





- (i) the regional plan for a region, to the extent the regional plan is not identified in the planning scheme as being appropriately integrated in the planning scheme; 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 local government is an infrastructure provider—the local government’s LGIP.
- (3) However, an assessment manager may, in assessing development requiring code assessment, consider an assessment benchmark only to the extent the assessment benchmark is relevant to the development.

**4.1. REFERRAL AGENCIES**

To determine whether the development application requires referral to the State Assessment and Referral Agency (SARA) or ‘another entity’, an assessment of the proposal against Schedule 10 of the Regulation has been undertaken.

**4.2. DEVELOPMENT CODE ASSESSMENTS**

Performance outcomes	Assessment benchmarks
<b>General</b>	
<b>PO1</b> The development is planned and designed considering the land use constraints of the site for achieving stormwater design objectives.	<b>AO1.1</b> A stormwater quality management plan provides for achievable stormwater quality treatment measures that meet the design objectives identified in Table 9.4.4.
<b>PO2</b> Development does not discharge wastewater to a waterway or off-site unless demonstrated to be best practice environmental management for that site.	<b>AO2.1</b> 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 <b>AO2.2</b> 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.
<b>PO3</b> Construction activities avoid or minimise adverse impacts on stormwater quality.	<b>AO3.1</b> An erosion and sediment control plan addresses the design objectives for the construction phase in Table 9.4.4.
<b>PO4</b> Operational activities avoid or minimise changes to waterway hydrology from adverse impacts of altered stormwater quality and flow.  <ul style="list-style-type: none"> <li>• Stormwater to be managed onsite.</li> <li>• No wastewater discharge is proposed.</li> </ul>	<b>AO4.1</b> Development incorporates stormwater flow control measures to achieve the design objectives for the post-construction phase in Table 9.4.4.
<b>Infrastructure</b>	
<b>PO5</b> 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.	<b>AO5.1</b> Except in the Rural zone, all development occurs on a site with frontage to a sealed road.  and <b>AO5.2</b> Infrastructure is designed and constructed in accordance with the standards contained in PSP1 – Design and Construction Standards.



Performance outcomes	Assessment benchmarks
<ul style="list-style-type: none"> <li>Lots are outside water and sewer supply areas.</li> </ul>	
<b>Vehicle parking</b>	
<p><b>PO6</b> Vehicle parking and access is provided to meet the needs of occupants, employees, visitors and other users.</p>	<p><b>AO6.1</b> Vehicle parking spaces are provided on-site in accordance with Table 9.4.5.</p> <p>and</p> <p><b>AO6.2</b> A service bay is provided on-site for the service vehicle nominated in Table 9.4.5.</p> <p>and</p> <p><b>AO6.3</b> Driveway crossings are provided to the standard contained in PSP1 – Design and Construction Standards.</p> <p>and</p> <p><b>AO6.4</b> Vehicle parking and manoeuvring areas are provided in accordance with the standards contained in PSP1 – Design and Construction Standards.</p>
<ul style="list-style-type: none"> <li>N/A.</li> </ul>	
<b>Landscaping</b>	
<p><b>PO7</b> Landscaping is appropriate to the setting and enhances local character and amenity.</p>	<p><b>AO7.1</b> Landscaping is provided in accordance with the relevant zone code provisions.</p> <p>and</p> <p><b>AO7.2</b> Where shade tree planting is required in vehicle parking areas each planting bed has a minimum area of 2m<sup>2</sup> and is unsealed and permeable.</p> <p>and</p> <p><b>AO7.3</b> 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><b>PO8</b> Plant species avoid adverse impacts on the natural and built environment, infrastructure and the safety of road networks.</p>	<p><b>AO8.1</b> Landscaping utilises plant species that are appropriate for the location and intended purpose of the landscaping.</p> <p>and</p> <p><b>AO8.2</b> 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>
<ul style="list-style-type: none"> <li>N/A</li> </ul>	

Performance outcomes	Assessment benchmarks
<b>Filling and excavation</b>	
<p><b>PO9</b> Development results in ground levels that retain:</p> <ul style="list-style-type: none"> <li>(a) access to natural light;</li> <li>(b) aesthetic amenity;</li> <li>(c) privacy; and</li> <li>(d) safety.</li> </ul>	<p><b>AO9.1</b> The depth of:</p> <ul style="list-style-type: none"> <li>(a) fill is less than 2m above ground level; or</li> <li>(b) excavation is less than 2m below ground level.</li> </ul> <p>and</p> <p><b>AO9.2</b> 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><b>AO9.3</b> Works do not occur on slopes over 15% in grade.</p> <p>and</p> <p><b>AO9.4</b> Retaining walls over 1m in height are terraced 1.5m for every 1m in height and landscaped.</p> <p>and</p> <p><b>AO9.5</b> Batter slopes are not steeper than 25% and are grassed and terraced 1.5m for every 1m in height.</p> <p>and</p> <p><b>AO9.6</b> Filling or excavation for the purpose or retention of water:</p> <ul style="list-style-type: none"> <li>(a) is certified by an RPEQ engineer to safely withstand the hydraulic loading;</li> <li>(b) directs overflow such that no scour damage or nuisance occurs on adjoining lots.</li> </ul>
<p><b>PO10</b> Filling or excavation does not cause damage to public utilities.</p>	<p><b>AO10.1</b> 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><b>PO11</b> Filling and excavation avoids water ponding on the premises or nearby premises that will adversely impact on the health of the community.</p>	<p><b>AO11.1</b> Following filling or excavation:</p> <ul style="list-style-type: none"> <li>(a) the premises:                             <ul style="list-style-type: none"> <li>(i) are self-draining; and,</li> <li>(ii) has a minimum slope of 0.25%; and,</li> </ul> </li> <li>(b) surface water flow is:                             <ul style="list-style-type: none"> <li>(i) directed away from neighbouring properties; or</li> <li>(ii) discharged into a stormwater drainage system designed and constructed in accordance with AS3500 section 3.2.</li> </ul> </li> </ul>
<ul style="list-style-type: none"> <li>• The development will be carried out in accordance with best practice engineering standards to ensure a stable land form consistent with the character of the surrounding landscape.</li> </ul>	
<b>All operational work subject to an overlay</b>	
<b>Biodiversity overlay</b>	
<p><b>PO12</b> Development avoids, minimises or mitigates adverse impacts on areas of environmental significance.</p>	<p><b>AO12.1</b> Uses and associated works are confined to areas not identified on Overlay Map 05.</p> <p>or</p> <p><b>AO12.2</b> Development is compatible with the environmental values of the area.</p> <p>or</p> <p><b>AO12.3</b> Where development within an area identified on Overlay Map 05 is</p>



Performance outcomes	Assessment benchmarks
	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.
<b>PO13</b> Biodiversity values of identified areas of environmental significance are protected from the impacts of development	<b>AO13.1</b> 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.
<b>PO14</b> There are no significant adverse effects on water quality, ecological and biodiversity values.	<b>AO14.1</b> Uses and associated works are confined to areas outside overland flow paths and natural drainage features.  and <b>AO14.2</b> The Waterway Corridors identified on Overlay Map 05 are maintained in a natural state.
<ul style="list-style-type: none"> <li>• <i>Not Applicable</i></li> </ul>	
Flood hazard overlay	
<b>PO15</b> 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.	<b>AO15.1</b> Works associated with the proposed development do not: <ul style="list-style-type: none"> <li>(a) involve a net increase in filling greater than 50m<sup>3</sup> in the area identified on Overlay Map 03;</li> <li>(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</li> <li>(c) change flood characteristics outside the site in ways that result in: <ul style="list-style-type: none"> <li>(i) loss of flood storage;</li> <li>(ii) loss of/changes to flow paths;</li> <li>(iii) acceleration or retardation of flows; or</li> <li>(iv) any reduction in flood warning times.</li> </ul> </li> </ul>
<ul style="list-style-type: none"> <li>• <i>The proposed works will not affect flooding on the site.</i></li> </ul>	
Regional infrastructure overlay	
<b>PO16</b> Earthworks do not restrict access to and along major electricity infrastructure corridors by the electricity providers, using their normal vehicles and equipment.	<b>AO16.1</b> 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.
<b>PO17</b> There is no worsening of drainage or erosion conditions affecting the bulk supply and linear infrastructure.	No outcome specified.
<ul style="list-style-type: none"> <li>• <i>Site is not near any existing easements</i></li> </ul>	

Performance outcomes	Assessment benchmarks
<b>Water catchments overlay</b>	
<b>PO18</b> There are no significant adverse effects on the water quality of the Region's drinking water supply.	<p><b>AO18.1</b> 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><b>AO18.2</b> 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>
<ul style="list-style-type: none"> <li>• Site is not within a water supply catchment</li> </ul>	

## 5. CONSULTATION

### Council Referrals

INTERNAL REFERRAL SPECIALIST	REFERRAL / RESPONSE
Development Engineer	Development Engineer has carried out the assessment.
Infrastructure Charges Unit	Not Applicable

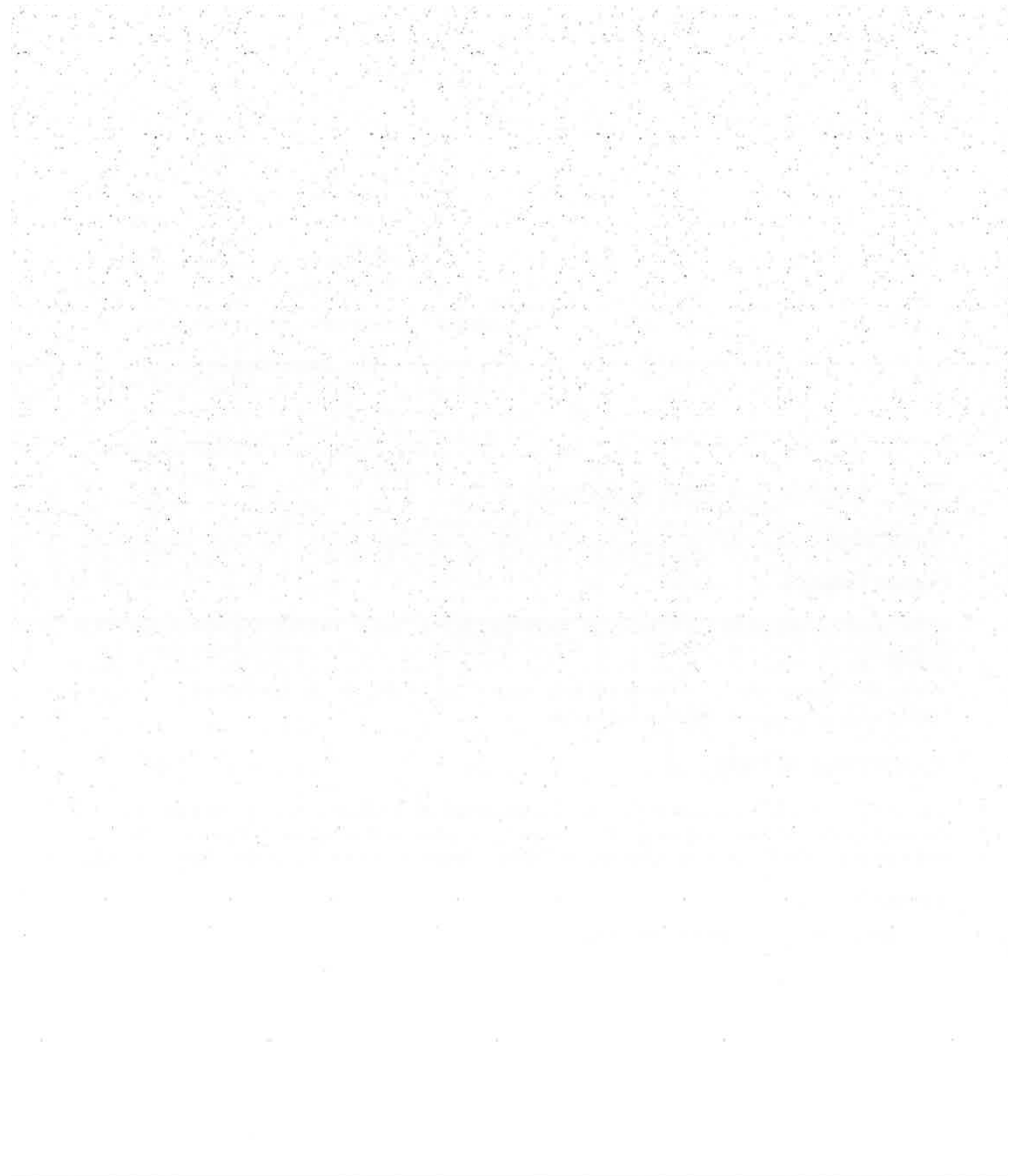
## 6. RECOMMENDATION

It is recommended that Council approve the development application for Operational Work for Earthworks on land described as Lot 35 on BO565, Lot 36 on BO814565, and Lot 94 on BO814574 and situated at 468 Proston Boondooma Rd, Proston, subject to reasonable and relevant conditions.

### ATTACHMENTS

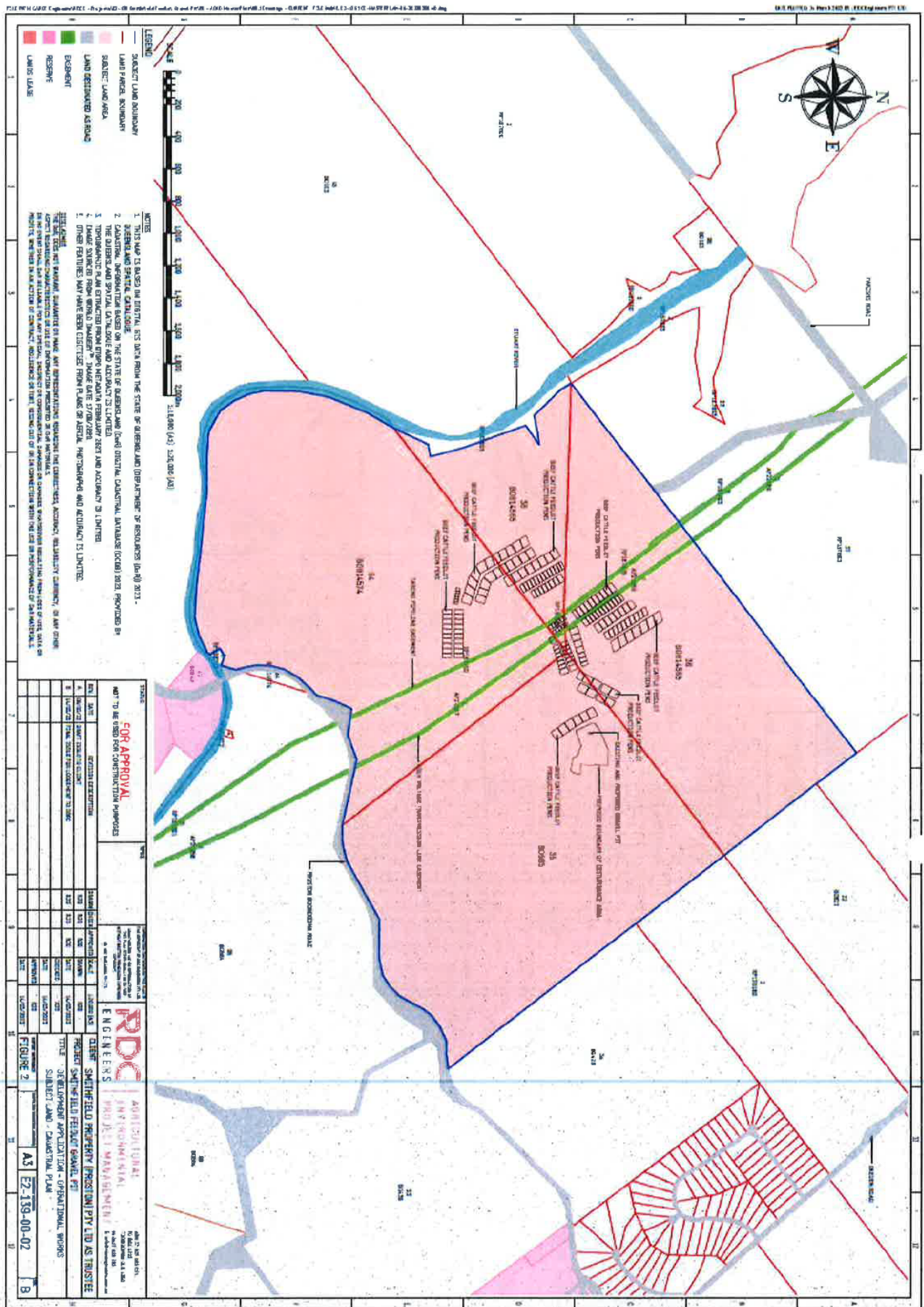
#### 1. Attachment A - Operational Plans











































**OPERATIONAL WORKS (SIGNAGE) AT 18 MAIN STREET, MAIDENWELL (AND DESCRIBED AS LOT 6 ON SP229731). APPLICANT: TANDURINGIE STATE SCHOOL**

**File Number:** OPW23/0010  
**Author:** Planning Consultant  
**Authoriser:** Chief Executive Officer

	SIGNATURE	DATE
MANAGER	[Redacted]	22/5/23
GM	[Redacted]	23/5/23
CEO	[Redacted]	23.5.2023

**PRECIS**

- Application is for Operational Works – third party sign at 18 Main Street, Maidenwell (and described as Lot 6 on SP229731). The applicant is Tanduringie State School.
- This is a code assessable development application for a pylon sign to be erected in the north-eastern corner of the subject site (facing the corner of Maidenwell Bunya Mountain Road and Kingaroy Cooyar Road).
- The subject site is occupied by the Maidenwell Hotel and Tanduringie State School previously had a winch sign erected on the subject site but it was removed in 2019. The proposed pylon sign will be situated in the same position as the previous sign.
- The proposed sign will display school contact details, school news and upcoming events, acting as a valuable source of communication for the school. Placement of the sign at Tanduringie State School (32 Tanduringie School Road, Maidenwell) is not an ideal location as there is very limited passing traffic.
- Structural components for the sign has been certified by Dennis Blunt Consulting Engineers Pty Ltd to be in accordance with engineering drawings and relevant structural Australian Standards and relevant structural sections of the BCA.
- Height and dimensions for the pylon sign are compliant with the Third Party Sign Code.
- Impacts on surrounding area expected to be negligible and does not directly face any residential properties that could potentially be impacted by light or visual effects.
- The location for the pylon sign will not adversely impact pedestrian pathways or the road network as passing motorists will not be in direct line of sight of the pylon sign.
- The pylon sign will not impede pedestrian or vehicular access to the Maidenwell Hotel or disrupt the operation of the hotel.
- The pylon sign is not considered to dominate the streetscape or the built form of the hotel.
- On this basis, the third party sign as identified in the application is considered appropriate for the location.

**SUMMARY**

- Application is for Operational Works (third party sign) – Development Permit pursuant to the SBRC Planning Scheme.
- The application is for a pylon sign to be located on premises occupied by the Maidenwell Hotel.
- The subject site is zoned Township.
- The development application is assessed against the relevant code of the SBRC Planning Scheme. Relevant code is the Third Party Sign Code.
- The development application is code assessable, as per Table 5.8 of the SBRC Planning Scheme.
- The subject site is within 100m of a State controlled road and intersection. Schedule 10, Part 9, Division 4, Sub-division 2, Table 5 of the *Planning Regulation 2017* does not identify operational works for signage as requiring referral.
- Council did not issue a Request for Further Information.
- The application has been assessed and conditioned to comply (refer to Attachment A – Statement of Reasons).



**OFFICER'S RECOMMENDATION**

The Application for Third Party Signage be approved subject to the following plans & conditions.

**GENERAL**

The development must be carried out in accordance with the approved plans and documents.

**GENERAL**

GEN1. The development must be completed and maintained in accordance with the approved plans and documents to this development approval.

Drawing title	Prepared by	Ref no	Revision	Date
Double Sided Digital Sign	Dennis Bunt	DWG S02	Rev 2	16 Nov 23
Structural Noted	Dennis Bunt	DWG S01	Rev 2	16 Nov 23
Site Plan	-	-	Rev 1	18 May 23

**DEVELOPMENT PERIOD – OP Works**

GEN2. Access for servicing/maintenance to be available at all times.

GEN3. The currency period for this development approval for Operational Works 3<sup>rd</sup> Party Sign is two (2) years after the development approval starts to have effect. The development approval will lapse unless otherwise agreed.

**OP WORKS GENERAL**

OPW1. Any new earthworks must be confined to the area identified on approved site plan.

OPW2. All conditions of this approval are to be satisfied prior to the commencement of use of 3<sup>rd</sup> party sign.

OPW3. Approved structure to be retained in the nominated location per the plans referred to in this approval.

OPW4. Approved structure shall not exceed peak heights nominated on the elevations referred to in this approval.

OPW5. Approved digital sign face shall not exceed the dimensions specified in the approved elevations.

OPW6. Approved digital sign face must comply with applicable Australian Standards for illumination and must remain unobtrusive at all times.

OPW7. The approved 3<sup>rd</sup> party sign must be constructed in accordance with the approved structural notes or as required by other relevant standards, as determined by a suitably qualified professional.

**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 commencement of the use unless stated otherwise.

ENG2. Undertake Engineering designs and construction in accordance with the Planning Scheme, Council's standards, relevant design guides, and Australian Standards.

ENG3. Be responsible for the full cost of any alterations 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.

#### **ELECTRICITY AND TELECOMMUNICATION**

ENG6. Connect the development to electricity and telecommunication services as required.

#### **EROSION AND SEDIMENT CONTROL – GENERAL**

ENG7. 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.

ENG8. Remove and clean-up sediment or other pollutants in the event that sediment or other pollutants are tracked/released onto adjoining streets or stormwater systems, at no cost to Council.

#### **HERITAGE**

ADV1. 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.

#### **OTHER PERMITS/APPROVALS**

ADV2. Development approval does not omit the need for other relevant permits or approvals. It is incumbent upon the applicant to determine which other permits will be relevant or required.

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**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)**

No implication identified.

**POLICY/LOCAL LAW/DELEGATION IMPLICATIONS**

No implication can be identified where the approved third party sign is not subject to any changes in size or appearance and remains positioned in the location as shown on plans.

**ASSET MANAGEMENT IMPLICATIONS**

No implication can be identified.



**Queensland Government**

Development Assessment Mapping System

Site Location on Face Point

North

**Title – Site Plan.**  
**Address – 18 Main St, Maidenwell QLD 4615.**  
**Description – Lot 6 on SP229731.**  
**Purpose – 3<sup>rd</sup> Party Signage as referred to in the approval.**  
**Date – 18 May 2023**







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**REPORT****1. APPLICATION DETAILS**

Site address	18 Main Street, Maidenwell		
Real property description	Lot 6 on SP229731		
Easements or encumbrances on title	Nil		
Area of Site	5,800m <sup>2</sup>		
Current Use	Commercial – Maidenwell Hotel		
Environmental Management Register or Contaminated Land Register	Nil		
Applicant's name	Tanduringie State School		
Zone	Township		
Applicable Overlays	Agricultural Land Overlay – Class B		
Proposed use as defined	Third Party Sign		
Details of proposal	Operation Works (OPWs) – Third Party Sign		
	▪ Sign Type	Pylon	
	▪ Sign Height	4.3m, under clearance of 2.5m	
	▪ Sign Face Area	3.09m <sup>2</sup> per side	
	▪ Single/Double Sided	Double-sided	
	▪ Illuminated	Yes, LED display component	
Application type	Aspects of Development	Type of Approval Requested	
		Preliminary Approval	Development Permit
	Material Change of Use (MCU)		
	Reconfiguration of a Lot (RAL)		
	Building Work (BW)		
Operational Work (OPW)		X	
Level of Assessment	Code Assessment		
Pre-lodgement / Consultation history	- Applicant sought verbal advice on the process for making an application		
Key planning issues e.g. vegetation, waterway corridors, overland flow	- None identified		
Referral agencies	Agency	Concurrence/ Advice	
	NA	NA	
Public notification	Not applicable		
Planning Regulation 2017	Part E of the State Planning Policy applies only to the extent relevant to the proposal.		



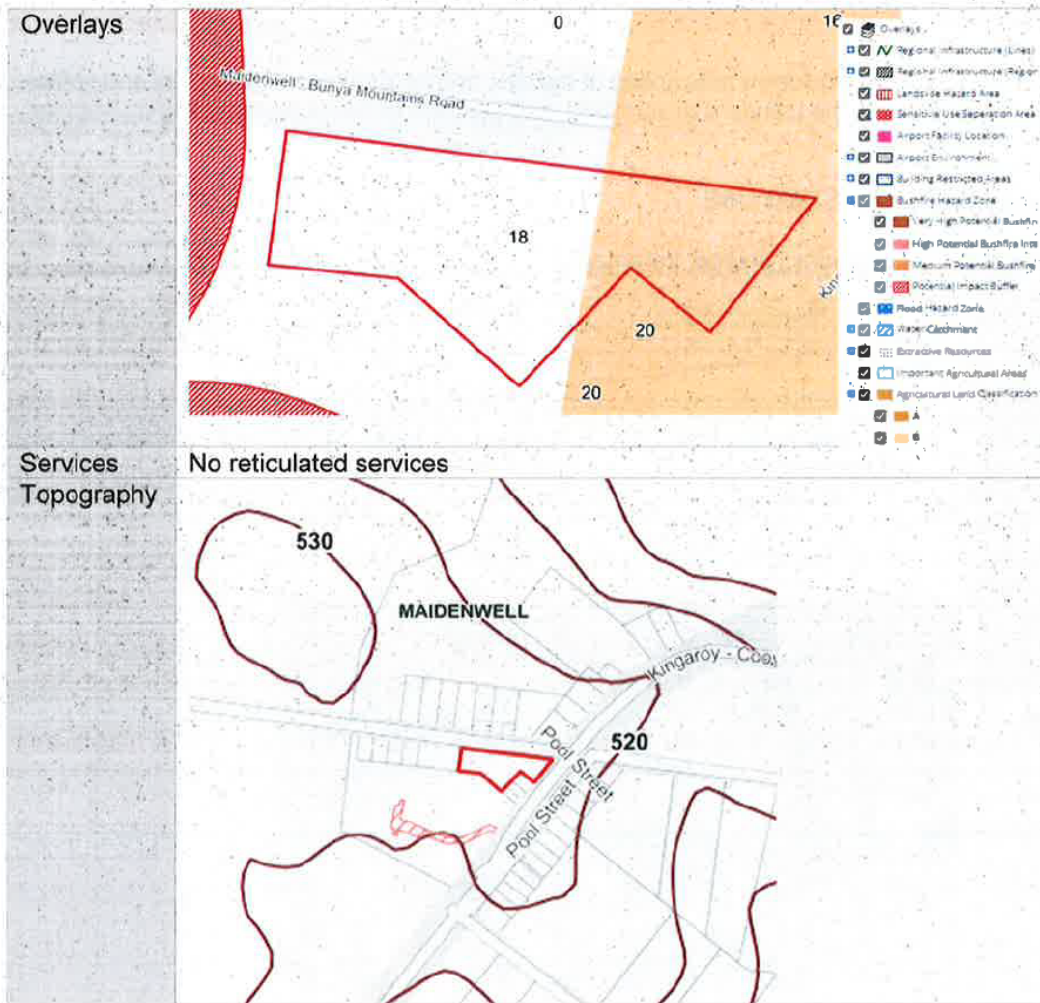
**2. THE SITE**

This section of the report provides a description of the site, details about the existing use and notable characteristics of the site, the standard of servicing, and the form of development in the immediately locality.

**2.1. DESCRIPTION & EXISTING USE**

Table 1 – Maps & Descriptions (Source: Intramaps)





**2.2. DEVELOPMENT HISTORY OF THE SITE**

The Maidenwell Hotel occupies the subject site. Tanduringie State School previously had a winch sign erected within the boundaries of the premises which was removed in 2019.



**3. PROPOSAL DETAILS**

The proposal plans as set out in Attachment B to this planning report and the development proposal is described below.

**SUMMARY DETAILS**

**Type of Sign** Double sided pylon sign – refer to indicative image below.



**Sign Location** Sign to be located within the boundaries of the subject site, within NE corner and fronting the corner of Maidenwell Bunya Mountain Road and Kingaroy Cooyar Road. – refer to image below. The Maidenwell Hotel has signage in this location and the proposed pylon sign will sit behind the hotel signage – refer to image below



Location for new digital sign  
 Same position as previous school sign.  
 Posts and Footing will be behind the current Hotel bottle shop sign.

Sign Height	4.3m and 2.5m under clearance
Sign Face Dimensions and Area	3.09m <sup>2</sup> per side
Sign Particulars	<ul style="list-style-type: none"> <li>• Electronic LED Digital Sign – high resolution screen</li> <li>• Aluminium powder coated frame, double sided header board and information panel</li> <li>• Automatic light dimmer and temperature display sensor</li> <li>• The school can remotely access LED screen.</li> </ul>

**4. ASSESSMENT OF ASSESSMENT BENCHMARKS**

**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.

**Planning Act 2016, Section 26 – Assessment Benchmarks generally**

- (1) For section 45(3)(a) of the Act, the code 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 code assessment must be carried out against the following assessment benchmarks—
  - (a) the assessment benchmarks stated in—
    - (i) the regional plan for a region, to the extent the regional plan is not identified in the planning scheme as being appropriately integrated in the planning scheme; 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 local government is an infrastructure provider—the local government’s LGIP.
- (3) However, an assessment manager may, in assessing development requiring code assessment, consider an assessment benchmark only to the extent the assessment benchmark is relevant to the development.

**4.1. PLANNING REGULATION 2017**

The Planning Regulation 2017 forms the mechanism by which the provisions of the Act are administered. In particular the Regulation has the ability to regulate and prohibit development and determines the assessment manager and the matters that trigger State interests.

<b>PLANNING REGULATION 2017 DETAILS</b>	
<b>Assessment Benchmarks:</b>	NIL – there are no benchmarks relevant to the assessment of this application
<b>WBB Regional Plan Designation</b>	Wide Bay Burnett Regional Plan 2011 – RLRPA  The placement of the pylon sign on an established commercial premises does not compromise any strategic outcomes set by the Wide Bay Burnett Regional Plan 2011 for the South Burnett Regional Council area.



<b>Adopted Economic Support Instrument</b>	<p>Under section 68E of the Planning Regulation 2017 that on 24 February 2021, South Burnett Regional Council adopted an economic support instrument. This instrument is in effect until 31<sup>st</sup> December 2023.</p> <p><b>Economic support provisions</b></p> <p>4.1 The instrument applies the following provisions in accordance with section 68D(1) of the <i>Planning Regulation 2017</i>:</p> <p>4.1.1 Part 8B Division 3 – Development that requires code assessment;</p> <p>4.1.2 Schedule 6, Part 2, Section 7A – Particular material change of use involving an existing building, and</p> <p>4.1.3 Schedule 6, Part 2, Section 7B – Material change of use for home-based business in particular zones.</p> <p>The adopted instrument does not change the categories of development and assessment in the Planning Scheme v1.4</p>
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**4.2. STATE PLANNING POLICY**

The State Planning Policy (July 2017) (SPP) commenced on the 3 July 2017 and is effective at the time of writing this report. The Planning Regulation 2017 (PR 2017) states the 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.

In accordance with section (8)(4)(a) of the Act, the State Planning Policy applies to the extent of any inconsistency with the Planning Scheme.

State Planning Policy Part E	
Liveable communities and housing	No applicable assessment benchmarks
Economic growth <ul style="list-style-type: none"> <li>• Agriculture.</li> <li>• Development and construction.</li> <li>• Mining and extractive resources.</li> <li>• Tourism.</li> </ul>	No applicable assessment benchmarks
Planning for the environment and heritage. <ul style="list-style-type: none"> <li>• Biodiversity.</li> <li>• Coastal environment.</li> <li>• Cultural heritage.</li> <li>• Water quality</li> </ul>	No applicable assessment benchmarks
Safety and resilience to hazards <ul style="list-style-type: none"> <li>• Emissions and hazardous activities.</li> <li>• Natural hazards, risk, and resilience.</li> </ul>	No applicable assessment benchmarks
Infrastructure <ul style="list-style-type: none"> <li>• Energy and water supply.</li> <li>• Infrastructure integration.</li> <li>• Transport infrastructure.</li> <li>• Strategic airports and aviation facilities.</li> <li>• Strategic ports.</li> </ul>	No applicable assessment benchmarks

**5. REFERRAL AGENCIES**

To determine whether the development application requires referral to the State Assessment and Referral Agency (SARA) or ‘another entity’, an assessment of the proposal against Schedule 10 of the *Planning Regulation 2017* has been undertaken.

The application does not require referral to any referral agencies prescribed under Schedule 10, as demonstrated in Table 3.

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Note: Grey shading indicates no provisions.

Part	Matter	Applicability to this Development Application	Prohibited Development	Assessable Development	Referral Agency	Assessment Benchmarks / Matters to be assessed against
1	Airport Land	N/A		N/A	N/A	N/A
2	Brothels	N/A	N/A	N/A		N/A
3	Clearing Native Vegetation	N/A	N/A	N/A	N/A	N/A
4	Contaminated Land	N/A		N/A	N/A	N/A
5	Environmentally Relevant Activity	N/A	N/A	N/A	N/A	N/A
6	Fisheries: - Aquaculture - Declared Fish Habitat - Marine Plants - Waterway Barrier works	N/A N/A N/A N/A		N/A	N/A	N/A
7	Hazardous Chemical Facilities	N/A		N/A	N/A	N/A
8	Heritage Place: - Local Heritage Place - Queensland Heritage Place	N/A		N/A	N/A	N/A
9	Infrastructure Related: - Designated Premises - Electricity - Oil and Gas - State Transport Corridors and Future State Transport Corridors - State-controlled transport tunnels and future state-controlled transport tunnels	N/A N/A N/A N/A N/A			N/A	N/A
10	Koala Habitat in SEQ region	N/A	N/A			N/A
11	Noise Sensitive Place on Noise Attenuation land	N/A	N/A			



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Table 3 - Matters Prescribed in Schedule 10 of the Planning Regulation						
Part	Matter	Applicability to this Development Application	Prohibited Development	Assessable Development	Referral Agency	Assessment Benchmarks / Matters to be assessed against
12	Operational Work for Reconfiguring a Lot	N/A		N/A		
12A	Walkable Neighbourhoods – particular reconfiguring a lot	N/A		N/A		N/A
13	Ports: - Brisbane Core Port Land - Within the port limits of the Port of Brisbane - Within the limits of another port - Strategic Port Land	N/A N/A N/A N/A		N/A	N/A	N/A
14	Reconfiguring a Lot under the Land Title Act	N/A		N/A	N/A	N/A
15	SEQ Development Area	N/A		N/A	N/A	N/A
16	SEQ Regional Landscape and Rural Production Area and Rural Living Area: - Community Activity - Indoor Recreation - Residential Development - Urban Activity	N/A	N/A	N/A	N/A	N/A
16A	Southport Spit	N/A	N/A			
17	Tidal Works or Work in a Coastal Management District	N/A		N/A	N/A	N/A
18	Urban Design	N/A			N/A	N/A
19	Water Related Development:	N/A N/A N/A		N/A	N/A	N/A

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Part	Matter	Applicability to this Development Application	Prohibited Development	Assessable Development	Referral Agency	Assessment Benchmarks / Matters to be assessed against
	<ul style="list-style-type: none"> <li>- Taking or interfering with water</li> <li>- Removing quarry material</li> <li>- Referral dams</li> <li>- Levees</li> </ul>	N/A				
20	Wetland Protection Area	N/A	N/A	N/A	N/A	N/A
21	Wind Farms	N/A		N/A		N/A

## 6. CONSULTATION

Third Party Sign Code	Benchmarks	Responses
	Part 8.4.4.2 (2) (a)	The pylon sign does not have an impact upon the built form of the Maidenwell Hotel. It is sited next to existing signage for the hotel and is framed by vegetation.
	Part 8.4.4.2 (2) (b)	The pylon sign will be placed behind signage for the hotel. There is minimal other signage within the surrounding area. It will contribute to a proliferation of signage in the area.
	Part 8.4.4.2 (2) (c)	<p>The LED digital component of the pylon sign is modest in size at 1.74m<sup>2</sup> and does not directly face any residential properties. The potential for impacts to nearby sensitive land uses is extremely minimal.</p> <p>The digital component of the pylon sign is not in the direct line of sight of vehicles travelling north-south along Kingaroy Cooyar Road or west along Maidenwell Bunya Mountain Road.</p> <p>The sign includes an automatic light dimmer and the LED screen can be remotely accessed by the school. This will assist to maintain content and light emissions from the sign.</p>
	Part 8.4.4.2 (2) (d)	<p>The location for the pylon sign will not adversely impact pedestrian pathways or the road network as it is located within the boundaries of the subject site.</p> <p>Passing motorists will not be in direct line of sight of the pylon sign. There are no traffic lights or prominent road traffic signage on the corner of the subject site. Consequently, the potential for the sign</p>



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	to impact a driver's understanding of the road network is very minimal.  The pylon sign will not impede pedestrian or vehicular access to the Maidenwell Hotel or disrupt the operation of the hotel.
Part 8.4.4.2 (2) (e)	The pylon sign has been structurally certified by engineers and designed in accordance in accordance with engineering drawings and relevant structural Australian Standards and relevant structural sections of the BCA.  This limits the risk of signage failure which could jeopardise the safety of persons or property.
AO5.1 If the sign has 2 faces - has a maximum angle between each face of 45 degrees.	Not applicable
AO5.2 The sign has a maximum face area of 40m <sup>2</sup> .	Total face area for the sign is 3.09m <sup>2</sup> per side which is well below the maximum face area of 40m <sup>2</sup> , as per AO5.2.
AO5.3 The sign has a maximum height of 15m above ground level.	Total height for the pylon sign is 4.3m with a 2.5m under clearance.
AO5.4 Only 1 double-sided sign is displayed on premises except where the street front boundary of the premises exceeds 100m.	There will be only one double sided sign displayed on the subject site.
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.	Not applicable
AO5.6 The sign is not located or constructed so as to expose an unsightly back view of the sign.	The pylon sign is double sided and therefore does not exhibit an unsightly back view. Supporting posts for the sign will sit behind hotel signage and therefore, are not highly visible elements.
AO5.7 The sign is not displayed less than 3m from any side boundary.	The pylon sign is not within 3m of any side boundary.

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	AO5.8 The sign is installed without "guide wires" or exposed supporting framework.	The pylon sign does not incorporate any "guide wires" or exposed supporting framework.
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**7. CONSULTATION****Referral Agencies**

State Assessment and Referral Agency	N/A
Other	N/A

**Council Referrals**

<i>INTERNAL REFERRAL SPECIALIST</i>	<i>REFERRAL / RESPONSE</i>
Development Engineer	Nil
Infrastructure Charges Unit	Nil

**8. RECOMMENDATION**

The application for a Development Permit for Operational Works – third party sign on land at 18 Main Street, Maidenwell and formally described as Lot 6 on SP229731 is recommended for approval on the grounds outlined in the Officers Recommendations.

**ATTACHMENTS**

1. **Attachment A - Statement of Reasons**
2. **Attachment B - Proposal Plans**



**LED Sign Specification:**  
 Screen size: 1680 mm x 1040 mm  
 Overall Height: Approx. 4200mm  
 Underclearance: Approx. 2500mm



**Tanduringie SS**  
**19/04/23**  
 Graphic Designer: Fatima

**Artwork package:**  
 RUBY

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