 9,000 litres; whichever is less. Given that the type and capacity of the truck and the bulk storage held on the truck cannot be known over the life of the facility (may change according to supply agreements, different trucks etc), it's considered best practice to provide a 9,000 litre truck bund.

The site has a designated chemical truck loading area, however this area currently doesn't have any spillage control in accordance with the standard which would need to be provided for compliance with the Dangerous Goods Code and Environmental requirements.

In accordance with the Dangerous Goods Code, no more than 250 litres of any chemical other than the bulk delivered sodium hypochlorite should be stored on site at any one time.

Other requirements for bulk chemical delivery including safety shower, labelling and tank venting are provided, however not strictly compliant. A safety shower must be provided no closer than 2m or further than 7m from the tank connection location. The existing safety shower is closer than 2m from the tank fill point.



Sodium Hypochlorite Storage Tank and Bund.



Truck Loading with Pool Plantroom Beyond.



Non-Compliant Truck Loading.



Existing Safety Shower <2m from Tank Fill Point.



Tank Fill Point with Compact Ball Valve.

Non-compliances relating to safety and environmental issues should be given the highest priority. The issues identified in this section are listed as high priority recommendations in this report.

4.7. POOL PIPEWORK AND VALVES

Pool pipework is typically polyvinyl chloride (PVC) pressure rated pipework suitable for pool installations. PVC offers excellent chemical resistance and workability.

Many of the smaller valves installed in the pool pipework are compact type ball valves (white PVC with red handle) which are not suitable for commercial installations. These valves are direct glued without unions and suffer from seizing and becoming brittle if installed where exposed to the weather. Compact ball valves are serviceable to a minimum standard however they should be programmed for replacement.

4.8. POOL BACKWASH DISCHARGE

The pool filters discharge backwash water as a part of the filter cleaning process to an externally located backwash tank.

A backwash tank is required to store the backwash water generated by the pool filters prior to discharge to waste. Each filter discharges backwash water at flow rates that greatly exceed the maximum flow rate permissible to discharge to the sanitary drainage system.

A backwash tank is required to store the backwash water during the backwash process to allow the water to be discharged to sewer at a lower flow rate over a longer period of time.

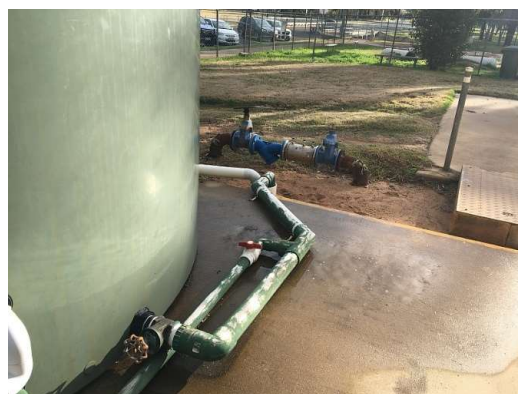
A backwash recovery system featuring simple filtration is installed at the site, however the system is isolated and not operational.

Trade Waste Agreements that apply to new aquatic developments require the backwash discharge from the site to be measured to inform the Water Authority of the treatment requirements that may need to be considered to manage pool backwash water.

Given the age of the facility, a Trade Waste Agreement may not apply to the site. If a Trade Waste Agreement does apply to the site, it should be investigated whether the backwash discharge from the site needs to be measured by a flow meter.



Existing Backwash Tank.



Backwash Tank Discharge without Flow Meter.

4.9. POTABLE WATER PROTECTION

Potable water supplies to swimming pools are required to be protected in accordance with AS3500 – National Plumbing Code. Protection is provided by the installation of a backflow prevention device. This device prevents water that may become contaminated by the pool system or other activities from leaving the site and contaminating the public water main.

The backflow prevention device provided at the property boundary (the containment device), is required to be a medium hazard testable device.



Incoming Water Supply.



Double Check Valve Backflow Prevention Device.

4.10. POOL ELECTRICAL

Electrical power supplies and controls are rudimentary yet functional (simple on/off control). Programmable Logic Controlled (PLC) switchboards with touch screen control typical of modern larger facilities are not provided or required.

Compliant isolators, switches and circuit breakers are provided in accordance with standards. All cables are installed in conduits or on cable trays in accordance with good trade practice.



Existing Pool Electrical Controls.



Compliant Circuit Breakers.

4.11. POOL SIGNAGE

Pool signage is required throughout the pool facility to satisfy the requirements of the Royal Life Saving Society of Australia (RLSSA) Guidelines for Safe Pool Operation (GSPO), relevant standards, the Dangerous Goods Code and HAZCHEM requirements. Compliant HAZCHEM signage is provided at the pool plantroom entrance and for each stored chemical.



Typical Pool Signage at Concourse and Pool.



Signage and Pool Plantroom.

4.12. POOL COVERS

Pool covers are required for newly constructed outdoor pools in accordance with Section J (Energy Efficiency) of the Building Code of Australia. Pool covers are provided for the existing pool.



Existing Pool Covers.



4.13. EQUIPOTENTIAL BONDING

In accordance with AS 3000 Wiring Rules, all metal items in the pool zone are required to be equipotentially bonded. This involves a conductive connection (cable) fixing to all metallic items in the pool zone from a common bonded earth such that no electrical currents can form between metallic items in the pool zone.

The metallic items that are required to be bonded include the lane rope anchors, backstroke post sockets and ladder grab rails. Testing by an electrician can be performed to ensure that the equipotential bonding is installed and that the integrity of the circuit is intact.

5. EXISTING WADING POOL

The Wading pool features a concrete structure with painted finish and freeform rock styled inserts to conceal water feature connections and 2 No. skimmer boxes. The pool depths range from 0.4m deep to 0.8m deep. The pool volume is approximately 50 kL.

The pool concourse is a concrete apron slab with a narrow yellow painted finish around the perimeter of the pool. In accordance SA HB 198, the following slip resistant ratings are required for pool concourse and pool access surfaces;

- Swimming pool ramps and stairs leading to water: Class P5 or C.
- Swimming pool surrounds (concourse) and communal shower rooms: Class P4 or B.

Although a site pendulum type slip resistance test would be required to determine the actual slip resistance, in our experience and from our observations, we expect that the existing concrete finish complies with the required slip resistance rating.

The pool internal surface is provided with a painted finish. The existing paint finish appears to be in good condition although patches can be observed. Joints also exist where parts of the concourse join to the top wall section of the pool.

An option exists to provide a pool liner to the internal surface of the pool. The application of a pool liner will ensure that the pool structure is watertight and will preserve the existing structure (including expansion joints) for the life of the pool liner.

The National Construction Code / Building Code of Australia (BCA) has jurisdiction over the access requirements for buildings including swimming pools. Section D3.1 and D3.10 of the BCA requires a pool with a total perimeter exceeding 40 lineal metres to have at least one of the following means of access;

- (v) a fixed or movable ramp and an aquatic wheelchair; or
- (vi) a zero depth entry and an aquatic wheelchair; or
- (vii) a platform swimming pool lift and an aquatic wheelchair; or
- (viii) a sling-style swimming pool lift.

Where a swimming pool has a perimeter of more than 70 lineal metres, at least one accessible water entry/exit must be provided by a means specified in (i), (ii) or (iii).

The pool has a perimeter of approximately 41.2m and would therefore require a means of compliant disabled access in accordance with current standards. The requirements of the current BCA do not retrospectively apply to existing pools which predate the current disabled access requirements by many decades.

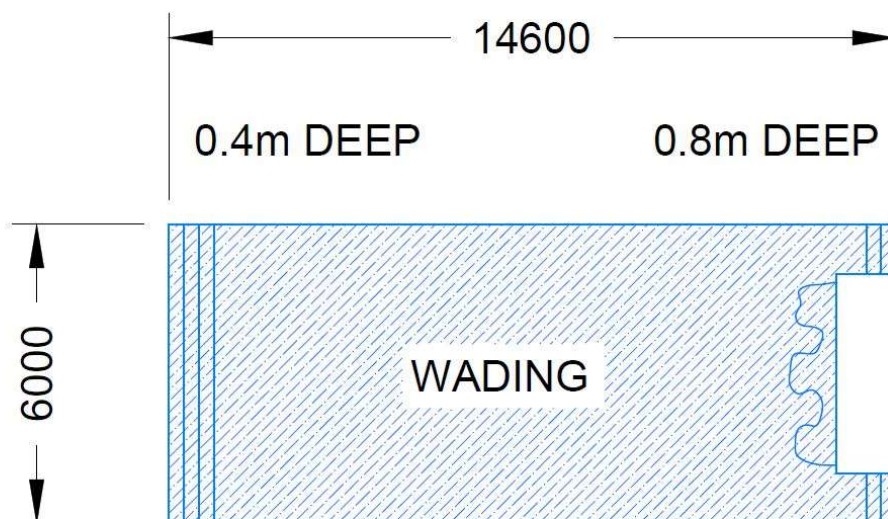
It may be reasonable to expect that a public swimming pool in use today would provide a means of disabled access that would not require significant modifications to the existing pool structure. The pool should be provided with a pool hoist as a means of disable access.



Existing Wading Pool.



Rock Styled Inserts to Conceal Pipework.



5.1. POOL WATER TREATMENT PLANT

The existing pool water treatment plant features conventional sand media filtration with Sodium Hypochlorite (liquid chlorine) disinfection and Carbon Dioxide dosing for pH control.

We expect that the original Wading pool would have been connected to the 50m pool system, however water features and a new dedicated pool water treatment plant have been added. There is evidence on site that new pipework connections (saw-cut pool concourse) and skimmer boxes have been installed to facilitate the separation of the wading pool from the 50m pool system.

Installation dates observed in the plant shed enclosure indicate that the dedicated pool water treatment plant for the Wading pool was installed in 2016 with further pool pump replacements in 2017 and 2018.

5.2. FILTRATION PUMPS

The existing filtration pumps are proprietary thermoplastic pool pumps with integral strainers.

2 No. Waterco Hydrostorm+ 250 filtration pumps are provided. At average pressure differential to simulate filtration resistance (between clean and dirty filters), each pump is capable of approximately 5.5 l/s flow at 150 kPa pressure. This flow equates to a pool water treatment plant duty of approximately 40 m3/hr (both

pumps operating) which provides a pool turnover rate of approximately 1.25 hours which is satisfactory and compliant.



1 of 2 Pool Filter Pump.



Pump Name Plate.

5.3. POOL FILTRATION

The existing pool filters are conventional vertical high-rate pressure type sand media filters. 2 No. Ø900mm filters are provided for the pool filtration plant.

Each filter has a surface area of approximately 0.64m² (1.28m² total) providing a flow velocity of 31.25m³/hr/m² at the plant flow of 40 m³/hr. This filtration velocity is at the upper limit of acceptable velocity for sand media filters. Although offering satisfactory filtration, the best water quality results are achieved with filtration velocities <30m³/hr/m². Each filter is provided with a proprietary multi-port valve.



Existing Pool Filters.



Filter Name Plate.

5.4. POOL HEATING

Pool heating is provided by black-matt solar.

Black-matt type solar heating is not as effective as photovoltaic solar panels integrated with an electric heat pump as the black-matt tubing is affected significantly by ambient air temperatures.

Kingaroy's climate can include sunny days with low ambient air temperatures (as experienced on the day of inspection). This situation results in little solar gain for pool heating as the heat absorbed by solar radiation is lost by the low air temperatures that cool the heating mats.

Notwithstanding, during the summer months when the Wading pool is likely to be used, both the solar radiation and air temperatures are higher. This situation provides the best output from the installed solar heating system.



Existing Solar Controller.

5.5. POOL WATER CHEMISTRY

In accordance with Health Code requirements, all pools must maintain a minimum 1 mg/l of chlorine for residual disinfection. Sodium Hypochlorite (liquid chlorine) is used at the site to maintain the required chlorine residual in the pool water.

An acid is required to reduce the pH of swimming pool water. The pH of swimming pool water increases as a result of dosing alkaline chlorine-based chemicals including Sodium Hypochlorite to maintain disinfection controls and other water chemistry parameters in accordance with Health Code requirements. Carbon Dioxide and Hydrochloric Acid is used at the site for pH control.

The pool water chemistry instrument required to maintain the pool chemical parameters is a Strantrol System 3i unit manufactured by Siemens.

The Strontrol instrument model installed at the site is a current model which suggests that the water chemistry system has been upgraded over time.



Pool Water Chemistry Instrument.



Pool Water Chemistry Dosing.

5.6. POOL CHEMICAL STORAGE

The Dangerous Goods Code and AS3780 – The Storage and Handling of Corrosive Substances have jurisdiction over the chemicals stored on the site. For the purposes of storage requirements, the chemical classifications are as follows;

- Sodium Hypochlorite: UN No. 1791, Hazchem Code 2X, Class 8 Corrosive, Packing Group II.
- Hydrochloric Acid: UN No. 1789, Hazchem Code 2R, Class 8 Corrosive, Packing Group II.

In accordance with AS3780, a minimum distance of 1m is required between the side wall of the storage tank and the inside face of the storage bund. A concession to this requirement is available if the stored chemical is of Packing Group II or III and is less than 3,000 litres. The Sodium Hypochlorite storage tank has a capacity less than 3,000 litres and is therefore compliant with the requirements. A means of indicating the liquid level in the tank must be provided for compliance with the standard and to comply with the safe delivery procedures of the chemical supplier (the liquid level needs to be witnessed when filling the tank).

In accordance with AS3780, spillage control is required during the filling of bulk containers. Spillage control is provided by a truck bund formed by a hardstand area with a rollover verge (bund). The capacity of the truck bund may be equated according to the largest compartment of any tank vehicle using the facility or 9,000 litres; whichever is less. Given that the type and capacity of the truck and the bulk storage held on the truck cannot be known over the life of the facility (may change according to supply agreements, different trucks etc), it's considered best practice to provide a 9,000 litre truck bund.

The site has a designated chemical truck loading area, however this area currently doesn't have any spillage control in accordance with the standard which would need to be provided for compliance with the Dangerous Goods Code and Environmental requirements.

In accordance with the Dangerous Goods Code, no more than 250 litres of any chemical other than the bulk delivered sodium hypochlorite should be stored on site at any one time.

Other requirements for bulk chemical delivery including safety shower, labelling and tank venting are not provided. A safety shower must be provided no closer than 2m or further than 7m from the tank connection location.



Sodium Hypochlorite Storage Tank and Bund.



Non-Compliant Truck Loading.

Non-compliances relating to safety and environmental issues should be given the highest priority. The issues identified in this section are listed as high priority recommendations in this report.

5.7. POOL PIPEWORK AND VALVES

Pool pipework is typically polyvinyl chloride (PVC) pressure rated pipework suitable for pool installations. PVC offers excellent chemical resistance and workability.

Many of the smaller valves installed in the pool pipework are compact type ball valves (white PVC with red handle) which are not suitable for commercial installations. These valves are direct glued without unions and suffer from seizing and becoming brittle if installed where exposed to the weather. Compact ball valves are serviceable to a minimum standard however they should be programmed for replacement.

5.8. POOL BACKWASH DISCHARGE

The pool filters discharge backwash water as a part of the filter cleaning process directly to drain.

The small size of the pool filters allows the backwash flow rate to discharge directly to the sanitary drainage system.

5.9. POTABLE WATER PROTECTION

Potable water supplies to swimming pools are required to be protected in accordance with AS3500 – National Plumbing Code. Protection is provided by the installation of a backflow prevention device. This