



SOUTH BURNETT
REGIONAL COUNCIL

AGENDA

Ordinary Council Meeting Wednesday, 24 April 2024

**I hereby give notice that an Ordinary Meeting of Council will be held
on:**

Date: Wednesday, 24 April 2024

Time: 9.00AM

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

**Mark Pitt PSM
Chief Executive Officer**

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

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- 1 OPENING**
- 2 LEAVE OF ABSENCE / APOLOGIES**
- 3 PRAYERS**
- 4 RECOGNITION OF TRADITIONAL OWNERS**
- 5 DECLARATION OF INTEREST**
- 6 DEPUTATIONS/PETITIONS**

Nil

7 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

7.1 MINUTES OF THE COUNCIL MEETING HELD ON 6 MARCH 2024

File Number: 24-04-2024

Author: Coordinator Executive Services

Authoriser: Chief Executive Officer

OFFICER'S RECOMMENDATION

That the Minutes of the Council Meeting held on 6 March 2024 be received and the recommendations therein be adopted.

ATTACHMENTS

- 1. Minutes of the Council Meeting held on 6 March 2024**



SOUTH BURNETT
REGIONAL COUNCIL

MINUTES

Ordinary Council Meeting
Wednesday, 6 March 2024

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**MINUTES OF SOUTH BURNETT REGIONAL COUNCIL
ORDINARY COUNCIL MEETING
HELD AT THE WARREN TRUSS CHAMBER, 45 GLENDON STREET, KINGAROY
ON WEDNESDAY, 6 MARCH 2024 AT 9:00AM**

PRESENT:**Councillors:**

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

Council Officers:

Mark Pitt (Chief Executive Officer), Susan Jarvis (General Manager Finance & Corporate), Aaron Meehan (General Manager Infrastructure), Leanne Petersen (Acting General Manager Liveability), Tiarna Hurt (Executive Assistant), Debra Moore (Manager Community & Lifestyle), Kerri Anderson (Manager Finance & Sustainability), Sam Dunstan (Senior Planning Officer), Zack Soper (Planning Officer)

1 OPENING

Acting Mayor Jones opened the meeting and welcomed attendees.

2 LEAVE OF ABSENCE / APOLOGIES

Acting Mayor Jones noted Mayor Otto's leave of absence.

3 PRAYERS

Cr Duff offered prayers for Council and for the conduct of the Council meeting.

4 ACKNOWLEDGEMENT OF TRADITIONAL OWNERS

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

5 DECLARATION OF INTEREST

I, Cr Kirstie Schumacher inform this meeting that I have a declarable conflict of interest in relation to Item 17.2 - Negotiated Report for Material Change of Use - Residential Care Facility (General Care Units, NDIS Units, Palliative Care Units and Dementia Care Units), Health Care Services, Hospital (Plus 42 x Ancillary Short-Term Staff Accommodation, Cafe and Florist) and Child Care Centre (50 Enrolments) at 25 & 31 Markwell Street & 7 Glendon Street, Kingaroy (and described as Lot 1 on RP42037, Lot 1 on RP57027, Lots 2 & 3 on RP7925 & Lots 4 & 5 on SP146001). Applicant: Ethos Health Care Pty Ltd & C 59 Pty Ltd C/- Isaac Consulting Pty Ltd

The nature of my interest is as follows:

This declarable conflict of interest arises due to being a board member of the South Burnett Community Hospital Foundation.

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

6 DEPUTATIONS/PETITIONS

Nil

7 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

7.1 MINUTES OF THE COUNCIL MEETING HELD ON 14 FEBRUARY 2024

RESOLUTION 2024/287

Moved: Cr Danita Potter

Seconded: Cr Jane Erkens

That the Minutes of the Council Meeting held on 14 February 2024 be received and the recommendations therein be adopted.

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

Against: Nil

CARRIED 6/0

8 NOTICES OF MOTION

Nil

9 BUSINESS OUTSTANDING

9.1 BUSINESS OUTSTANDING TABLE FOR ORDINARY COUNCIL MEETING

RESOLUTION 2024/288

Moved: Cr Scott Henschen

Seconded: Cr Kathy Duff

That the Business Outstanding table for the Ordinary Council Meeting be received for information.

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

Against: Nil

CARRIED 6/0

10 PORTFOLIO - CORPORATE GOVERNANCE & STRATEGY, PEOPLE & CULTURE, COMMUNICATION & MEDIA, FINANCE & SUSTAINABILITY, ICT & BUSINESS SYSTEMS, COMMUNITY REPRESENTATION AND ADVOCACY, 2032 OLYMPICS & PARALYMPICS

10.1 MONTHLY FINANCIAL INFORMATION

RESOLUTION 2024/289

Moved: Cr Kathy Duff

Seconded: Cr Scott Henschen

That the monthly Financial Report including Capital Works and Works for Queensland (W4Q4) as at 28th February 2024 be received and noted.

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

Against: Nil

CARRIED 6/0

11 PORTFOLIO - INFRASTRUCTURE PLANNING, WORKS (CONSTRUCTION & MAINTENANCE), WATER & WASTEWATER, PLANT & FLEET

11.1 MINUTES OF THE TRAFFIC ADVISORY COMMITTEE MEETING HELD TUESDAY 28 NOVEMBER 2023

RESOLUTION 2024/290

Moved: Cr Scott Henschen

Seconded: Cr Jane Erkens

That the South Burnett Regional Council receive and note the attached minutes and recommendations of the Traffic Advisory Committee meeting held on 28 November 2023.

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

Against: Nil

CARRIED 6/0

11.1.1 QUESTION ON NOTICE - CONCERN FOR KINGAROY COOYAR ROAD & WEEKS ROAD INTERSECTION

Question on notice from Cr Schumacher:

Can you please provide some feedback I can give to a concerned resident regarding the Kingaroy Cooyar Road & Weeks Road corner?

11.1.2 QUESTION ON NOTICE - MURGON GAYNDAH ROAD - TMR

Question on notice from Cr Duff:

Can you please clarify why the Murgon Gayndah Road has been referred to RMPC and not TMR?

11.1.3 ITEMS TO BE RAISED AT THE NEXT TRAFFIC ADVISORY COMMITTEE MEETING

RESOLVED 2024/291

Cr Potter requested that these items be raised at the next Traffic Advisory Committee Meeting:

- Kingaroy Barkers Creek Road
- Tanguringie Bridge

12 PORTFOLIO - COMMUNITY DEVELOPMENT, ARTS & HERITAGE AND LIBRARY SERVICES**12.1 GRANT APPLICATIONS - REGIONAL ARTS FUND AND FRRR**

RESOLUTION 2024/292

Moved: Cr Kathy Duff

Seconded: Cr Jane Erkens

1. That South Burnett Regional Council delegate to the Chief Executive Officer for grant applications to be submitted for funding to the Regional Arts Fund.
2. That South Burnett Regional Council delegate to the Chief Executive Officer for grant applications to be submitted for funding to the FRRR Prepare for Drought Initiative.

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

Against: Nil

CARRIED 6/0

12.1.1 MEDIA RELEASES TO ADVISE OF GRANTS IN THE SOUTH BURNETT

RESOLVED 2024/293

A media release be organised to advise the community of grant opportunities in the South Burnett Region

Attendance:

At 9:50am, Senior Planning Officer Sam Dunstan entered the meeting.

At 9:51am, Planning Officer Zack Soper entered the meeting.

12.2 COUNCIL APPOINTEES FOR 2024 ANZAC DAY CEREMONIES

RESOLUTION 2024/294

Moved: Cr Danita Potter

Seconded: Cr Jane Erkens

1. That the Council representatives will be advised after the Local Government Elections on 16 March 2024 of their attendance at the respective Anzac Day ceremonies as required on behalf of Council.

Town	Location	Time	Council Representative	Responsibility
Blackbutt Dawn Service	Memorial at Hart & Coulson Streets	4.27am	Division 2	Attendance Lay wreath
Memorial Service	Cenotaph	11.00am	Division 2	Attendance Lay wreath/Book
Bunya Mountains Memorial Service	Lone Pine Office, National Park Campground, Dandabah	8.00am	Division 2	Attendance Lay wreath
Cherbourg Commemorative Service	Cenotaph	8.00am	Division 5	Attendance Lay wreath
Hivesville Dawn Service	Main Street	5.30am	Division 5	Attendance Participate in Ceremony Lay wreath
Kingaroy Dawn Service	Memorial Park	4.28am	Division 3 Division 4	Attendance
War Graves	Taabinga Cemetery	8.00am	Division 3	Attendance
Commemorative Service	Memorial Park	11.00am	Mayor Division 3	Participate in march. Participate in ceremony Lay wreath
Kumbia Commemorative Service	Flower bed next to Kumbia Hall	8.45am	Division 6	Participate in march Lay wreath
Maidenwell Memorial Service	Main Street Monument	10.30am	Division 2	Attendance Lay wreath
Murgon Fellowship	Services Club	4.45am	Mayor	Attendance
Dawn Service	Gore Street Opposite Services Club	5.30am	Mayor	Attendance Lay wreath
Commemorative Service	Services Club	10.00am	Division 5	Participate in march Participate in Ceremony Lay wreath
Nanango Dawn Service	Memorial in front of Chambers	5.30am	Division 1	Lay wreath
Public Pilgrimage	Nanango Cemetery	7.00am	Division 1	Attendance
Memorial Service	Memorial in front of Chambers	9.00am	Mayor Division 1	Lay wreath/Book

Proston Dawn Service		5.30am	ELT Member	Attendance Lay Wreath
School Service	Proston State School		Division 5	Attendance Lay wreath
Wondai Dawn Service	In front of Council Chambers	5.00am	Division 6	Attendance
Memorial Service	Cemetery	8.00am	Division 6	Attendance
Commemorative Service	Wondai Town Hall	10.00am	Division 4	Attendance Participate in Ceremony Lay wreath
Wooroolin Commemorative Service	Wooroolin Hall	11.00am	Division 6	Organisation of service Lay wreath

2. That Council approve a budget increase to each region to be \$1500 each for Kingaroy, Murgon, Nanango, \$1000 each for Blackbutt and Wondai and \$500 each for Wooroolin, Kumbia, Hivesville, Proston and Maidenwell.

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

Against: Nil

CARRIED 6/0

13 PORTFOLIO - NATURAL RESOURCE MANAGEMENT, RURAL SERVICES, AGRICULTURAL INNOVATION, COMPLIANCE AND ENVIRONMENTAL HEALTH

Nil

Attendance:

At 10:07am, Manager Community & Lifestyle Debra Moore left the meeting.

14 PORTFOLIO - DISASTER MANAGEMENT, WASTE AND RECYCLING MANAGEMENT

Nil

15 PORTFOLIO - RURAL RESILIENCE & DISASTER RECOVERY, PARKS & GARDENS, PROPERTY & FACILITY MANAGEMENT, FIRST NATIONS AFFAIRS

15.1 APPLICATION FOR FUNDING UNDER THE COMMUNITY HERITAGE OF THE COMMUNITY SUSTAINABILITY ACTION GRANTS PROGRAM - ROUND 8

RESOLUTION 2024/295

Moved: Cr Scott Henschen
 Seconded: Cr Kirstie Schumacher

That South Burnett Regional Council apply for a grant under the Round 8 – Community Heritage of the Community Sustainability Action Grants Program – capital expenditure project category for repairs to Boondooma Homestead roof.

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

Against: Nil

CARRIED 6/0

15.2 APPLICATION FOR FUNDING UNDER THE HEART FOUNDATION ACTIVE AUSTRALIA INNOVATION CHALLENGE

RESOLUTION 2024/296

Moved: Cr Danita Potter
 Seconded: Cr Kirstie Schumacher

That South Burnett Regional Council endorse an application for funding under the Heart Foundation Active Australia Innovation Challenge.

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

Against: Nil

CARRIED 6/0

16 PORTFOLIO - TOURISM & VISITOR INFORMATION CENTRES, SPORT & RECREATION AND COMMERCIAL ENTERPRISES

Nil

17 PORTFOLIO - REGIONAL DEVELOPMENT, DEVELOPMENT SERVICES, COMMUNITY & SOCIAL HOUSING

17.1 RECONFIGURING A LOT – 1 LOT INTO 2 LOTS AT 2 WATERVIEW DRIVE, MOFFATDALE (AND DESCRIBED AS LOT 1 ON SP207409) APPLICANT N C FRENCH C/- ONF SURVEYORS

RESOLUTION 2024/297

Moved: Cr Kathy Duff
 Seconded: Cr Scott Henschen

That Council approve the Reconfiguring a Lot – development permit (Subdivision 1 Lot into 2 Lots) at 2 Waterview Drive MOFFATDALE (and described as Lot 1 on SP207409).

GENERAL

GEN1. The approved development must be completed and maintained generally in accordance with the approved plans and documents, except where amended by the conditions of this permit:

Drawing Title	Prepared by	Ref No.	Rev.	Date
Proposed Subdivision	ONF Surveyors	11827P/1	B	26/10/2023

Timing: At all times.

GEN2. All works, including the repair or relocation of services is to be completed at no cost to Council.

COMPLIANCE

GEN3. All conditions of this approval are to be satisfied prior to Council endorsing the Survey Plan, and it is the applicant’s responsibility to notify Council to inspect compliance with Conditions.

A fee will be charged, with payment required prior to Council’s approval of the associated documentation requiring assessment.

OUTSTANDING FEES

GEN4. Prior to the sealing of the Plan of Survey the applicant is required to pay the Council all rates and charges or any expenses being a charge over the subject land under any Act in accordance with Schedule 18, Section 69 of the Planning Regulation 2017.

SURVEY MARKS

RAL1. Prior to the submission of the Survey Plan to Council, the applicant is to reinstate survey marks and install new survey marks in their correct position in accordance with the Survey Plan, and the work is to be certified in writing by a Licensed Surveyor.

PLANNING

RAL2. All development involving the emission of noise, odour and dust from ongoing uses, building and/or construction activities, must ensure that the emissions are in accordance with the requirements of the *Environmental Protection Act 1994*.

Timing: As indicated.

PROPERTY BOUNDARIES

RAL3. All existing on-site structure, dams and sewerage treatment facilities including transpiration and irrigation areas are to be relocated so as not to cross the proposed property boundary.

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. 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

- ENG3. 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.
- ENG4. 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

- ENG5. 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.
- ENG6. 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).
- 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.

WATER SUPPLY

- ENG8. Provide a water supply in compliance with Australian Drinking Water Guidelines - current edition 2011 and enHealth Guidance of use of Rainwater standards for potable water.

ON-SITE WASTEWATER DISPOSAL

- ENG9. Future Dwellings must be connected to an on-site effluent disposal system, in accordance with AS 1547 and the Queensland Plumbing and Waste Water Code.

Timing: Prior to the issue of a Building Approval for a future Dwelling on the proposed lots.

VEHICLE ACCESS

- ENG10. Design and construct a vehicle crossover to each lot having a minimum width of 4 metres in accordance with Council's Standard Drawing No. 00049.

Comment: A single wider crossover is permitted to service both properties, provided the minimum 4m width is provided for each lot.

- ENG11. The driveway for proposed Lot 34, for the length of the access handle, shall comprise 100mm of compacted gravel 4m wide.
- ENG12. Construct any new crossovers such that the edge of the crossover is no closer than 1 metre to any existing or proposed infrastructure including any stormwater gully pit,

manhole, service infrastructure (eg power pole, telecommunications pit), road infrastructure (eg street sign, street tree, etc).

TELECOMMUNICATION

ENG13. Provide telecommunications to all lots within the development.

ELECTRICITY

ENG14. Provide electricity supply to all lots within the development to comply with Ergon Energy's requirements.

ENG15. Submit to Council, written confirmation from an electricity provider (Certificate of Supply) that an agreement has been made for the supply of electricity.

SERVICES – EXISTING CONNECTIONS

ENG16. Ensure that all services provided to each lot are wholly located within the lot(s) it serves.

EROSION AND SEDIMENT CONTROL – GENERAL

ENG17. 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.

ENG18. Remove and clean-up the sediment or other pollutants in the event that sediment or other pollutants are tracked or released onto adjoining streets or stormwater systems, at no cost to Council.

STANDARD ADVICE

ADV1. Section 85(1)(b) of the *Planning Act 2016* provides that, if this approval is not acted upon within a period of four (4) years the approval will lapse.

ADV2. 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 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.

ADV3. Attached for your information is a copy of Chapter 6 of the Planning Act 2016 as regards to Appeal Rights.

INFRASTRUCTURE CHARGES

ADV4. Infrastructure charges are now levied by way of an infrastructure charges notice, issued pursuant to section 119 of the *Planning Act 2016*.

DEVELOPER INCENTIVE

ADV5. Council is offering a reduction in infrastructure charges payable through the development incentive scheme which is available between 1 December 2020 and 31 December 2025. Eligible development under this scheme is required to be completed by 31 December 2025.

For further information or application form please refer to the rules and procedures available on Council's website.

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

Against: Nil

CARRIED 6/0

Attendance:

At 10:21am, Cr Kirstie Schumacher left the meeting.
 At 10:21am, Chief Executive Officer Mark Pitt left the meeting.
 At 10:25am, Cr Danita Potter left the meeting.
 At 10:27am, Cr Danita Potter returned to the meeting.

17.2 NEGOTIATED REPORT FOR MATERIAL CHANGE OF USE - RESIDENTIAL CARE FACILITY (GENERAL CARE UNITS, NDIS UNITS, PALLIATIVE CARE UNITS AND DEMENTIA CARE UNITS), HEALTH CARE SERVICES, HOSPITAL (PLUS 42 X ANCILLARY SHORT-TERM STAFF ACCOMMODATION, CAFE AND FLORIST) AND CHILD CARE CENTRE (50 ENROLMENTS) AT 25 & 31 MARKWELL STREET & 7 GLENDON STREET, KINGAROY (AND DESCRIBED AS LOT 1 ON RP42037, LOT 1 ON RP57027, LOTS 2 & 3 ON RP7925 & LOTS 4 & 5 ON SP146001). APPLICANT: ETHOS HEALTH CARE PTY LTD & C 59 PTY LTD C/- ISAAC CONSULTING PTY LTD

RESOLUTION 2024/298

Moved: Cr Scott Henschen
 Seconded: Cr Danita Potter

That Council approve the Negotiated Decision request for Material Change of Use for a Staged Mixed-Use Development – Residential Care Facility, Health Care Services, Hospital, Child Care Centre and Food & Drink Outlets/Shop on land at 25 & 31 Markwell Street & 7 Glendon Street, Kingaroy (formally described as Lot 1 on RP42037, Lot 1 on RP57027, Lots 2 & 3 on RP7925 and Lots 4 & 5 on SP146001) – Applicant: Ethos Health Care Pty Ltd & C 59 Pty Ltd C/- Isaac Consulting Pty Ltd, subject to the following conditions:-

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:

AMENDED APPROVED PLANS

Drawing Title	Prepared by	Drawing no.	Issue	Date
Stage 1 – Approved Plans				
Ground Floor – Stage 1	BLACK INK	SK-06	Issue 11	15 Feb 2024 (print date 27 Feb 2024)
Level 1 Plan – Stage 1	BLACK INK	SK-07	Issue 10	30 Nov 2023
Level 2 Plan – Stage 1	BLACK INK	SK-08	Issue 10	30 Nov 2023
Level 3 Plan – Stage 1	BLACK INK	SK-09	Issue 10	30 Nov 2023
Level 4 Plan – Stage 1	BLACK INK	SK-10	Issue 10	30 Nov 2023
Level 5 Plan – Stage 1	BLACK INK	SK-11	Issue 10	30 Nov 2023
Roof Plan – Stage 1	BLACK INK	SK-12	Issue 10	30 Nov 2023
Ground Floor Landscape Concept Plan		Sheet 2		Feb 2024
Level 6 Landscape Concept Plan (with Shaded Devices)		Sheet 12		Feb 2024
Level 6 Landscape Concept Plan		Sheet 13		Feb 2024

Stage 2 – Approved Plans				
Ground Floor – Stage 2	BLACK INK	SK-13	Issue 11	15 Feb 2024 (print date 27 Feb 2024)
Level 1 Plan – Stage 2	BLACK INK	SK-14	Issue 10	30 Nov 2023
Level 2 Plan – Stage 2	BLACK INK	SK-15	Issue 10	30 Nov 2023
Level 3 Plan – Stage 2	BLACK INK	SK-16	Issue 10	30 Nov 2023
Level 4 Plan – Stage 2	BLACK INK	SK-17	Issue 10	30 Nov 2023
Level 5 Plan – Stage 2	BLACK INK	SK-18	Issue 10	30 Nov 2023
Roof Plan – Stage 2	BLACK INK	SK-19	Issue 10	30 Nov 2023
Ground Floor Landscape Concept Plan		Sheet 2		Feb 2024
Level 2 Landscape Concept Plan		Sheet 4		Feb 2024
Level 6 Landscape Concept Plan (with Shaded Devices)		Sheet 12		Feb 2024
Level 6 Landscape Concept Plan		Sheet 13		Feb 2024
Stage 3 – Approved Plans				
Ground Floor – Stage 3	BLACK INK	SK-20	Issue 11	15 Feb 2024 (print date 27 Feb 2024)
Level 1 Plan – Stage 3	BLACK INK	SK-21	Issue 10	30 Nov 2023
Level 2 Plan – Stage 3	BLACK INK	SK-22	Issue 10	30 Nov 2023
Level 3 Plan – Stage 3	BLACK INK	SK-23	Issue 10	30 Nov 2023
Level 4 Plan – Stage 3	BLACK INK	SK-24	Issue 10	30 Nov 2023
Level 5 Plan – Stage 3	BLACK INK	SK-25	Issue 10	30 Nov 2023
Roof Plan – Stage 3	BLACK INK	SK-26	Issue 10	30 Nov 2023
Ground Floor Landscape Concept Plan		Sheet 2		Feb 2024
Level 2 Landscape Concept Plan		Sheet 4		Feb 2024
Level 5 Landscape Concept Plan		Sheet 7		Feb 2024
Level 6 Landscape Concept Plan (with Shaded Devices)		Sheet 12		Feb 2024
Level 6 Landscape Concept Plan		Sheet 13		Feb 2024
Section S01	BLACK INK	SK-29	Issue 09	05 Oct 2023
(Elevations 1) North Elevation	BLACK INK	SK-30	Issue 09	05 Oct 2023
(Elevations 1) East Elevation	BLACK INK	SK-30	Issue 09	05 Oct 2023
(Elevations 2) South Elevation	BLACK INK	SK-31	Issue 09	05 Oct 2023
(Elevations 2) West Elevation	BLACK INK	SK-31	Issue 09	05 Oct 2023
Landscaping Elevation Plans				
Landscape Section (Section – A)		Sheet 20		Feb 2024
Landscape Elevations and Blow Ups		Sheet 21		Feb 2024
Landscape Elevations and Blow Ups		Sheet 22		Feb 2024
Landscape Planting Schedule (Stage 1, Stage 2, Stage 3)				
Planting Schedule		Sheet 23		Feb 2024
Planting Schedule		Sheet 24		Feb 2024

Where there is a conflict between the conditions of this approval and the details shown on the approved plans and documents, the conditions of approval prevail.

DOCUMENTS REFERRED TO IN THIS APPROVAL (ALL STAGES)

- CRG ACOUSTICS Environmental Noise Impact Assessment_23062_Revision 4_ Dated 27 November 2023.
- Lambert & Rehbein (SEQ) Pty Ltd Traffic Impact Assessment (Letter) ref_B23192TL001.
- Lambert & Rehbein (SEQ) Pty Ltd - Waste Management – Proposed Health Precinct – Revision 1, Dated 14 September 2023.
- Statement of Landscape Intent, Dated February 2024

STAGE 1 CONDITIONS

GENERAL

Unless otherwise amended by the following conditions.

GEN2. All works including the repair or relocation of services (Telstra/lighting) are to be completed at no cost to council.

GEN3. The applicant is required to maintain the site in a clean and orderly state at all times.

~~GEN4. All existing lots are to be amalgamated into a single lot prior to the commencement of Stage 1's site works.~~

ADDITIONAL DRAWINGS (STAGE 1)

GEN5. Prior to the commencement of Stage 1 works, provide detailed elevations of the intended Stage 1 building inclusive of the following:

- Confirm extent of façade treatments to be presented to Glendon Street frontage (east), & façade treatments closest to the adjoining property boundary (west).
- Interim façade treatments to all blank walls exposed prior to enactment of subsequent Stages 2 & 3.

COMPLIANCE ASSESSMENT

GEN6. All conditions of this approval are to be satisfied prior to Council issuing a compliance certificate for the commencement of the use and it's and it is the applicant's responsibility to notify Council to inspect compliance with conditions.

Compliance certificate fee will be charged with payment required prior to council approval of the associated documentation requiring compliance assessment.

CONDITION TIMING

GEN7. Unless stated otherwise, all conditions are to be complied with prior to commencement of the use and compliance maintained at all times while the use continues.

BUILDING MANAGEMENT STATEMENT

GEN8. Ensure a Building Management Statement is registered on the title

The Building Management Statement must cover common building management items including but not limited to any shared:

- support, services and utilities;
- pedestrian and vehicle access;
- car parking including visitor and disabled spaces;
- vehicle servicing areas including loading docks;
- refuse storage and collection areas;
- storage areas;
- recreation areas

Timing: Prior to the occupancy of the building or issue of Certificate of Classification whichever occurs first.

- GEN9. The building management statement must be submitted to, and the content accepted by South Burnett Regional Council's 'Development Services'.
- GEN10. Lodge the accepted building Management Statement with the Registrar of Titles for the relevant Queensland State Government Authority.
- GEN11. Submit to South Burnett Regional Council's 'Development Services' evidence of the registration of the accepted Building Management Statement.

PLANNING

NATURE & EXTENT OF THE APPROVED USE

- MCU1. Stage 1 uses are limited to those identified on the approved plans (Ground Level through to Level 6).
- MCU2. Multi-Purpose Roofed Area (280m²) & Chapel (100m²), located on roof top must remain ancillary to the approved Residential care facility and Hospital only.
- MCU3. Existing buildings and ancillary components identified on 'Ground Floor – Stage 1' are to be suitably maintained in a lawful manner where required for interim use.
- MCU4. Landscape areas associated with existing buildings identified on 'Ground Floor – Stage 1' are to be maintained during interim use.

DEMOLITION

- MCU5. In the event existing buildings identified on 'Ground Floor – Stage 1' are demolished (in preparation of Stage 2 works) and site remains vacant for more than 3 months, all exposed areas are to appropriately treated for erosion and sediment control eg. turfed as agreed to by Council.

BUILDING HEIGHT

- MCU6. The maximum building height (Stage 1) must be in accordance with the following:
- Maximum overall vertical height of 33.5m (from existing ground level) to the peak roof height shown in approved drawing SK-29_Section S01_ (issue 09) _date 5 October 2023; and
 - Total number of storeys is 7 with arrangement (of storeys) to be in accordance with that shown in approved drawing SK-29_Section S01_ (issue 09) _date 5 October 2023.
- MCU7. Submit to Council certification from a registered surveyor confirming that the 'as constructed' overall height are in accordance with the requirements of condition MCU6.
- Timing:** Prior to issue of certificate of classification/Final Inspection Certificate, or prior to commencement of use (whichever comes first).

EXTERNAL ARCHITECTURAL DETAILS

- MCU8. External details of the building façade treatment and external materials, colours and finishes must be consistent with approved drawings and documents.

AWNING IN THE ROAD RESERVE

- MCU9. Provide a pedestrian awning along Glendon Street to the extent of the building façade (fronting Glendon Street) in accordance with the Approved Plans.

SECURITY LIGHTING

- MCU10. Install a lighting system to the underside of the proposed awning over the footpath in accordance with the relevant Australian Standards and in accordance with the following:

-
- Suitably qualified professional is to submit a detailed lighting plan demonstrating that under awning lighting complies with applicable Australian Standards (for Pedestrian Areas).
 - Implement in accordance with the detailed lighting plan and provide Council with certification of completed works (from a licensed electrical contractor).
 - Maintain the awning lighting system at all times.

MCU11. Install and maintain a suitable system of security lighting to operate from dusk till dawn within all areas where the public may gain access, including carparking areas, building entrances, and vegetated areas.

MCU12. Design of all external lighting in accordance with AS 4282-1997 '*Control of obtrusive effects of outdoor lighting*', ensuring that light spillage does not cause nuisance to nearby sensitive uses.

MCU13. Provide certification from a suitably qualified professional that all security lighting installed complies with applicable Australian Standards and retains acceptable impacts on adjoining (or nearby) sensitive uses.

FENCING AND ACOUSTIC TREATMENTS

MCU14. All fencing and acoustic treatments to be in accordance with the CRG Acoustics - Environmental Noise Impact Assessment, Reference 23062, Revision 4, Dated 27 November 2023.

Nb. The combined height of the retaining wall, fencing and/or acoustic barrier must not exceed the adopted height as referred to in the Environmental Noise Impact Assessment.

LANDSCAPING

MCU15. Construct landscaping in accordance with the prepared landscape concept plan, the relevant council standards, best trade practise, and the following conditions.

- If the extent or configuration of landscaped areas has been marginally amended from the plan, then adjust plant numbers to ensure full coverage.
- Provide a 3-tier landscape structure to all landscape areas IE trees shrubs and ground covers.
- Maximise opportunities for stormwater infiltration into landscaped areas (where available).
- Maintain the landscape works generally in accordance with the detailed plans and to industry standards.

SCREEN MECHANICAL PLANT

MCU16. Install and maintain suitable screening to all air conditioning, lift motor rooms, plant and service facilities located at the top of or on the external face of the building. The screening structures must be constructed from materials that are consistent with materials used elsewhere on the façade of the building.

ELECTRICITY/TELECOMMUNICATIONS

MCU17. The development is to be supplied with reticulated electricity and telecommunications services.

VISUAL AMENITY & REFLECTIVITY

MCU18. Façade treatments must not cause nuisance from glare and/or inappropriate reflectivity.

~~MCU19. Provide written confirmation from an appropriately qualified professional that façade treatments do not generate unreasonable glare, or reflectivity.~~

NOISE

-
- MCU20. Carry out the development in accordance with the CRG Acoustics report reference_23062_REV4 recommendations as they relate to works associated with Stage 1 of this approval.
- MCU21. A suitably qualified Acoustic Consultant shall provide written confirmation that all CRG Acoustics report reference_23062_REV4 recommendations (relevant to **Stage 1**) are in place.
- Timing:** Prior to issue of certificate of classification/Final Inspection Certificate, or prior to commencement of use (whichever comes first).
- MCU22. Operation of trucks and commercial vehicles (excluding waste collection vehicles and emergency vehicles) must only occur between 7am & 7pm Monday to Saturday.
- MCU23. All metal grilles, metal plates or similar subject to vehicular traffic must be acoustically damped to prevent environmental nuisance.
- MCU24. Following the installation of all mechanical plant and equipment (e.g. air conditioning, mechanical ventilation, and refrigeration equipment and heat pump hot water systems), submit to South Burnett Regional Council's 'Development Services' certification that the plant and equipment is adequately noise-attenuated and in accordance with applicable Planning Scheme Codes/policies (and other applicable laws)

CAR PARKING

- MCU25. Car parking within the premises must be maintained exclusively for the ancillary use of the development. The parking must be retained for purposes associated with the approved development.
- MCU26. Bin Storage area identified on Ground Floor – Stage 1 (SK06) is to include appropriate washdown facilities and drainage connections.

ENGINEERING WORKS

- ENG1. Submit to Council, an Operational Work application for all civil works including earthworks, stormwater, water supply, sewer, roadworks, access and parking, erosion and sediment control.
- ENG2. 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.
- 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.
- ENG4. Submit to Council, certification from a suitably qualified Engineer (RPEQ) that the works have been undertaken in accordance with the Approved Plans and specifications and to Council's requirements, prior to commencement of the use.

MAINTENANCE

- ENG5. Maintain all works that will become Council infrastructure for a period of 12 months (maintenance period) from the date of on-maintenance. Any defective works must be rectified within the maintenance period.
- ENG6. Provide Council with a maintenance bond in an acceptable form equal to 5% of the value of Council's infrastructure prior to commencement of the maintenance period.

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

- ENG7. 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.
- ENG8. 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.
- ENG9. Repair any and all damage to Councils road network resulting from the construction of the development. In particular, Glendon Street is unlikely to be able to support the types of vehicles and associated loadings that will be required for construction of the development (e.g. construction equipment, materials delivery etc), and failure of the pavement and surface is expected.

Comment: Council is open to discussing a suitable approach to the ongoing maintenance of roads, to ensure that failures and repairs are rectified in a timely manner, so that Council roads are safe for all road users at all times.

CONSTRUCTION TRAFFIC ROUTES

- ENG10. All construction traffic associated with the development (excluding light vehicles) shall enter and exit the site via Glendon Street, between Avoca Street and the concrete median south of the roundabout at the intersection of Glendon Street and Markwell Street. All construction traffic shall enter and exit Glendon Street from the Avoca Street end. No other transport route to or from the site shall be used without the written consent of Council.

CONSTRUCTION AND NUISANCE MANAGEMENT PLAN

- ENG11. Submit to Council for endorsement, a Construction and Nuisance Management Plan for approved development works for the site. The Plan is to cover where applicable, the following:
- a) air quality management;
 - b) noise and vibration management;
 - c) storm water quality management;
 - d) erosion and sediment management;
 - e) vegetation management;
 - f) waste management;
 - g) complaint management;
 - h) community awareness;
 - i) preparation of site work plans;
 - j) workers' car parking arrangements;
 - k) traffic control during works; and
 - l) delivery of materials.

Timing: Prior to commencement of works.

- ENG12. Implement the approved Construction Management Plan at all times during construction of the development.
- ENG13. Ensure a legible copy of the approved Construction Management Plan is available on-site at all times during construction and earthworks.

STORMWATER MANAGEMENT

- ENG14. Provide stormwater management generally in accordance with the Conceptual Site Based Stormwater Management Plan prepared by RMA Engineers, Revision 1, dated

30 August 2023, subject to detailed design and except as altered by conditions of this development approval.

- ENG15. 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.
- ENG16. Design and construct stormwater drainage incorporating measures to prevent any solid matter and floatable oils being carried into existing stormwater system.
- ENG17. Stormwater from sealed areas and overflow pipes from stormwater detention structures and/or tanks installed for the stormwater system is required to be piped to the kerb and channel.
- ENG18. Design and construct all internal stormwater drainage works to comply with the relevant Section/s of AS/NZS 3500.3.2.
- ENG19. Ensure that adjoining properties and roadways are protected from ponding or nuisance from stormwater as a result of any site works undertaken as part of the proposed development.
- ENG20. 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).

WATER SUPPLY

- ENG21. Connect the development to Council's reticulated water supply system via a single connection, designed to Council and WWBROC requirements.

SEWERAGE

- ENG22. Connect the development to Council's reticulated sewerage system via a single connection. The connection must be designed in accordance with Council and WBBROC standards and be approved by Council's Utility Services Section.
- ENG23. Actual connection to Council's live sewerage infrastructure must be undertaken by or under the supervision of Council.
- ENG24. Any works within the vicinity of an existing or proposed sewer shall meet the requirements of QDC *MP1.4 Building over or near relevant infrastructure*.
- ENG25. The existing sewer main SM0714 (Council Asset No. W00739), and end of line manhole 2125/3 (Council Asset No. W00276) within the site shall be removed or filled with flowable concrete with the connection to manhole 2125/2 made good.

Timing: Prior to commencement of Stage 1 of the development.

Comment: The existing sewer connection can be used until the new sewer extension is complete.

SEWER EXTENSION

- ENG26. Design and construct a 150mm diameter sewer main from the site to manhole 2129A/1 (located on the southern side of Avoca Street), with a suitable alignment along Glendon Street, to service the whole of the proposed development.

Timing: Prior to commencement of Stage 1 of the development.

Comment: This condition is imposed pursuant to Section 145 of the *Planning Act 2016*.

TRADE WASTE DISPOSAL (COMMERCIAL KITCHEN)

- ENG27. Connect any commercial kitchen to Council's sewer reticulation. Obtain a Plumbing Approval from Council with the relevant inspections undertaken prior to connection to the sewer.

PARKING AND ACCESS - GENERAL

- ENG28. Design all access driveways, circulation driveways, parking aisles and car parking spaces in accordance with Australian Standard 2890.1 - Parking Facilities - Off Street Car Parking.
- ENG29. Design all on-street parking in accordance with *AS2890.5:2020 Parking facilities On-street parking*, and Austroads Guide to Road Design.
- ENG30. Design and construct all access, parking and manoeuvring areas with concrete, asphalt or a two-coat bitumen seal.
- ENG31. Provide a minimum of 42 off street car parking spaces, including a minimum of 1 person with disability (PWD) car parking space, and 2 continuous set down zones generally in accordance with Black Ink Architecture Dwg SK-06 Issue 11 dated 27/02/2024, and which reflect requirements in the SARA decision reference 2310-37472 SRA on 12 January 2024.
- ENG32. Design & construct all off street PWD car parking spaces in accordance with AS2890.6.
- ENG33. Provide a concrete pedestrian footpath from the carpark to the Stage 1 buildings that meets the Disability Discrimination Act requirements.
- ENG34. Provide vehicle bollards or tyre stops to control vehicular access and to protect landscaping or pedestrian areas where appropriate.
- ENG35. Line mark or otherwise delineate the car park aisles and driveways within the development with directional arrows on the pavement to enable all vehicles to enter and leave the site in a forward gear.
- ENG36. Ensure access to car parking spaces, vehicle loading and manoeuvring areas and driveways remain unobstructed and available for their intended purpose during the hours of operation.
- ENG37. Install all necessary signage for traffic flow e.g. No Entry, One-Way, Left Out Only.

PARKING AND ACCESS - SERVICING

- ENG38. Provide loading bay/drop off facilities for Small Rigid Vehicle, Waste Collection Vehicle, mini bus, and ambulance in the locations generally shown on the approved plan(s) of development.
- ENG39. Design along the route to and from all loading bay facilities and the external road network, all access driveways, circulation driveways, parking aisles and the like with a layout that accommodates the turning movements of all service vehicles, and ensure that all vehicles are able to enter and exit the site in a forward direction.
- ENG40. Ensure loading and unloading operations are conducted wholly within the site and vehicles enter and exit the site in a forward direction.

VEHICLE ACCESS

- ENG41. Accesses to the site between the property boundary and the edge of the Markwell Street/Glendon Street road pavement, shall be constructed in accordance with

Council's Standard Drawing IPWEAQ Std Dwg RS-051, Rev F. Ensure that crossovers splay is designed to accommodate turning movements of the longest expected service vehicle.

Timing: Prior to commencement of Stage 1 of the development.

Comment: This condition is imposed pursuant to Section 145 of the *Planning Act 2016*.

ENG42. Construct any new crossovers such that the edge of the crossover is no closer than 1 metre to any existing or proposed infrastructure, including any stormwater gully pit, manhole, service infrastructure (eg power pole, telecommunications pit), road infrastructure (eg street sign, street tree, etc).

REDUNDANT CROSSOVERS

ENG43. Remove all redundant crossovers and reinstate the kerb and channel, road pavement, services, verge and any footpath to the standard immediately adjacent along the frontage of the site.

ROADWORKS – FRONTAGE WORKS

ENG44. Design and construct the Glendon Street frontage of the proposed development in accordance with Council Standards, relevant Austroads' Standards, and Council's Planning Scheme. More specifically, include the following:

- a) Widening of Glendon Street to accommodate the proposed parallel parking. This includes any reconstruction of Glendon Street to achieve the design levels required for kerb and channel;
- b) Replacement of the kerb and channel for the full Glendon Street frontage;
- c) Full width concrete footpath between the kerb and property boundary;
- d) provision for stormwater drainage (including adjusting manhole levels), line marking, signage (including parking restrictions) and kerb ramps.

Comment: Roadworks shall be carried out under an Operational Work application.

Comment: This condition is imposed pursuant to Section 145 of the *Planning Act 2016*.

ROADWORKS AND PEDESTRIAN SAFETY

ENG45. Install signage for all works on or near roadways in accordance with the Manual for Uniform Traffic Control Devices – Part 3, Works on Roads.

ENG46. Submit to Council, an application for any footpath, road or lane closures, and ensure all conditions of that approval are complied with during construction of the works.

ENG47. Maintain safe pedestrian access along Council's footpaths at all times.

ELECTRICITY AND TELECOMMUNICATION

ENG48. Connect the development to electricity and telecommunication services.

EARTHWORKS – GENERAL

ENG49. Earthworks per site involving cut or fill with a quantity of material greater than 50m³, requires an Operational Work application.

ENG50. Undertake earthworks in accordance with the provisions of AS3798 Guidelines on Earthworks for Commercial and Residential Developments.

EROSION AND SEDIMENT CONTROL – GENERAL

-
- ENG51. 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.
- ENG52. 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.

STAGE 2 CONDITIONS

GENERAL

Unless otherwise amended by the following conditions.

- GEN2. 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 (refer to the **approved plans** cited under condition GEN1.).
- GEN3. All works including the repair or relocation of services (Telstra/lighting) are to be completed at no cost to council.
- GEN4. The applicant is required to maintain the site in a clean and orderly state at all times.

ADDITIONAL DRAWINGS (STAGE 2)

- GEN5. Prior to the commencement of Stage 2 works, provide, detailed elevations of the intended Stage 2 building inclusive of the following:
- Show all proposed façade treatments to property boundaries and road frontages.
 - The interim façade treatment to blank walls prior to enactment of subsequent Stage 3.

COMPLIANCE ASSESSMENT

- GEN6. All conditions of this approval are to be satisfied prior to Council issuing a compliance certificate for the commencement of the use and it's and it is the applicant's responsibility to notify Council to inspect compliance with conditions.

Compliance certificate fee will be charged with payment required prior to council approval of the associated documentation requiring compliance assessment.

CONDITION TIMING

- GEN7. Unless stated otherwise, all conditions are to be complied with prior to commencement of the use and compliance maintained at all times while the use continues.

BUILDING MANAGEMENT STATEMENT

- GEN8. Ensure a Building Management Statement is registered on the title.

The Building Management Statement must cover common building management items including but not limited to any shared:

- Support, services and utilities;
- Pedestrian and vehicle access;
- Car parking including visitor and disabled spaces;
- Vehicle servicing areas including loading docks;
- Refuse storage and collection areas;
- Storage areas; and
- Recreation areas.

Timing: As part of the registration of the plan of subdivision notated by Council and then to be maintained.

-
- GEN9. The building management statement must be submitted to, and the content accepted by South Burnett Regional Council's 'Development Services'.
- GEN10. Lodge the accepted building Management Statement with the Registrar of Titles for the relevant Queensland State Government Authority.
- GEN11. Submit to South Burnett Regional Council's 'Development Services' evidence of the registration of the accepted Building Management Statement.

PLANNING**NATURE & EXTENT OF THE APPROVED USE**

- MCU1. Stage 1 & 2 uses are limited to those identified on the approved plans (Ground Level through to Level 6).
- MCU2. Short-Term staff accommodation must remain ancillary to the approved Hospital, Health care services, and Residential care facility only. Short-Term staff accommodation is to be maintained exclusively for the purpose of accommodating staff and/or other service providers associated with the approved Hospital, Health care services, and Residential care facility only.
- MCU3. Roof top is to be limited to garden areas only unless otherwise stated on the approved drawings.
- MCU4. Multi-Purpose Space (165m² located on Roof Top) must remain ancillary to the approved Hospital, and Residential care facility only.
- MCU5. In the event that an appropriate liquor licence is obtained from the relevant authority, this development approval for Food and Drink Outlet (at ground level) does not permit the service of alcohol to patrons who are not consuming food.

DEMOLITION

- MCU6. Demolish buildings/structures on the site in accordance with the approved drawings and where applicable the approved Construction Management Plan.
- MCU7. If construction for Stage 2 does not commence within 3 months of the demolition of the existing buildings (on site), the site must be turfed and appropriately treated for erosion and sediment control.

BUILDING HEIGHT

- MCU8. The maximum building height (Stage 2) must be in accordance with the following:
- Maximum overall vertical height of 33.5m (from existing ground level) to the peak roof height shown in approved drawing SK-29_Section S01_ (issue 09) _date 5 October 2023; and
 - Total number of storeys is 7 with arrangement (of storeys) to be in accordance with that shown in approved drawing SK-29_Section S01_ (issue 09) _date 5 October 2023.
- MCU9. Submit to Council certification from a registered surveyor confirming that the 'as constructed' overall height are in accordance with the requirements of condition MCU8.

EXTERNAL ARCHITECTURAL DETAILS

- MCU10. All Stage 2 building façade treatments, external materials, colours and finishes must be in accordance with the approved drawings and documents.

AWNING IN THE ROAD RESERVE

- MCU11. Provide a pedestrian awning along Markwell Street & Glendon Street to the extent shown in Stage 2 drawings (fronting Markwell Street & Glendon Street).

SECURITY LIGHTING

- MCU12. Install a lighting system to the underside of the proposed awning over the footpath in accordance with the relevant Australian Standards and in accordance with the following:
- Suitably qualified professional is to submit a detailed lighting plan demonstrating that under awning lighting complies with applicable Australian Standards (for Pedestrian Areas).
 - Implement in accordance with the detailed lighting plan and provide Council with certification of completed works (from a licensed electrical contractor).
 - Maintain the awning lighting system at all times.
- MCU13. Install and maintain a suitable system of security lighting to operate from dusk till dawn within all areas where the public may gain access, including carparking areas, building entrances, and vegetated areas.
- MCU14. Design of all external lighting in accordance with AS 4282-1997 '*Control of obtrusive effects of outdoor lighting*', ensuring that light spillage does not cause nuisance to nearby sensitive uses.
- MCU15. Provide certification from a suitably qualified professional that all security lighting installed complies with applicable Australian Standards and retains acceptable impacts on adjoining (or nearby) sensitive uses.

Timing: Prior to issue of certificate of classification/Final Inspection Certificate, or prior to commencement of use (whichever comes first).

LANDSCAPING

- MCU16. Construct landscaping in accordance with the prepared landscape concept plan, the relevant council standards, best trade practise, and the following conditions.
- If the extent or configuration of landscaped areas has been marginally amended from the plan, then adjust plant numbers to ensure full coverage.
 - Provide a 3-tier landscape structure to all landscape areas IE trees shrubs and ground covers.
 - Maximise opportunities for stormwater infiltration into landscaped areas (where available).
 - Maintain the landscape works generally in accordance with the detailed plans and to industry standards.

SCREEN MECHANICAL PLANT

- MCU17. Install and maintain suitable screening to all air conditioning, lift motor rooms, plant and service facilities located at the top of or on the external face of the building. The screening structures must be constructed from materials that are consistent with materials used elsewhere on the façade of the building.

ELECTRICITY/TELECOMMUNICATIONS

- MCU18. The development is to be supplied with reticulated electricity and telecommunications services.

VISUAL AMENITY & REFLECTIVITY

- MCU19. Façade treatments must not cause nuisance from glare and/or inappropriate reflectivity.
- ~~MCU20. Provide written confirmation from an appropriately qualified professional that façade treatments do not generate unreasonable glare, or reflectivity.~~

NOISE

-
- MCU21. Carry out the development in accordance with the CRG Acoustics report reference 23062_REV4 recommendations as they relate to works associated with Stage 2 of this approval.
- MCU22. A suitably qualified Acoustic Consultant shall provide written confirmation that all CRG Acoustics report reference_23062_REV4 recommendations (relevant to **Stage 2**) are in place.
- Timing:** Prior to issue of certificate of classification/Final Inspection Certificate, or prior to commencement of use (whichever comes first).
- MCU23. Operation of trucks and commercial vehicles (excluding waste collection vehicles and emergency vehicles) must only occur between 7am & 7pm Monday to Saturday.
- MCU24. All metal grilles, metal plates or similar subject to vehicular traffic must be acoustically damped to prevent environmental nuisance.
- MCU25. Following the installation of all mechanical plant and equipment (e.g. air conditioning, mechanical ventilation, and refrigeration equipment and heat pump hot water systems), submit to South Burnett Regional Council's 'Development Services' certification that the plant and equipment is adequately noise-attenuated and in accordance with applicable Planning Scheme Codes/policies (and other applicable laws).

CAR PARKING

- MCU26. Car parking within the premises must be maintained exclusively for the ancillary use of the development. The parking must be retained for purposes associated with the approved development.
- MCU27. Bin Storage area identified on Ground Floor – Stage 2 (SK13) is to include appropriate washdown facilities and drainage connections.

ENGINEERING WORKS

- ENG1. Submit to Council, an Operational Work application for all civil works including earthworks, stormwater, water supply, sewer, roadworks, access and parking, erosion and sediment control.
- ENG2. 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.
- 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.
- ENG4. Submit to Council, certification from a suitably qualified Engineer (RPEQ) that the works have been undertaken in accordance with the Approved Plans and specifications and to Council's requirements, prior to commencement of the use.

MAINTENANCE

- ENG5. Maintain all works that will become Council infrastructure for a period of 12 months (maintenance period) from the date of on-maintenance. Any defective works must be rectified within the maintenance period.
- ENG6. Provide Council with a maintenance bond in an acceptable form equal to 5% of the value of Council's infrastructure prior to commencement of the maintenance period.

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

- ENG7. 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.
- ENG8. 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.
- ENG9. Repair any and all damage to Councils road network resulting from the construction of the development. In particular, Glendon Street is unlikely to be able to support the types of vehicles and associated loadings that will be required for construction of the development (e.g. construction equipment, materials delivery etc), and failure of the pavement and surface is expected.

Comment: Council is open to discussing a suitable approach to the ongoing maintenance of roads, to ensure that failures and repairs are rectified in a timely manner, so that Council roads are safe for all road users at all times.

CONSTRUCTION TRAFFIC ROUTES

- ENG10. All construction traffic associated with the development (excluding light vehicles) shall enter and exit the site via Glendon Street, between Avoca Street and the concrete median south of the roundabout at the intersection of Glendon Street and Markwell Street. All construction traffic shall enter and exit Glendon Street from the Avoca Street end. No other transport route to or from the site shall be used without the written consent of Council.

CONSTRUCTION AND NUISANCE MANAGEMENT PLAN

- ENG11. Submit to Council for endorsement, a Construction and Nuisance Management Plan for approved development works for the site. The Plan is to cover where applicable, the following:
- a) air quality management;
 - b) noise and vibration management;
 - c) storm water quality management;
 - d) erosion and sediment management;
 - e) vegetation management;
 - f) waste management;
 - g) complaint management;
 - h) community awareness;
 - i) preparation of site work plans;
 - j) workers' car parking arrangements;
 - k) traffic control during works; and
 - l) delivery of materials.

Timing: Prior to commencement of works.

- ENG12. Implement the approved Construction Management Plan at all times during construction of the development.
- ENG13. Ensure a legible copy of the approved Construction Management Plan is available on-site at all times during construction and earthworks.

STORMWATER MANAGEMENT

- ENG14. Provide stormwater management generally in accordance with the Conceptual Site Based Stormwater Management Plan prepared by RMA Engineers, Revision 1, dated

30 August 2023, subject to detailed design and except as altered by conditions of this development approval.

- ENG15. 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.
- ENG16. Design and construct stormwater drainage incorporating measures to prevent any solid matter and floatable oils being carried into existing stormwater system.
- ENG17. Stormwater from sealed areas and overflow pipes from stormwater detention structures and/or tanks installed for the stormwater system is required to be piped to the kerb and channel.
- ENG18. Design and construct all internal stormwater drainage works to comply with the relevant Section/s of AS/NZS 3500.3.2.
- ENG19. Ensure that adjoining properties and roadways are protected from ponding or nuisance from stormwater as a result of any site works undertaken as part of the proposed development.
- ENG20. 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).

WATER SUPPLY

- ENG21. Connect the development to Council's reticulated water supply system via a single connection, designed to Council and WWBROC requirements.

SEWERAGE

- ENG22. Connect the development to Council's reticulated sewerage system via a single connection. The connection must be designed in accordance with Council and WBBROC standards and be approved by Council's Utility Services Section.
- ENG23. Actual connection to Council's live sewerage infrastructure must be undertaken by or under the supervision of Council.
- ENG24. Any works within the vicinity of an existing or proposed sewer shall meet the requirements of QDC *MP1.4 Building over or near relevant infrastructure*.

TRADE WASTE DISPOSAL (COMMERCIAL KITCHEN)

- ENG25. Connect any commercial kitchen to Council's sewer reticulation. Obtain a Plumbing Approval from Council with the relevant inspections undertaken prior to connection to the sewer.

PARKING AND ACCESS - GENERAL

- ENG26. Design all access driveways, circulation driveways, parking aisles and car parking spaces in accordance with Australian Standard 2890.1 - Parking Facilities - Off Street Car Parking.
- ENG27. Design all on-street parking in accordance with *AS2890.5:2020 Parking facilities On-street parking*, and Austroads Guide to Road Design.
- ENG28. Design and construct all access, parking and manoeuvring areas with concrete, asphalt or a two-coat bitumen seal.
- ENG29. Provide a minimum of 131 Off Street Car Parking spaces (47 temporary), including a minimum of 3 person with disability (PWD) car parking space and 2 continuous set down zones, generally in accordance with Black Ink Architecture Dwg SK-13 Issue 11

dated 27/02/2024, and which reflect requirements in the SARA decision reference 2310-37472 SRA on 12 January 2024.

- ENG30. Design & construct all off street PWD car parking spaces in accordance with AS2890.6.
- ENG31. Provide vehicle bollards or tyre stops to control vehicular access and to protect landscaping or pedestrian areas where appropriate.
- ENG32. Line mark or otherwise delineate the car park aisles and driveways within the development with directional arrows on the pavement to enable all vehicles to enter and leave the site in a forward gear.
- ENG33. Ensure access to car parking spaces, vehicle loading and manoeuvring areas and driveways remain unobstructed and available for their intended purpose during the hours of operation.
- ENG34. Install all necessary signage for traffic flow e.g. No Entry, One-Way, Left Out Only.

PARKING AND ACCESS - SERVICING

- ENG35. Provide loading bay/drop off facilities for Small Rigid Vehicle, Waste Collection Vehicle, mini bus, and ambulance in the locations generally shown on the approved plan(s) of development.
- ENG36. Design along the route to and from all loading bay facilities and the external road network, all access driveways, circulation driveways, parking aisles and the like with a layout that accommodates the turning movements of all service vehicles, and ensure that all vehicles are able to enter and exit the site in a forward direction.
- ENG37. Ensure loading and unloading operations are conducted wholly within the site and vehicles enter and exit the site in a forward direction.

VEHICLE ACCESS

- ENG38. Accesses to the site between the property boundary and the edge of the Markwell Street/Glendon Street road pavement, shall be constructed in accordance with Council's Standard Drawing IPWEAQ Std Dwg RS-051, Rev F. Ensure that crossovers splay is designed to accommodate turning movements of the longest expected service vehicle.

Timing: Prior to commencement of Stage 2 of the development.

Comment: This condition is imposed pursuant to Section 145 of the *Planning Act 2016*.

- ENG39. Construct any new crossovers such that the edge of the crossover is no closer than 1 metre to any existing or proposed infrastructure, including any stormwater gully pit, manhole, service infrastructure (eg power pole, telecommunications pit), road infrastructure (eg street sign, street tree, etc).

REDUNDANT CROSSOVERS

- ENG40. Remove all redundant crossovers and reinstate the kerb and channel, road pavement, services, verge and any footpath to the standard immediately adjacent along the frontage of the site.

ROADWORKS – FRONTAGE WORKS

- ENG41. Design and construct the Markwell Street and Glendon Street frontage of the proposed development in accordance with Council Standards, relevant Austroads' Standards, and Council's Planning Scheme. More specifically, include the following:

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- a) Widening of Markwell St pavement and Glendon St pavement to accommodate the proposed parallel parking. This includes any reconstruction of Markwell St and Glendon St to achieve the design levels required for an on-grade transition from the parking spaces to the footpath;
 - b) Removal of the existing PWD carpark on Markwell St and Glendon St frontage;
 - c) Replacement of the kerb and channel or the construction of Stormwater drainage culvert feature along the carpark edge. The Carpark spaces are to be on Grade with the footpath, for the full Glendon Street frontage;
 - d) Full width concrete footpath between the kerb and channel, the car park spaces, and property boundary for Markwell Street and Glendon Street frontages;
 - e) Provision for stormwater drainage (including adjusting manhole levels), line marking, signage (including parking restrictions) and kerb ramps.

Comment: Roadworks (including footpath works) shall be carried out under an Operational Work application.

Comment: This condition is imposed pursuant to Section 145 of the *Planning Act 2016*.

ROADWORKS AND PEDESTRIAN SAFETY

- ENG42. Install signage for all works on or near roadways in accordance with the Manual for Uniform Traffic Control Devices – Part 3, Works on Roads.
- ENG43. Submit to Council, an application for any footpath, road or lane closures, and ensure all conditions of that approval are complied with during construction of the works.
- ENG44. Maintain safe pedestrian access along Council's footpaths at all times.

ELECTRICITY AND TELECOMMUNICATION

- ENG45. Connect the development to electricity and telecommunication services.

EARTHWORKS – GENERAL

- ENG46. Earthworks per site involving cut or fill with a quantity of material greater than 50m³, requires an Operational Work application.
- ENG47. Undertake earthworks in accordance with the provisions of AS3798 Guidelines on Earthworks for Commercial and Residential Developments.

EROSION AND SEDIMENT CONTROL – GENERAL

- ENG48. 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.
- ENG49. 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.

STAGE 3 CONDITIONS

GENERAL

Unless otherwise amended by the following conditions.

- GEN2. 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 (refer to the **approved plans** cited under condition GEN1.).
- GEN3. All works including the repair or relocation of services (Telstra/lighting) are to be completed at no cost to council.

GEN4. The applicant is required to maintain the site in a clean and orderly state at all times.

COMPLIANCE ASSESSMENT

GEN5. All conditions of this approval are to be satisfied prior to Council issuing a compliance certificate for the commencement of the use and it's and it is the applicant's responsibility to notify Council to inspect compliance with conditions.

Compliance certificate fee will be charged with payment required prior to council approval of the associated documentation requiring compliance assessment.

CONDITION TIMING

GEN6. Unless stated otherwise, all conditions are to be complied with prior to commencement of the use and compliance maintained at all times while the use continues.

BUILDING MANAGEMENT STATEMENT

GEN7. Ensure a Building Management Statement is registered on the title for each proposed lot.

The Building Management Statement must cover common building management items including but not limited to any shared:

- Support, services and utilities;
- Pedestrian and vehicle access;
- Car parking including visitor and disabled spaces;
- Vehicle servicing areas including loading docks;
- Refuse storage and collection areas;
- Storage areas; and
- Recreation areas.

Timing: As part of the registration of the plan of subdivision notated by Council and then to be maintained.

GEN8. The building management statement must be submitted to, and the content accepted by South Burnett Regional Council's 'Development Services'.

GEN9. Lodge the accepted building Management Statement with the Registrar of Titles for the relevant Queensland State Government Authority.

GEN10. Submit to South Burnett Regional Council's 'Development Services' evidence of the registration of the accepted Building Management Statement.

PLANNING

NATURE & EXTENT OF THE APPROVED USE

MCU1. Stage 3 uses are limited to those identified on the approved plans (Ground Level through to Level 6).

MCU2. Roof top is to be limited to garden areas only unless otherwise stated on the approved drawings.

DEMOLITION

MCU3. Demolish buildings/structures on the site in accordance with the approved drawings and where applicable the approved Construction Management Plan.

MCU4. If construction for Stage 3 does not commence within 3 months of the demolition of the existing buildings (on site), the site must be turfed and appropriately treated for erosion and sediment control.

BUILDING HEIGHT

- MCU5. The maximum building height (Stage 3) must be in accordance with the following:
- Maximum overall vertical height is to be consistent with finished levels shown (and scaled) on the approved drawing SK-29_Section S01_ (issue 09) _date 5 October 2023; and
 - Total number of storeys is 7 with arrangement (of storeys) to be in accordance with that shown in approved drawing SK-29_Section S01_ (issue 09) _date 5 October 2023.

EXTERNAL ARCHITECTURAL DETAILS

- MCU6. External details of the building façade treatment, external materials, colours and finishes must be consistent with approved drawings and documents.

LIGHTING

- MCU7. Install and maintain a suitable system of security lighting to operate from dusk till dawn within all areas where the public may gain access, including carparking areas, building entrances, and vegetated areas.
- MCU8. Design of all external lighting in accordance with AS 4282-1997 '*Control of obtrusive effects of outdoor lighting*', ensuring that light spillage does not cause nuisance to nearby sensitive uses.
- MCU9. Provide certification from a suitably qualified professional that all security lighting installed complies with applicable Australian Standards and retains acceptable impacts on adjoining (or nearby) sensitive uses.

FENCING AND ACOUSTIC TREATMENTS

- MCU10. All fencing and acoustic treatments to be in accordance with the CRG Acoustics - Environmental Noise Impact Assessment, Reference 23062, Revision 4, Dated 27 November 2023.

Nb. The combined height of the retaining wall, fencing and/or acoustic barrier must not exceed the adopted height as referred to in the Environmental Noise Impact Assessment.

LANDSCAPING

- MCU11. Construct landscaping in accordance with the prepared landscape concept plan, the relevant council standards, best trade practise, and the following conditions.
- If the extent or configuration of landscaped areas has been marginally amended from the plan, then adjust plant numbers to ensure full coverage.
 - Provide a 3-tier landscape structure to all landscape areas IE trees shrubs and ground covers.
 - Maximise opportunities for stormwater infiltration into landscaped areas (where available).
 - Maintain the landscape works generally in accordance with the detailed plans and to industry standards.

SCREEN MECHANICAL PLANT

- MCU12. Install and maintain suitable screening to all air conditioning, lift motor rooms, plant and service facilities located at the top of or on the external face of the building. The screening structures must be constructed from materials that are consistent with materials used elsewhere on the façade of the building.

ELECTRICITY/TELECOMMUNICATIONS

- MCU13. The development is to be supplied with reticulated electricity and telecommunications services.

VISUAL AMENITY & REFLECTIVITY

MCU14. Façade treatments must not cause nuisance from glare and/or inappropriate reflectivity.

~~MCU15. Provide written confirmation from an appropriately qualified professional that façade treatments do not generate unreasonable glare, or reflectivity.~~

NOISE

MCU16. Carry out the development in accordance with the CRG Acoustics report reference_23062_REV4 recommendations as they relate to works associated with Stage 3 of this approval.

MCU17. A suitably qualified Acoustic Consultant shall provide written confirmation that all CRG Acoustics report reference_23062_REV4 recommendations (relevant to **Stage 3**) are in place.

Timing: Prior to issue of certificate of classification/Final Inspection Certificate, or prior to commencement of use (whichever comes first).

MCU18. Operation of trucks and commercial vehicles (excluding waste collection vehicles and emergency vehicles) must only occur between 7am & 7pm Monday to Saturday.

MCU19. All metal grilles, metal plates or similar subject to vehicular traffic must be acoustically damped to prevent environmental nuisance.

MCU20. Following the installation of all mechanical plant and equipment (e.g. air conditioning, mechanical ventilation, and refrigeration equipment and heat pump hot water systems), submit to South Burnett Regional Council's 'Development Services' certification that the plant and equipment is adequately noise-attenuated and in accordance with applicable Planning Scheme Codes/policies (and other applicable laws).

CAR PARKING

MCU21. Car parking within the premises must be maintained exclusively for the ancillary use of the development. The parking must be retained for purposes associated with the approved development.

ENGINEERING WORKS

ENG1. Submit to Council, an Operational Work application for all civil works including earthworks, stormwater, water supply, sewer, roadworks, access and parking, erosion and sediment control.

ENG2. 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.

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.

ENG4. Submit to Council, certification from a suitably qualified Engineer (RPEQ) that the works have been undertaken in accordance with the Approved Plans and specifications and to Council's requirements, prior to commencement of the use.

MAINTENANCE

- ENG5. Maintain all works that will become Council infrastructure for a period of 12 months (maintenance period) from the date of on-maintenance. Any defective works must be rectified within the maintenance period.
- ENG6. Provide Council with a maintenance bond in an acceptable form equal to 5% of the value of Council's infrastructure prior to commencement of the maintenance period.

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

- ENG7. 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.
- ENG8. 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.
- ENG9. Repair any and all damage to Councils road network resulting from the construction of the development. In particular, Glendon Street is unlikely to be able to support the types of vehicles and associated loadings that will be required for construction of the development (e.g. construction equipment, materials delivery etc), and failure of the pavement and surface is expected.

Comment: Council is open to discussing a suitable approach to the ongoing maintenance of roads, to ensure that failures and repairs are rectified in a timely manner, so that Council roads are safe for all road users at all times.

CONSTRUCTION TRAFFIC ROUTES

- ENG10. All construction traffic associated with the development (excluding light vehicles) shall enter and exit the site via Glendon Street, between Avoca Street and the concrete median south of the roundabout at the intersection of Glendon Street and Markwell Street. All construction traffic shall enter and exit Glendon Street from the Avoca Street end. No other transport route to or from the site shall be used without the written consent of Council.

CONSTRUCTION AND NUISANCE MANAGEMENT PLAN

- ENG11. Submit to Council for endorsement, a Construction and Nuisance Management Plan for approved development works for the site. The Plan is to cover where applicable, the following:
- a) air quality management;
 - b) noise and vibration management;
 - c) storm water quality management;
 - d) erosion and sediment management;
 - e) vegetation management;
 - f) waste management;
 - g) complaint management;
 - h) community awareness;
 - i) preparation of site work plans;
 - j) workers' car parking arrangements;
 - k) traffic control during works; and
 - l) delivery of materials.

Timing: Prior to commencement of works.

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- ENG12. Implement the approved Construction Management Plan at all times during construction of the development.
- ENG13. Ensure a legible copy of the approved Construction Management Plan is available on-site at all times during construction and earthworks.

STORMWATER MANAGEMENT

- ENG14. Provide stormwater management generally in accordance with the Conceptual Site Based Stormwater Management Plan prepared by RMA Engineers, Revision 1, dated 30 August 2023, subject to detailed design and except as altered by conditions of this development approval.
- ENG15. 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.
- ENG16. Design and construct stormwater drainage incorporating measures to prevent any solid matter and floatable oils being carried into existing stormwater system.
- ENG17. Stormwater from sealed areas and overflow pipes from stormwater detention structures and/or tanks installed for the stormwater system is required to be piped to the kerb and channel.
- ENG18. Design and construct all internal stormwater drainage works to comply with the relevant Section/s of AS/NZS 3500.3.2.
- ENG19. Ensure that adjoining properties and roadways are protected from ponding or nuisance from stormwater as a result of any site works undertaken as part of the proposed development.
- ENG20. 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).

WATER SUPPLY

- ENG21. Connect the development to Council's reticulated water supply system via a single connection, designed to Council and WWBROC requirements.

SEWERAGE

- ENG22. Connect the development to Council's reticulated sewerage system via a single connection. The connection must be designed in accordance with Council and WWBROC standards and be approved by Council's Utility Services Section.
- ENG23. Actual connection to Council's live sewerage infrastructure must be undertaken by or under the supervision of Council.
- ENG24. Any works within the vicinity of an existing or proposed sewer shall meet the requirements of QDC *MP1.4 Building over or near relevant infrastructure*.

TRADE WASTE DISPOSAL (COMMERCIAL KITCHEN)

- ENG25. Connect any commercial kitchen to Council's sewer reticulation. Obtain a Plumbing Approval from Council with the relevant inspections undertaken prior to connection to the sewer.

PARKING AND ACCESS - GENERAL

- ENG26. Design all access driveways, circulation driveways, parking aisles and car parking spaces in accordance with Australian Standard 2890.1 - Parking Facilities - Off Street Car Parking.

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- ENG27. Design all on-street parking in accordance with AS2890.5:2020 Parking facilities On-street parking, and Austroads Guide to Road Design.
- ENG28. Design and construct all access, parking and manoeuvring areas with concrete, asphalt or a two-coat bitumen seal.
- ENG29. Provide a minimum of 167 Off Street Car Parking spaces, including a minimum of 6 person with disability (PWD) car parking space and 2 continuous set down zones generally in accordance with Black Ink Architecture Dwg SK-20 Issue 11 dated 27/02/2024, and which reflect requirements in the SARA decision reference 2310-37472 SRA on 12 January 2024.
- ENG30. Design & construct all off street PWD car parking spaces in accordance with AS2890.6.
- ENG31. Provide vehicle bollards or tyre stops to control vehicular access and to protect landscaping or pedestrian areas where appropriate.
- ENG32. Line mark or otherwise delineate the car park aisles and driveways within the development with directional arrows on the pavement to enable all vehicles to enter and leave the site in a forward gear.
- ENG33. Ensure access to car parking spaces, vehicle loading and manoeuvring areas and driveways remain unobstructed and available for their intended purpose during the hours of operation.
- ENG34. Install all necessary signage for traffic flow e.g. No Entry, One-Way, Left Out Only.

PARKING AND ACCESS - SERVICING

- ENG35. Provide loading bay/drop off facilities for Small Rigid Vehicle, Waste Collection Vehicle, mini bus, and ambulance in the locations generally shown on the approved plan(s) of development.
- ENG36. Design along the route to and from all loading bay facilities and the external road network, all access driveways, circulation driveways, parking aisles and the like with a layout that accommodates the turning movements of all service vehicles, and ensure that all vehicles are able to enter and exit the site in a forward direction.
- ENG37. Ensure loading and unloading operations are conducted wholly within the site and vehicles enter and exit the site in a forward direction.

VEHICLE ACCESS

- ENG38. Accesses to the site between the property boundary and the edge of the Markwell Street/Glendon Street road pavement, shall be constructed in accordance with Council's Standard Drawing IPWEAQ Std Dwg RS-051, Rev F. Ensure that crossovers splay is designed to accommodate turning movements of the longest expected service vehicle.

Timing: Prior to commencement of Stage 3 of the development.

Comment: This condition is imposed pursuant to Section 145 of the *Planning Act 2016*.

- ENG39. Construct any new crossovers such that the edge of the crossover is no closer than 1 metre to any existing or proposed infrastructure, including any stormwater gully pit, manhole, service infrastructure (eg power pole, telecommunications pit), road infrastructure (eg street sign, street tree, etc).

REDUNDANT CROSSOVERS

ENG40. Remove all redundant crossovers and reinstate the kerb and channel, road pavement, services, verge and any footpath to the standard immediately adjacent along the frontage of the site.

ROADWORKS AND PEDESTRIAN SAFETY

ENG41. Install signage for all works on or near roadways in accordance with the Manual for Uniform Traffic Control Devices – Part 3, Works on Roads.

ENG42. Submit to Council, an application for any footpath, road or lane closures, and ensure all conditions of that approval are complied with during construction of the works.

ENG43. Maintain safe pedestrian access along Council's footpaths at all times.

ELECTRICITY AND TELECOMMUNICATION

ENG44. Connect the development to electricity and telecommunication services.

EARTHWORKS - GENERAL

ENG45. Earthworks per site involving cut or fill with a quantity of material greater than 50m³, requires an Operational Work application.

ENG46. Undertake earthworks in accordance with the provisions of AS3798 Guidelines on Earthworks for Commercial and Residential Developments.

EROSION AND SEDIMENT CONTROL - GENERAL

ENG47. 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.

ENG48. 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.

ADVICE APPLICABLE TO ALL STAGES

ADV1. Infrastructure charges are now levied by way of an infrastructure charges notice, issued pursuant to section 119 of the *Planning Act 2016*.

ADV2. Council is offering a reduction in infrastructure charges payable through the development incentive scheme which is available between 1 December 2020 and 31 December 2025. Eligible development under this scheme is required to be completed by 31 December 2025.

For further information or application form please refer to the rules and procedures available on Council's website.

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.

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.

- ADV5. Attached for your information is a copy of Chapter 6 of the Planning Act 2016 as regards Appeal Rights.
- ADV6. SARA has imposed conditions on the development permit as attached as Attachment D.
- ADV7. Landscape planting to be carried out in accordance with South Burnett Regional Council Planting Guidelines/Branching Out Guide.
- ADV8. Odours or airborne contaminants which are noxious or offensive to public amenity or safety, likely to cause environmental harm or environmental nuisance or exceed the Air Quality Objectives listed in the Environmental Protection (Air) Policy 2019 as measured at any sensitive place or commercial place must not be released to the atmosphere during building work and throughout the life of this development.
- ADV9. Noise from activity associated with the use of the subject land must not exceed the Acoustic Quality Objectives listed in the Environment Protection (Noise) Policy 2019 when measured at any sensitive receptor.

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

Against: Nil

CARRIED 5/0

Attendance:

At 10:28 am, Cr Kirstie Schumacher returned to the meeting.

At 10:28am, Chief Executive Officer Mark Pitt returned to the meeting.

17.3 RECONFIGURING A LOT - SUBDIVISION (2 LOTS INTO 15 LOTS), NEW ROAD AND DRAINAGE EASEMENTS AT 189 & 193 CRUMPTON DRIVE BLACKBUTT NORTH (AND DESCRIBED AS LOTS 109 & 110 ON RP174023). APPLICANT: GLW CONSTRUCTIONS PTY LTD C/- LAND PARTNERS PTY LTD

RESOLUTION 2024/299

Moved: Cr Danita Potter

Seconded: Cr Jane Erkens

That Council approve the application for Reconfiguring a Lot – Subdivision (2 lots into 15 lots, new road and drainage easement) at 189 & 193 Crumpton Drive, Blackbutt North (and described as Lots 109 & 110 on RP174023) subject to conditions and recommendations contained herein.

GENERAL

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

Drawing No.	Prepared By	Drawing Title	Rev	Date
BRJD8286-000-4-11	LandPartners Surveyors and Planners	Proposed Reconfiguration	11	21/11/23
C0399-DA-BE-101	Urban Engineering Solutions	Bulk earthworks Layout Plan	B	16/11/23
C0399-DA-RW-101	Urban Engineering Solutions	Roadworks Layout Plan – Sheet 1	B	16/11/23

C0399-DA-RW-102	Urban Engineering Solutions	Roadworks – Layout Plan – Sheet 2	B	16/11/23
C0399-DA-RW-301	Urban Engineering Solutions	Roadworks Longitudinal Sections – Sheet 1	B	16/11/23
C0399-DA-RW-401	Urban Engineering Solutions	Roadworks Cross Sections – Sheet 1	B	16/11/23
C0399-DA-SD-101	Urban Engineering Solutions	Stormwater Layout Plan – Sheet 1	B	16/11/23
C0399-DA-SE-101	Urban Engineering Solutions	Sewerage Layout Plan	B	16/11/23

DOCUMENTS REFERRED TO IN THIS APPROVAL

Document Title	Prepared By	Ref No.	Rev	Date
Bushfire Management Report	Wollemi Eco-Logical Pty Ltd	23153	3	04/12/23
Flood Assessment Report	Storm Water Consulting Pty Ltd	J9915	1.4	27/11/23

DEVELOPMENT PERIOD – RAL

GEN2. The currency period for this development approval for reconfiguring a lot is four (4) years after the development approval takes effect. The development approval will lapse unless the survey plan for all works and stages required to be given to Council for approval is provided within this period.

COMPLIANCE/ENDORSEMENT

GEN3. All conditions of this approval are to be satisfied prior to Council endorsing the Survey Plan, and it is the applicant's responsibility to notify Council to inspect compliance with conditions.

A fee will be charged, with payment required prior to Council's approval of the associated documentation requiring assessment.

OUTSTANDING FEES

GEN4. Prior to sealing the Plan of Survey, the applicant is required to pay the Council all rates and charges or any expenses being charged over the subject land under any Act in accordance with Schedule 18 Section 69 of the *Planning Act Regulation 2017*.

Timing – As indicated.

SURVEY MARKS

GEN5. Prior to the sealing of the Plan of Survey the applicant is to provide a certificate signed by a licensed surveyor stating that after the completion of all works associated with the reconfiguration, survey marks were reinstated where necessary and all survey marks are in their correct position in accordance with the Plan of Survey.

VALUATION FEES

GEN6. Payment of Department of Natural Resources, Mines and Energy valuation fees that will result from the issue of split valuations prior to Council sealing the Plan of Survey. The contribution is currently assessed at \$52.00 per lot however, the actual amount payable will be based on Council's Register of Fees & Charges and the rate applicable at the time of payment.

Timing – As indicated.

ENVIRONMENT (BUSHFIRE MANAGEMENT)

- GEN7. The development must be carried out in accordance with the Approved Range Environmental Bushfire Management Report as referenced at GEN1 of this conditions package and noting the following:
- Subdivision layout to be in accordance with 'Figure 2' of the Bushfire Management Report;
 - Subdivision works to be carried out in accordance with recommendations in Section 4.0 of the Bushfire Management Report (where relevant to Reconfiguring a Lot);
 - All lots are to retain or install access and egress in accordance with outcomes specified in Section 3.4 of the Bushfire Management Report;
 - All lots are to be provided with dedicated fire fighting water storage with a volume of water not less than 25,000 litres for each building, as specified in Section 3.5 of the Bushfire Management Report;
 - All future purchasers of the subject lots to be notified of bushfire management requirements at time of sale and/or other method of disposal.

Provide certification to Council from an accredited bushfire professional which certifies that subdivisional works have been constructed in accordance with the bushfire management conditions of this Development Approval.

Timing – Prior to sealing of the survey plan.

VALIDITY OF BUSHFIRE MANAGEMENT REPORT

- BMR1. Prior to sealing of the survey plan provide written evidence from an accredited bushfire professional that the approved bushfire management report (BMR) and its recommendations are current and in accordance with the BMR disclaimer.

Timing - As indicated.

ENGINEERING WORKS

- ENG1. Submit to Council, an Operational Work application for all works that will become Council infrastructure and for earthworks, stormwater, and accesses.
- ENG2. 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.
- 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.
- ENG4. Submit to Council, Certification from a suitably qualified Engineer (RPEQ) that the works have been undertaken in accordance with the Approved Plans and specifications and to Council's requirements.

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

- ENG5. 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.
- ENG6. 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

- ENG7. Provide stormwater management generally in accordance with the approved Flood Assessment Report prepared by Storm Water Consulting Pty Ltd dated 27 November 2023.
- ENG8. Design and construct stormwater drainage to ensure that the development will achieve "no nuisance" as described in the Queensland Urban Drainage Manual (QUDM) to all downstream properties including road reserves and the like for design storms of ARI2, ARI5, ARI10, ARI20, ARI50 and ARI100.
- ENG9. 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.
- ENG10. 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).
- ENG11. 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.

WATER SUPPLY

- ENG12. Future Dwellings shall provide a minimum a 45kl water tank 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.

ON-SITE WATEWATER DISPOSAL

- ENG13. Future Dwellings must be connected to an on-site wastewater disposal system, in accordance with *AS1547:2012 On-site domestic wastewater management*, and the Queensland Plumbing and Waste Water Code.

Timing: Prior to the issue of a Building Approval for a future Dwelling on the proposed lots.

VEHICLE ACCESS

- ENG14. Design and construct an access for each lot in accordance with Council's Standard Drawing 00049.

ROADWORKS - NEW ROAD

- ENG15. Design and construct the new road identified on proposed plans of development as an Access Street in accordance with Council's Planning Scheme, and Austroads' Guide to Road Design.

TELECOMMUNICATION

- ENG16. Provide underground telecommunications to all lots within the development.

ELECTRICITY

- ENG17. Design and provide electricity supply to all lots within the development to comply with Ergon Energy's requirements.
- ENG18. Submit to Council, written confirmation from an electricity provider that an agreement has been made for the supply of electricity.
- ENG19. Submit electrical plans for Council's review prior to Council's endorsement of the Survey Plan. Be responsible to check and ensure that electrical drawings do not conflict with the civil engineering design.

SERVICES - EXISTING CONNECTIONS

ENG20. Ensure that all services provided to the existing house on proposed Lot 14 are wholly located within the lot(s) it serves.

STREET LIGHTING

ENG21. Design and install street lighting in accordance with AS/NZS1158 to a PR6 L33 standard. Submit to Council, street light design plans showing the proposed public lighting system for Council's endorsement.

ENG22. Enter into an agreement with an electricity supplier to provide a public lighting system in accordance with the lighting design plans as required by the previous condition. Submit to Council, written confirmation from an electricity provider that an agreement has been made to provide a public lighting system.

EARTHWORKS - GENERAL

ENG23. Earthworks per site involving cut or fill greater than 1 metre in height and quantity of material greater than 50m³, or earthworks involving cut or fill less than 1 metre in height and quantity of material greater than 100m³ requires an Operational Work application.

ENG24. Undertake earthworks in accordance with the provisions of AS3798 Guidelines on Earthworks for Commercial and Residential Developments.

ENG25. Supervise bulk earthworks to Level 1 and have a frequency of field density testing in accordance with Table 8.1 of AS3798.

ENG26. Ensure that each lot is self-draining.

EROSION AND SEDIMENT CONTROL - GENERAL

ENG27. 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.

ENG28. Remove and clean-up the sediment or other pollutants in the event that sediment or other pollutants are tracked or released onto adjoining streets or stormwater systems, at no cost to Council.

EASEMENTS

ENG29. Lodge for registration at the Titles Queensland, the following easement(s):

- a. A stormwater drainage easement as shown on the approved plan(s) of development or as determined in any approval for Operational Work, whichever is the greater, to the benefit of Council, that includes all stormwater overland flow paths traversing the land;

ENG30. The restrictions imposed (non-permanent fixtures) on the property within the drainage easement, will include:

- a. a building (habitable or not), regardless of size;
- b. a bridge or culvert;
- c. a tower, mast, pillar, or post;
- d. a wall or a fence (other than a dividing fence);
- e. a shipping container or similar object;
- f. a sculpture or statue;
- g. a viaduct, railway line, roadway or path;
- h. a swimming pool or a tank; or
- i. anything else that may be reasonably characterised as a structure when placed upon land (whether by affixation or by resting upon its own weight).

ADVICE

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.

FILLING & EXCAVATION

ADV2. It is the developer/owner's responsibility to ensure that any subsequent earthworks required as a consequence of this approval and/or ongoing operations complies with all aspects of Council's planning scheme either directly or indirectly. All erosion and sediment control measures should be to a standard as specified by a suitably qualified professional.

APPEAL RIGHTS

ADV3. Attached for your information is a copy of Chapter 6 of the *Planning Act 2016* as regards Appeal Rights.

INFRASTRUCTURE CHARGES

ADV4. Infrastructure charges are now levied by way of an Infrastructure Charges Notice, issued pursuant to section 119 of the *Planning Act 2016*.

DEVELOPER INCENTIVE

ADV5. Council is offering a reduction in infrastructure charges payable through the development incentive scheme which is available between 1 December 2020 and 31 December 2025. Eligible development under this scheme is required to be completed by 31 December 2025.

For further information or application form please refer to the rules and procedures available on Council's website.

VEGETATION CLEARANCE

ADV6. It is incumbent upon the developer and future owners of all lots to ensure that the clearance of on-site vegetation can be undertaken in accordance with the provisions of the *Vegetation Management Act 1999*, the *Vegetation Management Regulation 2012*, the *Planning Act 2016* and the *Planning Regulation 2017*. These regulations permit the clearance of high value regrowth vegetation of State significance in some instances as 'exempt clearing work'.

For further information on the vegetation management framework:

Phone 135VEG (135 834)

Email vegetation@resources.qld.gov.au

Visit <https://www.resources.qld.gov.au/?contact=vegetation> to submit an online enquiry.

FUTURE DWELLING HOUSES AND BUSHFIRE MANAGEMENT

ADV7. All future buildings should be designed and constructed to meet the prevailing standards to ensure suitable Bushfire Attack Levels (BALs). In accordance with the Bushfire Management Report (as referenced at GEN1 of this conditions package), APZs are noted on the approved plans for future dwellings on 7, 8 and 9. However, bushfire risk to built assets can be effectively managed/addressed at design and construction phase of

the project through the following:

- National Construction Code; and
- Australian Standard Construction of Buildings in Bushfire Prone Areas (AS3050-2018); and
- Ongoing vegetation management.

ADV8. This bushfire management report will be noted on Council's rates search system and will hence be discoverable information.

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

Against: Nil

CARRIED 6/0

ADJOURN MORNING TEA

RESOLUTION 2024/300

Moved: Cr Gavin Jones

Seconded: Cr Scott Henschen

That the meeting adjourn for morning tea.

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

Against: Nil

CARRIED 6/0

Citizenship Ceremony

During the adjournment, a citizenship ceremony was held for:

- Mr Pesilai Kilioni
- Mr Daniel Aaron Lucas
- Shristi Ranabhat
- Mr Stephen Brent Robertson
- Mrs Jenna Rae Salmon
- Ms Aaliyah Rae Salmon

RESUME MEETING

RESOLUTION 2024/301

Moved: Cr Gavin Jones

Seconded: Cr Scott Henschen

That the meeting resume at 11:35am.

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

Against: Nil

CARRIED 6/0

Attendance:

At the resumption of the meeting, Manager Finance and Sustainability Kerri Anderson was not present.

17.4 SELECTIVE INSPECTION PROGRAM - BUILDING AND PLUMBING WORKS IN THE HIVESVILLE TOWNSHIP

RESOLUTION 2024/302

Moved: Cr Kathy Duff
 Seconded: Cr Danita Potter

That Council;

1. Organise a meeting with service providers to address the areas of safety and health particularly in the Hivesville village;
2. Meet with the Hivesville community as early as appropriate;
3. Implement a 6 month amnesty across the Region for residential building and plumbing works;
4. Investigate a one off kerbside pickup service for residents in Hivesville;
5. Conduct an audit of overgrown allotments.

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

Against: Nil

CARRIED 6/0

MOTION

MOTION

Moved: Cr Kathy Duff
 Seconded: Cr Danita Potter

That item 17.4 lay on the table.

In Favour: Crs Danita Potter and Kathy Duff

Against: Crs Gavin Jones, Jane Erkens, Kirstie Schumacher and Scott Henschen

LOST 2/4

18 QUESTIONS ON NOTICE

18.1 QUESTION ON NOTICE - PIGGERY ROAD UPGRADES

RESOLUTION 2024/303

Moved: Cr Kathy Duff
 Seconded: Cr Danita Potter

That the response to the question regarding the status of the roadworks raised by Councillor Duff be received and noted.

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

Against: Nil

CARRIED 6/0

Attendance:

At 12:35pm, Senior Planning Officer Sam Dunstan left the meeting.

At 12:35pm, Planning Office Zack Soper left the meeting.

18.2 QUESTION ON NOTICE - INFRASTRUCTURE

RESOLUTION 2024/304

Moved: Cr Kirstie Schumacher

Seconded: Cr Danita Potter

That the response to the questions on notice from Cr Schumacher be received and noted.

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

Against: Nil

CARRIED 6/0

18.3 QUESTION ON NOTICE - FACILITIES AND PARKS

RESOLUTION 2024/305

Moved: Cr Kathy Duff

Seconded: Cr Jane Erkens

That the response to the questions on notice from Cr Erkens be received and noted.

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

Against: Nil

CARRIED 6/0

19 INFORMATION SECTION

Nil

20 CONFIDENTIAL SECTION

Nil

21 CLOSURE OF MEETING

The Meeting closed at 12:57pm.

The minutes of this meeting were confirmed at the Ordinary Council Meeting held on

.....
CHAIRPERSON

7.2 MINUTES OF THE SPECIAL COUNCIL MEETING HELD ON 4 APRIL 2024

File Number: 24-04-2024

Author: Coordinator Executive Services

Authoriser: Chief Executive Officer

OFFICER'S RECOMMENDATION

That the Minutes of the Special Council Meeting held on 4 April 2024 be received and the recommendations therein be adopted.

ATTACHMENTS

- 1. Minutes of the Special Council Meeting held on 4 April 2024**



MINUTES

**Post Election Meeting
Thursday, 4 April 2024**

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6.6 Appointment of Councillor Representatives on Council Committees and Other Organisations 6

6.7 Election of the Local Government Association of Queensland's (LGAQ) Executive District Representatives 2024-2028 8

7 Closure of Meeting..... 8

**MINUTES OF SOUTH BURNETT REGIONAL COUNCIL
POST ELECTION MEETING
HELD AT THE WARREN TRUSS CHAMBER, 45 GLENDON STREET, KINGAROY
ON THURSDAY, 4 APRIL 2024 AT 9:00AM**

PRESENT: Mayor Kathy Duff, Cr Jane Erkens, Cr Linda Little, Cr Danita Potter, Cr Deb Dennien, Cr Heath Sander, Cr Ros Heit

1 OPENING

The Chief Executive Officer declared the meeting open a 9:00am and welcomed all attendees to the Post Election meeting.

Julee-Anne Bell sang the National Anthem and CEO Mark Pitt personally acknowledged Country and the land on which we meet today, the Wakka Wakka, and pay respects to Elders, past, present and emerging.

2 ATTENDANCE

Mark Pitt (Chief Executive Officer), Susan Jarvis (General Manager Finance & Corporate), Aaron Meehan (General Manager Infrastructure), Leanne Petersen (Acting General Manager Liveability), Lynelle Paterson (Coordinator Executive Services)

3 LEAVE OF ABSENCE / APOLOGIES

Nil

6 BUSINESS

6.1 DECLARATION OF OFFICE BY MAYOR AND COUNCILLORS

PROCEDURE

In accordance with Section 169 of the *Local Government Act 2009* the Mayor and Councillors undertook the procedural declaration of office in the following order:

Mayor	Councillor Kathryn Anne Duff
Division 1	Councillor Jane Erkens
Division 2	Councillor Linda Mary Little
Division 3	Councillor Danita Alison Potter
Division 4	Councillor Debra Anne Dennien
Division 5	Councillor Heath Laurance Sander
Division 6	Councillor Rosamund Lesley Anne Heit

ADDRESS:

Mayor Duff addressed the Council Meeting and took the chair.

4 PRAYERS / WELCOME TO COUNTRY

Mayor Bruce Simpson performed the Welcome to Country
 Father Stanley offered prayers for the newly elected Council

5 DECLARATION OF INTEREST

N/A

6.2 APPOINTMENT OF DEPUTY MAYOR

RESOLUTION 2024/306

Moved: Cr Ros Heit
 Seconded: Cr Jane Erkens

That Council appoint Councillor Danita Potter as Deputy Mayor for the South Burnett Regional Council, pursuant to *Section 175(2) of the Local Government Act 2009*.

In Favour: Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien, Heath Sander and Ros Heit

Against: Nil

CARRIED 7/0

6.3 MEETING DATES FOR THE ORDINARY MEETINGS OF COUNCIL

RESOLUTION 2024/307

Moved: Cr Jane Erkens
 Seconded: Cr Danita Potter

That Council adopt the dates, times and locations for Ordinary meetings of Council, April to December 2024 as follows:

Date	Time	Location
Wednesday 24 April 2024	9.00am	Warren Truss Chamber Glendon Street Kingaroy
Wednesday 15 May 2024	9.00am	Warren Truss Chamber Glendon Street Kingaroy
Wednesday 19 June 2024	9.00am	Warren Truss Chamber Glendon Street Kingaroy
Wednesday 10 July 2024 (Special Budget Meeting)	9:00am	Warren Truss Chamber Glendon Street Kingaroy
Wednesday 17 July 2024	9.00am	Warren Truss Chamber Glendon Street Kingaroy
Wednesday 21 August 2024	9.00am	Warren Truss Chamber Glendon Street Kingaroy

Wednesday 18 September 2024	9.00am	Warren Truss Chamber Glendon Street Kingaroy
Wednesday 16 October 2024	9.00am	Warren Truss Chamber Glendon Street Kingaroy
Wednesday 20 November 2024	9.00am	Warren Truss Chamber Glendon Street Kingaroy
Wednesday 18 December 2024	9.00am	Warren Truss Chamber Glendon Street Kingaroy

In Favour: Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien, Heath Sander and Ros Heit

Against: Nil

CARRIED 7/0

6.4 PAYG WITHHOLDING FOR COUNCILLORS

RESOLUTION 2024/308

Moved: Cr Linda Little
Seconded: Cr Ros Heit

That Council unanimously elect to become an eligible governing body subject to *Division 446-5 of Schedule 1* of the Act to take effect on Thursday 4 April 2024.

In Favour: Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien, Heath Sander and Ros Heit

Against: Nil

CARRIED 7/0

6.5 APPOINTMENT OF THE CHAIRPERSON AND DEPUTY CHAIRPERSON TO THE LDMG

RESOLUTION 2024/309

Moved: Mayor Kathy Duff
Seconded: Cr Danita Potter

That Council:

1. Pursuant to *Section 34 of the Disaster Management Act 2003*, Cr Danita Potter be appointed Chairperson of the South Burnett Local Disaster Management Group; and
2. Pursuant to *Section 34 of the Disaster Management Act 2003*, Cr Jane Erkens be appointed Deputy Chairperson of the South Burnett Local Disaster Management Group.

In Favour: Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien, Heath Sander and Ros Heit

Against: Nil

CARRIED 7/0

6.5.1 REVIEW OF POSITIONS IN THE SOUTH BURNETT LOCAL DISASTER MANAGEMENT GROUP

RESOLUTION 2024/310

Moved: Cr Danita Potter
 Seconded: Cr Deb Dennien

That a review of all other positions in the South Burnett Local Disaster Management Group be completed and referred to Council for consideration as soon as practicable.

In Favour: Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien, Heath Sander and Ros Heit

Against: Nil

CARRIED 7/0

6.6.0 APPOINTMENT OF THE CHAIRPERSON TO THE TRAFFIC ADVISORY COMMITTEE

RESOLUTION 2024/311

Moved: Cr Deb Dennien
 Seconded: Cr Linda Little

That Cr Jane Erkens be appointed Chairperson of the Traffic Advisory Committee.

In Favour: Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien, Heath Sander and Ros Heit

Against: Nil

CARRIED 7/0

6.6 APPOINTMENT OF COUNCILLOR REPRESENTATIVES ON COUNCIL COMMITTEES AND OTHER ORGANISATIONS

RESOLUTION 2024/312

Moved: Cr Jane Erkens
 Seconded: Cr Heath Sander

That the following Councillors be appointed as the Council representatives to Council Committees and other organisations as listed below:

Committees for nomination of Councillor appointments	Councillor Membership	Councillor/s allocation
South Burnett Regional Council Audit Advisory Committee	2 Councillors with 1 appointed as the Chair	Mayor Kathy Duff Cr Ros Heit
Boondooma Homestead Management Advisory Committee	3 Councillors	Mayor Kathy Duff Cr Ros Heit Cr Heath Sander

Burnett Inland Economic Development Organisation (BIEDO)	1 Councillor	Cr Ros Heit
South Burnett Community Police Consultative Committee	3 Councillors	Cr Heath Sander Cr Jane Erkens Cr Deb Dennien
Murgon Sports Association	1 Councillor	Cr Heath Sander
Reconciliation Action Plan Committee	Mayor & 3 Councillors	Mayor Kathy Duff Cr Heath Sander Cr Jane Erkens Cr Deb Dennien
South Burnett Community Consultative Committee (Health)	2 Councillors	Cr Danita Potter (Chair) Cr Ros Heit
South Burnett Community Network Committee (Interagency)	3 Councillors	Cr Danita Potter Cr Deb Dennien Cr Linda Little
Traffic Advisory Committee	3 Councillors	Cr Jane Erkens (Chair) Cr Heath Sander Cr Linda Little
Wide Bay Burnett Regional Organisation of Councils (WBBROC)	Mayor & Deputy Mayor	Mayor Kathy Duff Deputy Mayor
Wide Bay Burnett Resource Group	1 Councillor	Cr Deb Dennien
Wide Bay Burnett Regional Road Transport Group (WBBRRTG)	Mayor & Deputy Mayor	Mayor Kathy Duff Deputy Mayor
Wide Bay Burnett Regional Arts Services Network	2 Councillors	Cr Danita Potter Cr Linda Little
BIEDO Sub Committee - Ag Network	2 Councillors	Mayor Kathy Duff Cr Deb Dennien
Disaster Recovery	2 Councillors	Mayor Kathy Duff (Chair) Cr Linda Little (Deputy Chair)
South Burnett Suicide Prevention Working Group Inc.	3 Councillors	Mayor Kathy Duff Cr Danita Potter (Chair) Cr Deb Dennien

Proston Sports Association `	1 Councillor	Cr Heath Sander
Murgon RSL Commemorative Committees	1 Councillor	Cr Heath Sander
Drive Inland	1 Councillor	Cr Jane Erkens
Ringsfield House Advisory Committee	2 Councillors	Cr Jane Erkens Cr Linda Little
Visit South Burnett	1 Councillor	Cr Jane Erkens
Brisbane Valley Heritage Trails Inc	1 Councillor	Cr Linda Little
South Burnett Partnership for Kids	1 Councillor	Cr Danita Potter
Local Level Alliance	1 Councillor	Cr Danita Potter Cr Deb Dennien (Proxy)

In Favour: Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien, Heath Sander and Ros Heit

Against: Nil

CARRIED 7/0

6.7 ELECTION OF THE LOCAL GOVERNMENT ASSOCIATION OF QUEENSLAND'S (LGAQ) EXECUTIVE DISTRICT REPRESENTATIVES 2024-2028

RESOLUTION 2024/313

Moved: Mayor Kathy Duff
Seconded: Cr Deb Dennien

That Council nominate Cr Ros Heit to the Local Government Association of Queensland for the Executive District Representatives for 2024-2028 to represent Wide Bay and Burnett District.

In Favour: Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien, Heath Sander and Ros Heit

Against: Nil

CARRIED 7/0

7 CLOSURE OF MEETING

The Meeting closed at 9.38am.

The minutes of this meeting were confirmed at the Ordinary Meeting of the South Burnett Regional Council held on 24 April 2024.

.....
CHAIRPERSON

8 NOTICES OF MOTION

Nil

9 BUSINESS OUTSTANDING

9.1 BUSINESS OUTSTANDING TABLE FOR ORDINARY COUNCIL MEETING

File Number: 24/04/2024

Author: Coordinator Executive Services

Authoriser: Chief Executive Officer

PRECIS

Business outstanding table for the Ordinary Council Meeting

SUMMARY

The Business Outstanding table is used as a tool to monitor outstanding items resolved at previous Council Meetings. The current Business Outstanding table for the Ordinary Council Meeting is presented for Councillor's information.

OFFICER'S RECOMMENDATION

That the Business Outstanding table for the Ordinary Council Meeting be received for information.

BACKGROUND

N/A

ATTACHMENTS

1. **Business Outstanding Table - 24 April 2024** [!\[\]\(a43b62a38b6e2844e794f4301a08d3ba_img.jpg\)](#) 

BUSINESS OUTSTANDING TABLE FOR ORDINARY COUNCIL MEETING

Meeting Date: 24 April 2024

Attachment No: 1

Meeting	Subject	Resolution	Notes
Council 4/04/2024	Appointment of the Chairperson and Deputy Chairperson to the LDMG	<p>RESOLUTION 2024/309</p> <p>Moved: Mayor Kathy Duff Seconded: Cr Danita Potter That Council:</p> <ol style="list-style-type: none"> 1. Pursuant to <i>Section 34 of the Disaster Management Act 2003</i>, Cr Danita Potter be appointed Chairperson of the South Burnett Local Disaster Management Group; and 2. Pursuant to <i>Section 34 of the Disaster Management Act 2003</i>, Cr Jane Erkens be appointed Deputy Chairperson of the South Burnett Local Disaster Management Group. <p><u>In Favour:</u> Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien, Heath Sander and Ros Heit <u>Against:</u> Nil</p>	CARRIED 7/0
Council 4/04/2024	Election of the Local Government Association of Queensland's (LGAQ) Executive District Representatives 2024-2028	<p>RESOLUTION 2024/313</p> <p>Moved: Mayor Kathy Duff Seconded: Cr Deb Dennien That Council nominate Cr Ros Heit to the Local Government Association of Queensland for the Executive District Representatives for 2024-2028 to represent Wide Bay and Burnett District.</p> <p><u>In Favour:</u> Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien, Heath Sander and Ros Heit <u>Against:</u> Nil</p>	CARRIED 7/0
Council 4/04/2024	Appointment of the Chairperson to the Traffic Advisory Committee	<p>RESOLUTION 2024/311</p> <p>Moved: Cr Deb Dennien Seconded: Cr Linda Little That Cr Jane Erkens be appointed Chairperson of the Traffic Advisory Committee.</p> <p><u>In Favour:</u> Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien, Heath Sander and Ros Heit</p>	

		<p><u>Against:</u> Nil</p> <p style="text-align: right;">CARRIED 7/0</p>
<p>Council 4/04/2024</p>	<p>Review of positions in the South Burnett Local Disaster Management Group</p>	<p>RESOLUTION 2024/310 Moved: Cr Danita Potter Seconded: Cr Deb Dennien That a review of all other positions in the South Burnett Local Disaster Management Group be completed and referred to Council for consideration as soon as practicable. <u>In Favour:</u> Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien, Heath Sander and Ros Heit <u>Against:</u> Nil</p> <p style="text-align: right;">CARRIED 7/0</p>
<p>Council 6/03/2024</p>	<p>Selective Inspection Program - Building and plumbing Works in the Hivesville Township</p>	<p>RESOLUTION 2024/302 Moved: Cr Kathy Duff Seconded: Cr Danita Potter That Council;</p> <ol style="list-style-type: none"> 1. Organise a meeting with service providers to address the areas of safety and health particularly in the Hivesville village; 2. Meet with the Hivesville community as early as appropriate; 3. Implement a 6 month amnesty across the Region for residential building and plumbing works; 4. Investigate a one off kerbside pickup service for residents in Hivesville; 5. Conduct an audit of overgrown allotments. <p><u>In Favour:</u> Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen <u>Against:</u> Nil</p> <p style="text-align: right;">CARRIED 6/0</p>
<p>Council 6/03/2024</p>	<p>Question on Notice - Concern for Kingaroy Cooyar Road & Weeks Road Intersection</p>	<p>Question on notice from Cr Schumacher: Can you please provide some feedback I can give to a concerned resident regarding the Kingaroy Cooyar Road & Weeks Road corner?</p>

<p>Council 6/03/2024</p>	<p>Application for Funding under the Community Heritage of the Community Sustainability Action Grants Program - round 8</p>	<p>RESOLUTION 2024/295 Moved: Cr Scott Henschen Seconded: Cr Kirstie Schumacher That South Burnett Regional Council apply for a grant under the Round 8 – Community Heritage of the Community Sustainability Action Grants Program – capital expenditure project category for repairs to Boondooma Homestead roof. <u>In Favour:</u> Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen <u>Against:</u> Nil</p>	<p>15 Mar 2024 7:31am King, Denise - Reallocation Action reassigned to Moore, Debra by King, Denise - For report 15 Mar 2024 8:09am King, Denise - Reallocation Action reassigned to Turner, Paul by King, Denise - For report</p> <p style="text-align: right;">CARRIED 6/0</p>
<p>Council 6/03/2024</p>	<p>Grant Applications - Regional Arts Fund and FRRR</p>	<p>RESOLUTION 2024/292 Moved: Cr Kathy Duff Seconded: Cr Jane Erkens 1. That South Burnett Regional Council delegate to the Chief Executive Officer for grant applications to be submitted for funding to the Regional Arts Fund. 2. That South Burnett Regional Council delegate to the Chief Executive Officer for grant applications to be submitted for funding to the FRRR Prepare for Drought Initiative. <u>In Favour:</u> Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen <u>Against:</u> Nil</p>	<p style="text-align: right;">CARRIED 6/0</p>
<p>Council 6/03/2024</p>	<p>Application for Funding under the Community Heritage of the Community Sustainability Action Grants Program - round 8</p>	<p>RESOLUTION 2024/295 Moved: Cr Scott Henschen Seconded: Cr Kirstie Schumacher That South Burnett Regional Council apply for a grant under the Round 8 – Community Heritage of the Community Sustainability Action Grants Program – capital expenditure project category for repairs to Boondooma Homestead roof. <u>In Favour:</u> Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen <u>Against:</u> Nil</p>	<p>15 Mar 2024 7:31am King, Denise - Reallocation Action reassigned to Moore, Debra by King, Denise - For report 15 Mar 2024 8:09am King, Denise - Reallocation Action reassigned to Turner, Paul by King, Denise - For report</p> <p style="text-align: right;">CARRIED 6/0</p>

<p>Council 6/03/2024</p>	<p>Application for Funding under the Community Heritage of the Community Sustainability Action Grants Program - round 8</p>	<p>RESOLUTION 2024/295 Moved: Cr Scott Henschen Seconded: Cr Kirstie Schumacher That South Burnett Regional Council apply for a grant under the Round 8 – Community Heritage of the Community Sustainability Action Grants Program – capital expenditure project category for repairs to Boondooma Homestead roof. <u>In Favour:</u> Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen <u>Against:</u> Nil</p>	<p>15 Mar 2024 7:31am King, Denise - Reallocation Action reassigned to Moore, Debra by King, Denise - For report 15 Mar 2024 8:09am King, Denise - Reallocation Action reassigned to Turner, Paul by King, Denise - For report</p>
<p>CARRIED 6/0</p>			
<p>Council 6/03/2024</p>	<p>Media Releases to advise of Grants in the South Burnett</p>	<p>RESOLVED 2024/293 A media release be organised to advise the community of grant opportunities in the South Burnett Region</p>	<p>15 Mar 2024 7:28am King, Denise - Reallocation Action reassigned to Moore, Debra by King, Denise - For report</p>
<p>Council 6/03/2024</p>	<p>Question on Notice - Murgon Gayndah Road - TMR</p>	<p>Question on notice from Cr Duff: Can you please clarify why the Murgon Gayndah Road has been referred to RMPC and not TMR?</p>	
<p>Council 6/03/2024</p>	<p>Items to be raised at the next Traffic Advisory Committee Meeting</p>	<p>RESOLVED 2024/291 Cr Potter requested that these items be raised at the next Traffic Advisory Committee Meeting: <input type="checkbox"/> Kingaroy Barkers Creek Road <input type="checkbox"/> Tanguringie Bridge</p>	
<p>Council 14/02/2024</p>	<p>Systematic Inspection Program</p>	<p>RESOLUTION 2024/279 Moved: Cr Scott Henschen Seconded: Cr Danita Potter That Council approve a Systematic Inspection Program for properties within the South Burnett Regional Council's jurisdiction in accordance with section 113 of the <i>Animal Management (Cats and Dogs) Act 2008</i> to monitor compliance with the requirements of the <i>Animal Management (Cats and Dogs) Act 2008</i>, more specifically the requirement to register dogs. The properties to be included in the Systematic Inspection Program are potentially all properties within the South Burnett area.</p>	<p>23 Feb 2024 10:24am King, Denise - Reallocation Action reassigned to Donohue, Kimberley by King, Denise - For report</p>

		<p>The Systematic Inspection Program will be conducted between the hours of 8.00am and 5.00pm Monday to Friday, commencing on Monday 4 March 2024 and concluding on Friday 31 May 2024.</p> <p><u>In Favour:</u> Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen</p> <p><u>Against:</u> Nil</p> <p style="text-align: right;">CARRIED 6/0</p>	
Council 24/01/2024	Request to apply for funding under the Queensland Feral Pest Initiative.	<p>RESOLUTION 2024/255</p> <p>Moved: Cr Scott Henschen</p> <p>Seconded: Cr Kirstie Schumacher</p> <p>That South Burnett Regional Council endorse the development of an application for funding under the Queensland Government Feral Pest Initiative Round (8) in partnership with other local governments, Natural Resource Management groups and Incorporated Industry organisations.</p> <p><u>In Favour:</u> Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen</p> <p><u>Against:</u> Nil</p> <p style="text-align: right;">CARRIED 6/0</p>	<p>31 Jan 2024 10:44am King, Denise - Reallocation</p> <p>Action reassigned to Togatama, Frank by King, Denise - For report</p>
Council 24/01/2024	<p>LOCAL LAW (REPEALING) LOCAL LAW (NO. 1) 2023 SUBORDINATE LOCAL LAW (REPEALING) SUBORDINATE LOCAL LAW (NO. 1) 2023</p>	<p>RESOLUTION 2024/248</p> <p>Moved: Cr Danita Potter</p> <p>Seconded: Cr Scott Henschen</p> <p>South Burnett Regional Council resolves to propose to make each of the following: -</p> <p>(a) Local Law (Repealing) Local Law (No. 1) 2023; and</p> <p>(b) Subordinate Local Law (Repealing) Subordinate Local Law (No. 1) 2023.</p> <p><u>In Favour:</u> Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen</p> <p><u>Against:</u> Nil</p> <p style="text-align: right;">CARRIED 6/0</p>	<p>07 Feb 2024 4:29pm Pitt PSM, Mark</p> <p>Correspondence sent for State Interest Check to Dept. of Local Government - public consultation commences after this stage</p> <p>28 Feb 2024 4:54pm Pitt PSM, Mark</p> <p>State interest check complete - public advertising commencing</p>
Council 24/01/2024	Quote SBRCQ 2023/24-14 - Replace Wheel Loader 1507	<p>RESOLUTION 2024/242</p> <p>Moved: Cr Scott Henschen</p> <p>Seconded: Cr Jane Erkens</p>	<p>06 Feb 2024 2:56pm Kruger, Wendy - Reallocation</p>

		<p>That South Burnett Regional Council purchase from RDO Equipment, one (1) John Deere 624K-!! for \$427,000 excluding GST.</p> <p><u>In Favour:</u> Crs Gavin Jones, Jane Erkens, Danita Potter and Scott Henschen</p> <p><u>Against:</u> Crs Kirstie Schumacher and Kathy Duff</p> <p style="text-align: right;">CARRIED 4/2</p>	<p>Action reassigned to Orchard, Brandon by Kruger, Wendy - For Action</p>
Council 24/01/2024	Waste Strategy 2023-2029	<p>RESOLUTION 2024/256</p> <p>Moved: Cr Danita Potter</p> <p>Seconded: Cr Kirstie Schumacher</p> <p>That South Burnett Regional Council resolves to adopt the Waste Strategy 2023-2029 as presented.</p> <p><u>In Favour:</u> Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen</p> <p><u>Against:</u> Nil</p> <p style="text-align: right;">CARRIED 6/0</p>	<p>31 Jan 2024 10:38am King, Denise - Reallocation</p> <p>Action reassigned to Petersen, Leanne by King, Denise - For report</p>
Council 24/01/2024	Blackbutt Water Tower – Telecommunications Tower Lease	<p>RESOLUTION 2024/271</p> <p>Moved: Cr Danita Potter</p> <p>Seconded: Cr Jane Erkens</p> <p>That South Burnett Regional Council:</p> <ol style="list-style-type: none"> 1. <i>Section 236(1)(c)(vi) of the Local Government Regulation 2012</i> applies for the disposal of the valuable non-current asset by offering a Lease for Part of Lot 1 on RP130127, D'Aguiar Highway, Blackbutt to Telstra Limited; and 2. <i>Pursuant to Section 257(1)(b) of the Local Government Act 2009</i>, South Burnett Regional Council delegates to the Chief Executive Officer the power to negotiate, finalise and execute the Lease between Council and Telstra Limited on terms and conditions the Chief Executive Officer reasonably considers satisfactory to Council. <p><u>In Favour:</u> Crs Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen</p> <p><u>Against:</u> Nil</p> <p style="text-align: right;">CARRIED 5/0</p>	<p>31 Jan 2024 10:28am King, Denise - Reallocation</p> <p>Action reassigned to Moore, Debra by King, Denise - For report</p> <p>11 Mar 2024 8:27am Moore, Debra Lease has been negotiated. Waiting on final document from Telstra legal team for execution.</p>

<p>Council 24/01/2024</p>	<p>Consideration of Public Auction for surplus equipment and furniture</p>	<p>RESOLUTION 2024/259 Moved: Cr Danita Potter Seconded: Cr Scott Henschen That Council; 1. In accordance with Section 227-228 of the <i>Local Government Regulation 2012</i>, it is proposed Council offer surplus equipment and furniture for sale at public tender or auction. <u>In Favour:</u> Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen <u>Against:</u> Nil</p>	<p>31 Jan 2024 10:37am King, Denise - Reallocation Action reassigned to Dombrow, Malcolm by King, Denise - For report</p>
<p>Council 24/01/2024</p>	<p>Request to apply for the Community Energy Upgrades Fund Round 1</p>	<p>RESOLUTION 2024/257 Moved: Cr Kirstie Schumacher Seconded: Cr Kathy Duff That South Burnett Regional Council delegate to the Chief Executive Officer for a grant application to be submitted for funding under the Community Energy Upgrades Fund Round 1. <u>In Favour:</u> Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen <u>Against:</u> Nil</p>	<p>31 Jan 2024 10:28am King, Denise - Reallocation Action reassigned to Moore, Debra by King, Denise - For report 08 Mar 2024 12:03pm King, Denise - Reallocation Action reassigned to Petersen, Leanne by King, Denise - For report</p>
<p>Council 13/12/2023</p>	<p>Supplementary Report for Gifting of St. Faith Church and Cemetery, Mondure.</p>	<p>RESOLUTION 2023/214 Moved: Cr Kathy Duff Seconded: Cr Danita Potter That South Burnett Regional Council respectfully decline the offer to be gifted the St. Faith Anglican Church and write to the church seeking a response in regards to understanding the condition of the cemetery, its current operations and the church's plans to maintain the cemetery in the future and that a report be brought back to a future Council meeting <u>In Favour:</u> Crs Gavin Jones, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen <u>Against:</u> Cr Jane Erkens,</p>	<p>20 Dec 2023 7:41am King, Denise - Reallocation Action reassigned to Petersen, Leanne by King, Denise - For report</p>

<p>Council 13/12/2023</p>	<p>Update on Sir Charles Adermann Park Community Consultation.</p>	<p>RESOLUTION 2023/210 Moved: Cr Kathy Duff Seconded: Cr Danita Potter That South Burnett Regional Council: 1. Acknowledge the extension of the community consultation of Sir Charles Adermann Park into May 2024 to allow time to review traffic behaviour and community feedback on road safety in the area and review the community survey results and written responses. 2. Note the feedback received to date from both the public meeting and online feedback and confirms that Adermann Park will be not utilised for any car parking services and that the feedback received will inform the 2024 – 2025 capital and operational budgets. <u>In Favour:</u> Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen <u>Against:</u> Nil</p>	<p>20 Dec 2023 7:39am King, Denise - Reallocation Action reassigned to Petersen, Leanne by King, Denise - For report</p>
<p>Council 13/12/2023</p>	<p>Local Law Review Workshop</p>	<p>RESOLUTION 2023/197 Moved: Cr Jane Erkens Seconded: Cr Scott Henschen That South Burnett Regional Council 1. Accept the report, Local Laws Review – Discovery Phase – August 2023 for information; and 2. Adopt the following recommendations that Council: (a) Repeal Subordinate Local Law 1.07 – Operation of Cane Railways 2011. (b) Repeal Model Local Law No. 2 (Meetings) 2008. 3 Conduct a workshop shared accommodation, temporary homes, animals and parking in January 2024 <u>In Favour:</u> Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher and Scott Henschen <u>Against:</u> Nil</p>	<p>20 Dec 2023 12:24pm Kruger, Wendy - Reallocation Action reassigned to Bayntun, Rebecca by Kruger, Wendy - For Action & Completion</p>
<p>Council 13/12/2023</p>	<p>Regional Development Action Plan</p>	<p>RESOLUTION 2023/221 Moved: Cr Kathy Duff Seconded: Cr Kirstie Schumacher</p>	<p>20 Dec 2023 7:37am King, Denise - Reallocation</p>

		<p>That South Burnett Regional Council endorse the Regional Development Action Plan to deliver on the Regional Development Strategy 2021 – 2026 as amended. <u>In Favour:</u> Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen <u>Against:</u> Nil</p>	<p>Action reassigned to Moore, Debra by King, Denise - For report</p>
		CARRIED 6/0	
Council 13/12/2023	Trusteeship of Goodger Hall - Lot 186 on FY850	<p>RESOLUTION 2023/218 Moved: Cr Jane Erkens Seconded: Cr Danita Potter That South Burnett Regional Council become trustees of the Goodger Hall, locally known as the Goodger School of Arts, being a Reserve for Public Hall R685, Lot 186 on FY850. and pursuant to <i>Section 257(1)(b)</i> of the <i>Local Government Act 2009</i>, the Council resolves to delegate to the Chief Executive Officer the power to complete the transfer of trusteeship. <u>In Favour:</u> Crs Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen <u>Against:</u> Nil</p>	<p>20 Dec 2023 7:25am King, Denise - Reallocation Action reassigned to Moore, Debra by King, Denise - For report 11 Mar 2024 8:23am Moore, Debra The CEO has signed the trusteeship. Awaiting DOR to progress. Council officers will check with community to see if a Incorporated Association has been set up.</p>
		CARRIED 5/0	
Council 13/12/2023	Future Use of Lot 19 on CP891608 - 9 Knowles Street, Nanango	<p>RESOLUTION 2023/215 Moved: Cr Jane Erkens Seconded: Cr Danita Potter That</p> <ol style="list-style-type: none"> 1. Negotiations continue to determine suitability to enter into a new lease agreement in accordance with <i>s(236)(1)(c)(iii) & (3)(5) of the Local Government Regulation 2012</i> for the disposal of a non-valuable current asset being Lot 19 on CP891608; or 2. Negotiate the sale of the property to an adjoining landowner in accordance with <i>s(236)(c)(iv) & (3)(5) of the Local Government Regulation 2012;</i> <ol style="list-style-type: none"> (a) The property be offered for Tender under <i>s227 of the Local Government Regulation 2012</i> should negotiations with the existing lessee and adjoining landowners fail. 3. Pursuant to <i>Section 257(1)(b) of the Local Government Act 2009</i>, South Burnett Regional Council delegates to the Chief Executive Officer the power to negotiate, finalise and execute a Lease between the existing 	<p>20 Dec 2023 7:38am King, Denise - Reallocation Action reassigned to Moore, Debra by King, Denise - For report 11 Mar 2024 8:25am Moore, Debra The current lessee has yet to make an official offer to Council. To be followed up.</p>

<p>leaseholder or sale of property to an adjoining landowner on terms and conditions the Chief Executive Officer reasonably considers are satisfactory to Council.</p> <p><u>In Favour:</u> Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen</p> <p><u>Against:</u> Nil</p> <p style="text-align: right;">CARRIED 6/0</p>			
<p>Council 13/12/2023</p>	<p>Quote SBRCQ 2023/24-18 - Replace Water Trucks 2016, 2017 and 2022</p>	<p>RESOLUTION 2023/196 Moved: Cr Danita Potter Seconded: Cr Scott Henschen That South Burnett Regional Council purchase from Daimler Trucks Sunshine Coast, three (3) Mitsubishi Fuso Shogun FV74 for \$796,769.73 excluding GST. <u>In Favour:</u> Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher and Scott Henschen <u>Against:</u> Nil</p> <p style="text-align: right;">CARRIED 5/0</p>	<p>20 Dec 2023 11:52am Kruger, Wendy - Reallocation Action reassigned to Orchard, Brandon by Kruger, Wendy - For Action and Completion.</p>
<p>Council 22/11/2023</p>	<p>Sale by Tender of 4 Haly Street, Kingaroy to adjoining owners</p>	<p>RESOLUTION 2023/165 Moved: Cr Danita Potter Seconded: Cr Kathy Duff That South Burnett Regional Council offer the land for sale by tender to the three adjoining owners by; 1. Entering into negotiations with the highest tenderer and if the current market value of the property is reached, delegate powers to the Chief Executive Officer under Section 257 of the <i>Local Government Act 2009</i> enter a contract of sale for the property, or 2. If negotiations with the highest tenderer does not result in a sale of the property retain the property in Council ownership and tender the property for lease/permit for grazing purposes. <u>In Favour:</u> Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen <u>Against:</u> Nil</p> <p style="text-align: right;">CARRIED 6/0</p>	<p>30 Nov 2023 8:06am King, Denise - Reallocation Action reassigned to Turner, Paul by King, Denise - For report</p>

<p>Council 22/11/2023</p>	<p>Proposed tender for sale of Lot 18 McConnel Way, Mondure</p>	<p>RESOLUTION 2023/166 Moved: Cr Kirstie Schumacher Seconded: Cr Danita Potter That South Burnett Regional Council approve for sale by tender Lot 18 McConnel Way, Mondure (Lot 18 RP27655) by; 1. Entering into negotiations with the highest tenderer and if the current market value of the property is reached, enter a contract of sale for the property; or 2. If negotiations with the highest tenderer does not result in a sale of the property at current market value, list the property for sale on the open market; and 3. Delegate powers to the Chief Executive Officer under Section 257 of the <i>Local Government Act 2009</i> to complete contracts of sale. <u>In Favour:</u> Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen <u>Against:</u> Nil</p>	<p>30 Nov 2023 8:06am King, Denise - Reallocation Action reassigned to Turner, Paul by King, Denise - For report</p>
CARRIED 6/0			
<p>Council 22/11/2023</p>	<p>Proposed Tender to Adjoining owners for sale of 29 Tiernan Terrace, Murgon</p>	<p>RESOLUTION 2023/164 Moved: Cr Kathy Duff Seconded: Cr Scott Henschen That South Burnett Regional Council approve for sale by tender to adjoining owners 29 Tiernan Terrace, Murgon (Lot 72 RP855764) by; 1. Entering into negotiations with the highest tenderer and if the current market value of the property is reached, enter a contract of sale for the property, and 2. Delegate powers to the Chief Executive Officer under Section 257 of the <i>Local Government Act 2009</i> to negotiate and execute contract of sale. <u>In Favour:</u> Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen <u>Against:</u> Nil</p>	<p>30 Nov 2023 8:07am King, Denise - Reallocation Action reassigned to Turner, Paul by King, Denise - For report</p>
CARRIED 6/0			

<p>Council 22/11/2023</p>	<p>Nanango CBD Parking & Operations - Community Consultation</p>	<p>RESOLUTION 2023/157 Moved: Cr Jane Erkens Seconded: Cr Scott Henschen That South Burnett Regional Council: 1. conduct further engagement with each business providing a letter requesting them to utilise off street parking locations and providing a map of alternative parking options; 2. meet with individual businesses on Drayton Street (Fitzroy St – Drayton St) in early 2024 to determine if there has been a change in the supply of carparking bays by business owners; and 3. contact both Stanwell Corporation, Meandu Mine and the bus company and find out how many workers park there and is it possible to liaise to find a more suitable place that does not impact on retail parking. <u>In Favour:</u> Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen <u>Against:</u> Nil</p>	<p>29 Feb 2024 2:34pm Allen, Samantha Letters have been sent to businesses, recieved response email from Stanwell. Further consultation planned for April.</p>
<p>Council 22/11/2023</p>	<p>Grant Opportunity - Staff Emergency Service (SES) Support Grants 2024-2025</p>	<p>RESOLUTION 2023/162 Moved: Cr Danita Potter Seconded: Cr Scott Henschen That South Burnett Regional Council: 1. Develop and apply to the Queensland Fire and Emergency Services (QFES) for grant funding under SES Support Grants 2024-25 round for the purchase of a SES vehicle to be used exclusively for carrying out SES activities; and 2. Approve the required Council contribution estimated to be \$32,500 from the 2024 – 2025 fleet budget towards the purchase of a SES vehicle should the grant application be successful. <u>In Favour:</u> Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen <u>Against:</u> Nil</p>	<p>CARRIED 6/0</p>
<p>Council 22/11/2023</p>	<p>Proposed tender for sale of 23 Jellicoe Street, Proston</p>	<p>RESOLUTION 2023/167 Moved: Cr Scott Henschen Seconded: Cr Kathy Duff</p>	<p>30 Nov 2023 8:07am King, Denise - Reallocation</p>

	<p>That South Burnett Regional Council approve for sale by tender 23 Jellicoe Street, Proston (Lot 38 RP57676) by;</p> <ol style="list-style-type: none"> 1. Entering into negotiations with the highest tenderer and if the current market value of the property is reached, enter a contract of sale for the property; or 2. If negotiations with the highest tenderer does not result in a sale of the property at current market value, list the property for sale on the open market; and 3. Delegate powers to the Chief Executive Officer under Section 257 of the <i>Local Government Act 2009</i> to negotiate and execute contract of sale. <p><u>In Favour:</u> Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen</p> <p><u>Against:</u> Nil</p> <p style="text-align: right;">CARRIED 6/0</p>	<p>Action reassigned to Turner, Paul by King, Denise - For report</p>
<p>Council 22/11/2023</p> <p>Potential Purchase of Community Health Building, Kingaroy</p>	<p>RESOLUTION 2023/190</p> <p>Moved: Cr Danita Potter</p> <p>Seconded: Cr Jane Erkens</p> <p>That South Burnett Regional Council offer to purchase the property from the State of Queensland (represented by Queensland Health).</p> <ol style="list-style-type: none"> 1. Contract of sale to be in accordance with; <ol style="list-style-type: none"> (i) <i>Local Government Regulation 2012.</i> (ii) Queensland Government Land Transaction Policy 2021. (iii) SBRC Procurement Policy. (iv) SBRC Investment Policy. 2. Pursuant to <i>Section 257(1)(b)</i> of the Act, the Council resolves to delegate to the CEO the power to negotiate terms and bring a report back to Council. <p><u>In Favour:</u> Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen</p> <p><u>Against:</u> Nil</p> <p style="text-align: right;">CARRIED 6/0</p>	<p>30 Nov 2023 8:06am King, Denise - Reallocation</p> <p>Action reassigned to Turner, Paul by King, Denise - For report</p>
<p>Council 22/11/2023</p> <p>Business & Digital Transformation Review</p>	<p>RESOLVED 2023/154</p> <p>That a report be brought back to Council with a road map of the business and digital transformation and what Council needs to do to fast track this process.</p>	<p>07 Dec 2023 10:59am Kruger, Wendy - Reallocation</p>

			Action reassigned to Bills, Anthony by Kruger, Wendy - For action & complete.
Council 22/11/2023	Glendon Street Amenities Electricity Update	<p>RESOLUTION 2023/188</p> <p>Moved: Cr Danita Potter</p> <p>Seconded: Cr Scott Henschen</p> <p>That Council delegate to the Chief Executive Officer to make an application for an exceptional circumstances exemption in relation to the power connection of the Glendon Street Amenities until the potential purchase of the adjacent community health building is resolved.</p> <p><u>In Favour:</u> Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen</p> <p><u>Against:</u> Nil</p> <p style="text-align: right;">CARRIED 6/0</p>	<p>30 Nov 2023 8:06am King, Denise - Reallocation</p> <p>Action reassigned to Turner, Paul by King, Denise - For report</p>
Council 22/11/2023	Kumbia Recreation Reserve Preliminary Master Plan	<p>RESOLUTION 2023/168</p> <p>Moved: Cr Scott Henschen</p> <p>Seconded: Cr Kathy Duff</p> <p>That South Burnett Regional Council:</p> <ol style="list-style-type: none"> 1. Adopt the Draft Kumbia Recreation Reserve Preliminary Master Plan; and 2. Undertake community consultation to seek views on the priority projects to be included in the stage one of park redevelopment. <p><u>In Favour:</u> Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen</p> <p><u>Against:</u> Nil</p> <p style="text-align: right;">CARRIED 6/0</p>	<p>30 Nov 2023 8:08am King, Denise - Reallocation</p> <p>Action reassigned to Jackson, Cathy by King, Denise - For report</p>
Council 22/11/2023	Trustee Lease - Tingoora Sports Association Inc	<p>RESOLUTION 2023/176</p> <p>Moved: Cr Scott Henschen</p> <p>Seconded: Cr Kirstie Schumacher</p> <p>That South Burnett Regional Council:</p> <ol style="list-style-type: none"> 1. resolves that the exception in <i>Local Government Regulation 2012 section 236 (1)(b)(ii)</i> applies to Council for the disposal by way of grant of a Lease of the valuable non-current asset, which is Lot 91 on Crown Plan FY2885, to the Tingoora Sports Association Inc; and 	<p>30 Nov 2023 8:07am King, Denise - Reallocation</p> <p>Action reassigned to Jackson, Cathy by King, Denise - For report</p>

		<p>2. delegates to the Chief Executive Officer the power to negotiate, finalise and execute the Trustee Lease between Council and Tingoora Sports Association Inc. on terms and conditions the Chief Executive Officer reasonably considers are satisfactory to Council.</p> <p><u>In Favour:</u> Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen</p> <p><u>Against:</u> Nil</p> <p style="text-align: right;">CARRIED 6/0</p>	
Council 25/10/2023	Regional University Study Hubs - 2023 Application Round	<p>RESOLUTION 2023/123</p> <p>Moved: Cr Danita Potter</p> <p>Seconded: Cr Scott Henschen</p> <p>That South Burnett Regional Council apply to the Regional University Study Hubs – 2023 Application Round.</p> <p><u>In Favour:</u> Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen</p> <p><u>Against:</u> Nil</p> <p style="text-align: right;">CARRIED 6/0</p>	<p>30 Oct 2023 7:55am King, Denise - Reallocation</p> <p>Action reassigned to Moore, Debra by King, Denise - For report</p> <p>06 Dec 2023 9:37am King, Denise - Reallocation</p> <p>Action reassigned to Augustine, Sanju by King, Denise - For report</p>
Council 25/10/2023	Application for funding under the Safe Places Emergency Accommodation Inclusion Round	<p>RESOLUTION 2023/134</p> <p>Moved: Cr Danita Potter</p> <p>Seconded: Cr Kathy Duff</p> <p>That South Burnett Regional Council endorse the application for grant funding under the safe places emergency accommodation program to construct emergency accommodation for women and children experience family and domestic violence (FDV).</p> <p><u>In Favour:</u> Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen</p> <p><u>Against:</u> Nil</p> <p style="text-align: right;">CARRIED 6/0</p>	<p>30 Oct 2023 7:46am King, Denise - Reallocation</p> <p>Action reassigned to Moore, Debra by King, Denise - For information</p>
Council 25/10/2023	Outline Council's Intent in a Planning Policy	<p>RESOLVED 2023/113</p> <p>That Council include in an appropriate planning policy, that Council's intent is to assist, support and encourage development.</p>	<p>30 Oct 2023 9:00am Kruger, Wendy - Reallocation</p> <p>Action reassigned to Searle, Karen by Kruger, Wendy - For Action.</p> <p>07 Dec 2023 11:20am Searle, Karen</p>

			<p>Seeking assistance from Liveability to develop policy 26 Mar 2024 8:40am Searle, Karen - Reallocation Action reassigned to Hursthouse, David by Searle, Karen - Assistance required from Planning Dept to develop or amend policy</p>
<p>Council 27/09/2023</p>	<p>Bus Shelter Structures in Crawford and Kumbia</p>	<p>RESOLUTION 2023/80 Moved: Cr Scott Henschen Seconded: Cr Danita Potter That South Burnett Regional Council consider the allocation of \$22,000 for a suitable shelter structure in Crawford, in the 2023/24 Capital Works first quarter budget review. <u>In Favour:</u> Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen <u>Against:</u> Nil</p>	<p>14 Dec 2023 8:46am Allen, Samantha Sent onto Works Manager, to be actioned in review 29 Feb 2024 2:41pm Allen, Samantha To be considered at the 3rd quarter review.</p>
<p>Council 27/09/2023</p>	<p>Youth Engagement Hub - Kingaroy</p>	<p>RESOLUTION 2023/95 Moved: Cr Danita Potter Seconded: Cr Jane Erkens That 1. The Co-ordinator of Community Development Officer liaise with CTC Inc. and Council's Regional Librarian and Youth Council to formulate a twelve-month youth focused program to commence in April 2024; and 2. To seek grant funding to deliver the program into the community. <u>In Favour:</u> Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen <u>Against:</u> Nil</p>	<p>03 Oct 2023 1:36pm King, Denise - Reallocation Action reassigned to Pointon, Jennifer by King, Denise - For report 12 Oct 2023 11:55am King, Denise - Reallocation Action reassigned to Wilson, Leisa by King, Denise - For report</p>
<p>Council 27/09/2023</p>	<p>Ringsfield House Advisory Committee</p>	<p>RESOLUTION 2023/94 Moved: Cr Jane Erkens Seconded: Cr Danita Potter That</p>	<p>03 Oct 2023 1:33pm King, Denise - Reallocation Action reassigned to Pointon, Jennifer by King, Denise - For report</p>

	<p>1. That Ringsfield House be open by appointment with tours being conducted by Volunteers that have been inducted as per the Volunteer process of the Visitor Information Centre with reporting to the Visitor Enhancement Officer and the Tourism Officer.</p> <p>2. That Ringsfield House be promoted as a community facility and venue and is open to hirers who wish to run community led events.</p> <p>3. That a stocktake of current artefacts be completed and a future recommendation is made from the committee to reduce the number of artefacts.</p> <p>4. That any volunteers wishing to participate in undertaking work at the house are inducted and managed by Council (excluding those working for a hirer incorporated group).</p> <p>5. An amendment is made to the 2023/2024 fees and charges for group tours of Ringsfield House for \$5.00 per person.</p> <p>6. That the minutes of the July 2023 and August 2023 Ringsfield House Advisory Committee be received for information.</p> <p><u>In Favour:</u> Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen</p> <p><u>Against:</u> Nil</p>	<p>12 Oct 2023 11:55am King, Denise - Reallocation Action reassigned to Beaumont, Samantha (Sam) by King, Denise - For report</p>
<p>Council 23/08/2023</p> <p>Land Purchase for Mt Wooroolin Reservoir</p>	<p>RESOLUTION 2023/70</p> <p>Moved: Cr Danita Potter</p> <p>Seconded: Cr Kirstie Schumacher</p> <p>That South Burnett Regional Council note this report and delegate the authority to the CEO to purchase the additional land to accommodate the new reservoir</p> <p><u>In Favour:</u> Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher and Scott Henschen</p> <p><u>Against:</u> Nil</p>	<p>21 Sep 2023 12:15pm Allen, Samantha Noted. Land purchase to negotiated</p> <p>14 Dec 2023 8:43am Allen, Samantha In progress</p> <p>20 Feb 2024 3:43pm Allen, Samantha Email sent to Project Manager to confrim this is completed</p> <p>29 Feb 2024 2:37pm Allen, Samantha Contract signed, surveying plans prepared. Awaiting conveyancing</p>

CARRIED 6/0

CARRIED 5/0

<p>Council 28/06/2023</p>	<p>Growing Regions Program - Round 1 Grant Opportunity</p>	<p>RESOLUTION 2023/649 Moved: Cr Kirstie Schumacher Seconded: Cr Danita Potter That Council</p>	<p>1. Note the information in this report and approve the submission of an Expression of Interest (EOI) for the Growing Regions Program – Round 1 grant opportunity, for Stage 1 of the WJ Lang Memorial Olympic Pool Complex redevelopment works project.</p> <p>2. If Council’s EOI application is successful, approve the submission of a full application and the allocation of the required Council Contribution of \$6,000,000 in Council’s capital works program and capital budget to enable the execution of the project.</p>	<p><u>In Favour:</u> Crs Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen <u>Against:</u> Cr Jane Erkens</p>	<p>CARRIED 4/1</p>
<p>Council 28/06/2023</p>	<p>Parks Business Improvement Review by Shepherd</p>	<p>RESOLUTION 2023/665 Moved: Cr Kirstie Schumacher Seconded: Cr Jane Erkens That the Parks Business Improvement Review completed by Shepherd Asset Management Solutions be received for information and that a workshop be scheduled to discuss these findings and learnings in the first quarter of the 2023 – 2024 financial year. <u>In Favour:</u> Crs Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen <u>Against:</u> Nil</p>	<p>07 Jul 2023 11:46am King, Denise - Reallocation Action reassigned to Petersen, Leanne by King, Denise - For aciton</p>	<p>CARRIED 5/0</p>	
<p>Council 24/05/2023</p>	<p>Advocacy Digital Plan</p>	<p>RESOLUTION 2023/574 Moved: Cr Kirstie Schumacher Seconded: Cr Danita Potter That South Burnett Regional Council meets with NBN and the relevant telcos and uses the information provided to develop a digital plan for the South Burnett</p>	<p>14 Jul 2023 10:31am Pitt PSM, Mark Workshop scheduled for 17 July to commence discussions on advocacy plans</p>		

	<p>that can be used as a advocacy document for the Mayor and Councillors to take to the ALGA Assembly and the Ministerial meetings scheduled in Canberra later this year.</p> <ul style="list-style-type: none"> □ The purpose of this plan will be to identify and agree on the existing black spots and seek to leverage the next rounds of Federal funding for regional connectivity and upgrades with consideration to future opportunities to apply for disaster funding to acquire hybrid power cubes for use during disasters. <p><u>In Favour:</u> Crs Brett Otto, Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen</p> <p><u>Against:</u> Nil</p>	<p>20 Oct 2023 8:56am Pitt PSM, Mark Consideration with Council's advocacy programme and drafting - gathering information for development of the draft</p> <p>16 Nov 2023 2:18pm Pitt PSM, Mark Template for the report developed and population of information has commenced - rough draft to be circulated prior to end of calendar year</p> <p>03 Jan 2024 2:02pm Pitt PSM, Mark Given end of year workloads 1st draft was completed but circulated in January 2024 - workshop with councillors being organised to review draft</p> <p>07 Feb 2024 4:21pm Pitt PSM, Mark Draft circulated to SLT for feedback</p> <p>28 Feb 2024 4:55pm Pitt PSM, Mark Meeting held with Telstra to discuss options for connectivity planning, feedback recieved from LGAQ on draft</p>
<p>Council 26/04/2023</p> <p>KTP Pedestrian Visibility and PWD Shop Access</p>	<p>RESOLUTION 2023/510</p> <p>Moved: Cr Kathy Duff</p> <p>Seconded: Cr Danita Potter</p> <p>That South Burnett Regional Council writes to South Burnett Business groups articulating the strategic priority in our Corporate Plan relating to making our towns communities of choice for people living with disability and encouraging them to engage with their members and CBD businesses as to opportunities for improving PWD access.</p>	<p>28 Jul 2023 2:10pm Champney, Kristy Resolution sent to KTP Team 02.05.23. Awaiting outcome.</p> <p>21 Sep 2023 11:44am Allen, Samantha To be actioned in October</p>

CARRIED 7/0

		<p><u>In Favour:</u> Crs Brett Otto, Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen</p> <p><u>Against:</u> Nil</p>	
		CARRIED 7/0	
Council 29/03/2023	Compliance Enforcement on Burning in Residential Areas	<p>RESOLUTION 2023/479</p> <p>Moved: Cr Kathy Duff</p> <p>Seconded: Cr Danita Potter</p> <p>That South Burnett Regional Council run an education program explaining Local Law 3 and Subordinate Law 3 to the community targeting lighting and maintaining fires in rural residential and residential areas and explaining ramification of non-compliance.</p> <p><u>In Favour:</u> Crs Brett Otto, Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen</p> <p><u>Against:</u> Nil</p>	<p>04 Apr 2023 3:31pm King, Denise - Reallocation</p> <p>Action reassigned to Brooks, Darryl by King, Denise - Run an education program, Mead Perry has been appointed to undertake local law review - this will be considered as part of this project</p> <p>23 Jun 2023 9:20am O'May, Peter</p> <p>Awaiting recruitment/commencement of Co-ordinator Regulatory Services who will be tasked with delivering program. Expected to commence in early July</p> <p>25 Jul 2023 2:02pm Brooks, Darryl</p> <p>Draft Fact Sheet being developed on burning in residential areas and then an educational program will be conducted</p> <p>06 Dec 2023 10:47am Brooks, Darryl</p> <p>Fact sheet has been finalised and is with Governance for approval prior to social media comms being generated.</p>
		CARRIED 7/0	
Council 22/02/2023	Rural Residential Blocks	<p>RESOLUTION 2023/401</p> <p>Moved: Cr Kathy Duff</p> <p>Seconded: Cr Danita Potter</p> <p>That South Burnett Regional Council review the Overgrown Property Policy – Statutory062 to consider the designated town area maps and the adjoining rural residential allotments one (1) hectare or less that may not have been captured in the policy as part of the annual review process.</p>	<p>06 Mar 2023 8:36am King, Denise - Reallocation</p> <p>Action reassigned to Petersen, Leanne by King, Denise</p> <p>08 Mar 2023 11:30am Kemp, Fiona - Reallocation</p>

	<p><u>In Favour:</u> Crs Brett Otto, Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen</p> <p><u>Against:</u> Nil</p>	<p>Action reassigned to Brooks, Darryl by Kemp, Fiona - Please review and update this meeting action. Thank you</p> <p>CARRIED 7/0</p> <p>23 Jun 2023 9:30am O'May, Peter Item to be included for consideration as part of the review of Council's Local Laws during 2023/24 financial year. , OPL/38Review Council's Local Laws to ensure relevance to the region and understanding by Council and the community</p> <p>11 Aug 2023 9:04am Brooks, Darryl Mead Perry have been appointed to conduct local law review - this will be reviewed as part of this project</p>
<p>Council 25/01/2023</p> <p>Gift of land to the South Burnett Child Care Centre at Kingaroy</p>	<p>RESOLUTION 2023/364</p> <p>Moved: Cr Kirstie Schumacher Seconded: Cr Gavin Jones</p> <p>That South Burnett Regional Council:</p> <ol style="list-style-type: none"> 1. Develop a framework to consider requests from community groups that ask Council to transfer land at nil consideration, to ensure consistent decision-making. 2. Conduct a development application for subdivision of Lot 86 on RP7951 in line with the current South Burnett Child Care and Kindergarten lease area. 3. Continue engagement with South Burnett Child Care and Kindergarten as to appropriate long term tenure arrangements. <p><u>In Favour:</u> Crs Brett Otto, Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen</p> <p><u>Against:</u> Nil</p>	<p>07 Feb 2023 2:25pm King, Denise - Reallocation Action reassigned to Brooks, Darryl by King, Denise</p> <p>11 Jul 2023 3:21pm King, Denise 2. Development application currently being prepared</p> <p>25 Jan 2024 10:03am King, Denise - Reallocation Action reassigned to Turner, Paul by King, Denise - For report</p> <p>CARRIED 7/0</p>
<p>Council 14/12/2022</p> <p>Notice of Motion - Gore Street Footpath</p>	<p>AMENDMENT</p> <p>Moved: Cr Brett Otto Seconded: Cr Kathy Duff</p> <p>That the following projects are scoped on a preliminary basis with high level cost estimates so as to be considered through the application of the prioritisation tool</p>	

<p>along side other capital projects as part of the 2023/24 capital budget considerations of Council</p> <ul style="list-style-type: none"> <input type="checkbox"/> Wondai Industrial Estate stage 2; <input type="checkbox"/> Gore Street Murgon SHS kerb and channelling / parking. <input type="checkbox"/> McKell Park, Wondai <input type="checkbox"/> Coronation Park, Wondai <input type="checkbox"/> Coopers Gap viewing platform <input type="checkbox"/> Lions Park Kingaroy completion <input type="checkbox"/> Murgon basketball half court <input type="checkbox"/> Proston look out <input type="checkbox"/> Apex Park Carpark, Kingaroy <input type="checkbox"/> Tingoora Drainage <input type="checkbox"/> Youth Park, Kingaroy <p>The amendment became the resolution.</p> <p><u>In Favour:</u> Crs Brett Otto, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen</p> <p><u>Against:</u> Cr Gavin Jones</p> <p style="text-align: right;">CARRIED 6/1</p>			
<p>Council 23/11/2022</p>	<p>Goodger School - Land Reserve</p>	<p>RESOLUTION 2022/261 Moved: Cr Danita Potter Seconded: Cr Gavin Jones That South Burnett Regional Council: 1. Advise the Department of Resources that, to its knowledge, the named Trustees of the Reserve for Public Hall, being Lot 186 on FY850, are all deceased. 2. Public consultation be undertaken to advise the community of the current situation and future options. <u>In Favour:</u> Crs Brett Otto, Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen <u>Against:</u> Nil</p> <p style="text-align: right;">CARRIED 7/0</p>	<p>30 Nov 2022 10:58am Hodson, Lara - Reallocation Action reassigned to Bayntun, Rebecca by Hodson, Lara 20 Jan 2023 11:49am Bayntun, Rebecca Public Consultation plan and information sheet being prepared.</p>

<p>Council 27/04/2022</p>	<p>Material change of use application for expansion of an existing piggery to 57,000SPU and associated infrastructure at 536 & 592 Morgans Road Winderera and other properties - Lot 202 SP 251979 Lot 203 SP 251979 Lot 49 MZ 555 - Applicant: Jamz & Co In...</p>	<p>RESOLUTION 2022/486 Moved: Cr Kathy Duff Seconded: Cr Danita Potter Procedural Motion That the matter lay on the table. <u>In Favour:</u> Crs Brett Otto, Kathy Duff, Danita Potter and Scott Henschen <u>Against:</u> Cr Gavin Jones and Cr Kirstie Schumacher</p>	<p>05 May 2022 3:46pm Donohue, Kimberley - Reallocation Action reassigned to Lisle, Michael by Donohue, Kimberley 20 Oct 2022 3:49pm Lisle, Michael Development Application laying on the table in Council. Prestart meeting held early October 2022 for construction of roadwork upgrades to Kratzmanns Road required under pervious approval. 28 Oct 2022 8:39am Donohue, Kimberley - Reallocation Action reassigned to Brooks, Darryl by Donohue, Kimberley 20 Jan 2023 2:15pm O'May, Peter Review of road works progress scheulded February 2023 03 May 2023 3:33pm King, Denise The follwoing information from Juston Crick:- I followed up about the intersection works required as part of the roadworks for the Wilsons piggery at Morgans Rd, Winderera and the delay in the commencement of the upgrade. It turns out that TMR are doing roadworks either side of the intersection and have told the contractor that they will not be allowed to commence until the TMR works have been completed. At the moment this will be August this year. 06 Dec 2023 10:48am Brooks, Darryl</p>
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CARRIED 4/2

The original engineers have disengaged by the applicant, the TMR works are complete, but that now means that the intersection works may need some minor redesign, the survey pickup (to determine extent of redesign) is to be done before Xmas, once approved by TMR, the contractor (Shadforths) is still ready to commence works. The start date unknown at the moment, but most likely March.

25 Jan 2024 10:54am King, Denise - Reallocation

Action reassigned to Crick, Justin by King, Denise - For report

21 Feb 2024 5:08pm Crick, Justin

The TMR works on the approach to the Gayndah rd/Kratzmans Rd itnersection have altered the design levels required at the intersection. The applicant has completed a survey to determine what design changes are required, and the design is currently being re-assessed. Any redesign may have to go back to TMR once the scope is known. Construction start date wil depend on the amount of redesign (if any) is required.

10 PORTFOLIO - CORPORATE GOVERNANCE & STRATEGY, PEOPLE & CULTURE, COMMUNICATION & MEDIA, FINANCE & SUSTAINABILITY, ICT & BUSINESS SYSTEMS, COMMUNITY REPRESENTATION AND ADVOCACY, 2032 OLYMPICS & PARALYMPICS

10.1 NOTICE TO REPEAL SOUTH BURNETT REGIONAL COUNCIL - COUNCILLOR PORTFOLIO REPRESENTATIVE POLICY - STATUTORY003

File Number: 24-Apr-2024
Author: Coordinator Corporate
Authoriser: Chief Executive Officer

PRECIS

Notice to repeal South Burnett Regional Council – Councillor Portfolio Representative Policy – Statutory003

SUMMARY

South Burnett Regional Council – Councillor Portfolio Representative Policy – Statutory003 provides clear guidelines on the roles and responsibilities of the Mayor and Councillors as portfolio representatives. At the Statutory Council meeting held on 4 April 2024, Council did not adopt a portfolio system where each Councillor is a representative for specific portfolios that reflect the organisation structure and the strategies within Council’s Corporate Plan.

OFFICER’S RECOMMENDATION

That the South Burnett Regional Council – Councillor Portfolio Representative Policy – Statutory003 be repealed.

FINANCIAL AND RESOURCE IMPLICATIONS

No direct financial and resource implications arise from this report which have not already been considered in the development of Council’s annual budget.

LINK TO CORPORATE/OPERATIONAL PLAN

Corporate Plan 2021 - 2026	OR2 Achieve community recognition as an ethical Council that values and practices community consultation, accountable governance and open and transparent decision-making
Operational Plan 2023/2024	Deliver the Council Policy Governance Framework aligned to strategic planning and relevant legislation incorporating Council's policies, procedures, forms and factsheets
	Promote a high standard of corporate responsibility, transparency and accountability in decision making at all levels of the organisation in the best interest of Council and the community aligning to legislation and Council policy

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

It was determined by the Chief Executive Officer that the South Burnett Regional Council – Councillor Portfolio Representative Policy – Statutory003 is no longer required as Council did not adopt a portfolio system at its Statutory Council meeting held on 4 April 2024.

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

Local Government Act 2009 (Qld)

South Burnett Regional Council Acceptable Request Guidelines Policy – Statutory004

South Burnett Regional Council Corporate Plan 2021-2026

South Burnett Regional Council Employee Code of Conduct Policy – Statutory011

South Burnett Regional Council Media Relations Policy – Strategic001

Human Rights Act 2019 (Qld)

Section 4(b) of the Human Rights Act 2019 requires public entities to act and make decisions in a way compatible with human rights. The Act requires public entities to only limit human rights in certain circumstances and after careful consideration. The human rights protected under the Act are not absolute. This means that the rights must be balanced against the rights of others and public policy issues of significance.

In the decision-making process, Council is to consider the 23 human rights:	
1. Recognition and equality before the law;	13. Cultural rights—Generally;
2. Right to life;	14. Cultural rights—Aboriginal peoples and Torres Strait Islander peoples;
3. Protection from torture and cruel, inhuman or degrading treatment;	15. Right to liberty and security of person;
4. Freedom from forced work;	16. Humane treatment when deprived of liberty;
5. Freedom of movement;	17. Fair hearing;
6. Freedom of thought, conscience, religion and belief;	18. Rights in criminal proceedings;
7. Freedom of expression;	19. Children in the criminal process;
8. Peaceful assembly and freedom of association;	20. Right not to be tried or punished more than once;
9. Taking part in public life;	21. Retrospective criminal laws;
10. Property rights;	22. Right to education;
11. Privacy and reputation;	23. Right to health services.
12. Protection of families and children;	

POLICY/LOCAL LAW DELEGATION IMPLICATIONS

No direct local law or delegation implications arise from this report.

ASSET MANAGEMENT IMPLICATIONS


No direct asset management implications arise from this report.

REPORT

South Burnett Regional Council – Councillor Portfolio Representative Policy – Statutory003 provides clear guidelines on the roles and responsibilities of the Mayor and Councillors as portfolio representatives. At the Statutory Council meeting held on 4 April 2024, Council did not adopt a

portfolio system where each Councillor is a representative for specific portfolios that reflect the organisation structure and the strategies within Council's Corporate Plan.

ATTACHMENTS

1. **South Burnett Regional Council - Councillor Portfolio Representative Policy - Statutory003** [↓](#) 



POLICY CATEGORY - NUMBER: Statutory003
POLICY OWNER: Executive Services
ECM ID: 2681185
ADOPTED: 28 September 2022

Councillor Portfolio Representative Policy

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

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1. POLICY STATEMENT

The purpose of this policy is to provide clear guidelines on the roles and responsibilities of the Mayor and Councillors as portfolio representatives.

2. SCOPE

This policy applies to the Mayor and Councillors of the South Burnett Regional Council ('Council'). Council has adopted a portfolio system where each Councillor is a representative for specific portfolios that reflect the organisation structure and the strategies within Council's Corporate Plan. The portfolios are focused on the strategic level of Council. The policy is does not:

- intend to detract from any Councillor's responsibility to represent their constituents on day-to-day issues. The portfolio system is intended to assist ratepayers and residents to approach a Councillor according to the strategic issue at hand; and
- diminish a Councillor's statutory responsibilities and obligations under the *Local Government Act 2009* (the 'Act'), whereby the portfolio requirements are in addition to the roles, responsibilities and obligations of Councillors, as set out in the Act.

For clarity, the responsibilities of a Portfolio Councillor do not include:

- involvement in operational matters of the Council;
- giving directions to Council employees;
- committing Council funds or promise to fund or resource any project or matter;
- making strategic or policy decisions on behalf of Council;
- portraying personal views when representing or speaking on behalf of Council; or
- does not diminish Councillors' statutory responsibilities under the Act.

3. GENERAL INFORMATION

Councillor responsibilities associated with their portfolio are:

- to be familiar with the Corporate Plan, in particular the goals and strategies for the activities that the Councillor's portfolio is responsible for delivering;
- to be familiar with the annual Operational Plan and the annual Budget for income and expenditure for the projects within the Councillor's portfolio;

- to have a sound understanding, within the Councillor's portfolio area, of the capital projects being undertaken including the progress of actual annual capital expenditure against annual capital budget (year to date);
- to comply with Council's Media Relations Policy when engaging with the media;
- to act as relevant portfolio spokesperson in the Ordinary Council Meetings, for those agenda items falling within their allocated portfolio. In this context it is not expected that the portfolio Councillor will be the technical expert but the portfolio Councillor is expected to understand and be able to explain the strategic context of issues and their impact on the achievement of the Council's adopted plans and the community. Councillors may provide a full brief to Council on matters in relation to their portfolio. Alternatively, they may provide an introduction, or an overview of the matter then hand over to the relevant Manager, General Manager or the Chief Executive Officer ('CEO');
- to request further information from Council officers in accordance with Council's Acceptable Request Guidelines. Formal Community engagement activities are to be approved by the Mayor, planned and documented as per Council's Community Engagement Policy and Procedure;
- to liaise and communicate with the relevant Manager, General Manager or the CEO, on a monthly basis to keep abreast of and to give Council's perspective with regard to strategic issues including future planning, strategic options, current progress in completing the Operational Plan and progress with major strategic projects;
- to represent the Council on relevant and approved external committees and community forums;
- to keep the Mayor abreast of issues within the Councillor's portfolio; and
- to keep the Mayor and fellow Councillors informed regarding matters that may affect Council and/or a Councillor's divisional area.

4. DEFINITIONS

Councillor means Councillor, of a local government, includes the Mayor.

5. LEGISLATIVE REFERENCE

Local Government Act 2009 (Qld)

6. RELATED DOCUMENTS

South Burnett Regional Council Acceptable Request Guidelines Policy – Statutory004

South Burnett Regional Council Corporate Plan 2021-2026

South Burnett Regional Council Employee Code of Conduct Policy – Statutory011

South Burnett Regional Council Media Relations Policy – Strategic001

7. NEXT REVIEW

As prescribed by legislation or September 2024

8. VERSION CONTROL

Version	Revision Description	Adopted Date	ECM Reference
1	Development of policy	18 July 2012	2681185
2	Review of policy	7 April 2016	2681185
3	Review of policy	19 April 2017	2681185
4	Review of policy	13 June 2018	2681185
5	Change of Portfolio Names	1 October 2018	2681185
6	Local Government Quadrennial Election	29 April 2020	2681185
7	Administrative change: - Replacing Social & Corporate Performance Branch with Corporate Services Branch as per Council Resolution 2021/62 - Reviewing policy as per Council Resolution 2021/250 – Portfolio briefing wording removed and Corporate Plan reference updated	24 March 2021	2681185
8	Administrative amendment – organisational structure review – resolution 2022/432	27 April 2022	2681185
9	Review of policy	28 September 2022	2681185


 Mark Pitt PSM
CHIEF EXECUTIVE OFFICER

Date: 28 September 2022

10.2 NOTICE TO REPEAL SOUTH BURNETT REGIONAL COUNCIL - INFRASTRUCTURE, ENVIRONMENT AND COMPLIANCE STANDING COMMITTEE TERMS OF REFERENCE - STATUTORY066.

File Number: 24-Apr-2024
Author: Coordinator Corporate
Authoriser: Chief Executive Officer

PRECIS

Notice to repeal South Burnett Regional Council – Infrastructure, Environment and Compliance Standing Committee Terms of Reference – Statutory066.

SUMMARY

South Burnett Regional Council – Liveability, Governance and Finance Standing Committee Terms of Reference – Statutory067 provides clear guidelines on the roles and responsibilities of the Mayor and Councillors as portfolio representatives. At the Statutory Council meeting held on 4 April 2024, Council did not establish the Infrastructure, Environment and Compliance Standing Committee meeting.

OFFICER’S RECOMMENDATION

That the South Burnett Regional Council – Infrastructure, Environment and Compliance Standing Committee Terms of Reference – Statutory066 be repealed.

FINANCIAL AND RESOURCE IMPLICATIONS

No direct financial and resource implications arise from this report which have not already been considered in the development of Council’s annual budget.

LINK TO CORPORATE/OPERATIONAL PLAN

Corporate Plan 2021 - 2026	OR2 Achieve community recognition as an ethical Council that values and practices community consultation, accountable governance, and open and transparent decision-making
Operational Plan 2023/2024	Deliver the Council Policy Governance Framework aligned to strategic planning and relevant legislation incorporating Council’s policies, procedures, forms and factsheets
	Promote a high standard of corporate responsibility, transparency and accountability in decision making at all levels of the organisation in the best interest of Council and the community aligning to legislation and Council policy

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

It was determined by the Chief Executive Officer that the South Burnett Regional Council – Infrastructure, Environment and Compliance Standing Committee Terms of Reference – Statutory066 is no longer required as Council did not establish the Infrastructure, Environment and Compliance Standing Committee at its Statutory Council meeting held on 4 April 2024.

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

Local Government Act 2009 (Qld)

South Burnett Regional Council Acceptable Request Guidelines Policy – Statutory004

South Burnett Regional Council Corporate Plan 2021-2026

South Burnett Regional Council Employee Code of Conduct Policy – Statutory011

South Burnett Regional Council Media Relations Policy – Strategic001

Human Rights Act 2019 (Qld)

Section 4(b) of the Human Rights Act 2019 requires public entities to act and make decisions in a way compatible with human rights. The Act requires public entities to only limit human rights in certain circumstances and after careful consideration. The human rights protected under the Act are not absolute. This means that the rights must be balanced against the rights of others and public policy issues of significance.

In the decision-making process, Council is to consider the 23 human rights:	
1. Recognition and equality before the law;	13. Cultural rights—Generally;
2. Right to life;	14. Cultural rights—Aboriginal peoples and Torres Strait Islander peoples;
3. Protection from torture and cruel, inhuman or degrading treatment;	15. Right to liberty and security of person;
4. Freedom from forced work;	16. Humane treatment when deprived of liberty;
5. Freedom of movement;	17. Fair hearing;
6. Freedom of thought, conscience, religion and belief;	18. Rights in criminal proceedings;
7. Freedom of expression;	19. Children in the criminal process;
8. Peaceful assembly and freedom of association;	20. Right not to be tried or punished more than once;
9. Taking part in public life;	21. Retrospective criminal laws;
10. Property rights;	22. Right to education;
11. Privacy and reputation;	23. Right to health services.
12. Protection of families and children;	

POLICY/LOCAL LAW DELEGATION IMPLICATIONS

No direct local law or delegation implications arise from this report.

ASSET MANAGEMENT IMPLICATIONS

No direct asset management implications arise from this report.

REPORT

South Burnett Regional Council – Infrastructure, Environment and Compliance Standing Committee Terms of Reference – Statutory066 provides clear guidelines on the roles and responsibilities of the Mayor and Councillors as portfolio representatives. At the Statutory Council meeting held on 4 April 2024, Council did not establish the Infrastructure, Environment and Compliance Standing Committee.

ATTACHMENTS

1. **South Burnett Regional Council Infrastructure, Environment and Compliance Standing Committee - Statutory066** [↓](#) 



POLICY CATEGORY - NUMBER: Statutory066
POLICY OWNER: Executive Services
ECM ID: 2963720
ADOPTED: 14 December 2022

Infrastructure, Environment and Compliance Standing Committee Terms of Reference

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

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1. POLICY STATEMENT

The Infrastructure, Environment and Compliance Standing Committee ('Committee') has been established as a Standing Committee in accordance with *Section 264* of the *Local Government Regulation 2012* ('Regulation'). Its purpose is to provide strategic direction and leadership on matters detailed in the Committee's Roles and Responsibilities. The Committee will conduct much of the investigative and detailed work leading to a recommendation to South Burnett Regional Council ('Council') to enable an informed decision to be made.

2. SCOPE

The Committee considers and advises Council in relation to strategy and policy for the Infrastructure, Environment and Compliance functions of Council.

The objectives of the Committee are to:

- provide a forum to enable complex or strategic issues to be discussed at length;
- provide an opportunity to the community and business representatives to address and make submissions for Council's consideration; and
- receive and consider officer's reports in order to provide a recommended course of action to Council to determine matters outlined in the roles and responsibilities of the Committee.

The Committee has the power only to recommend a course of action to Council.

Council may by resolution, delegate authority to the Committee to decide matters.

Delegations of authority may be specific to an individual matter or in general terms to provide lasting authority to determine nominated issues. Such delegations must be in accordance with Council's delegations process and be included in Council's Delegation Register.

The role of the Committee is to consider matters within the defined scope and to provide recommendations and advice to Council.

The Committee shall have a primary role in considering the long-term strategic direction of Council's Infrastructure, Environment and Compliance services and functions and provide a monitoring role on departments financial, asset and performance management.

The Committee is charged with considering matters relating to the services and functions in line with Appendix 1 of Council's Acceptable Requests Guidelines Policy.

Council business referred to above will include such business as:

- development of goals and strategies for Council's Corporate Plan, Operational Plan, Business Plans and Performance Management Plans;
- quarterly review of Council's Infrastructure, Environment and Compliance services, functions, progress and achievement towards Council's Corporate Plan, Operational Plan, Business Plans and Performance Management Plans;
- development of the annual budget for Council's Infrastructure, Environment and Compliance services and functions;
- quarterly review of the annual budget for Council's Infrastructure, Environment and Compliance services and functions;
- monthly review of Council's Infrastructure, Environment and Compliance services and functions financial reports; and
- to report to Council on a regular basis on the operations of Council's Infrastructure, Environment and Compliance services and functions.

3. GENERAL INFORMATION

3.1. Membership

Membership of the Committee consists of six (6) Councillors and the Mayor. The General Manager Infrastructure, General Manager Liveability and Chief Executive Officer ('CEO') will also attend as advisers to the Committee.

3.2. Terms of Membership

Councillors will be appointed to the Committee for the term of the Council unless otherwise removed by a resolution of Council or acceptance of a resignation.

3.3. Replacing Vacating Members

In the event of a Councillor resigning his/her position on the Committee, the Council will nominate a Councillor to fill the vacant position.

3.4. Appointment of Chairperson

The Chairperson will be appointed by Council in accordance with *Section 267* of the Regulation:

If the local government does not appoint a Chairperson for a Committee, the Committee may appoint one (1) of its members as Chairperson. If the Chairperson is not present at a meeting, the members present may appoint a Chairperson for the meeting.

3.5. Role of Chairperson

The Chairperson becomes the spokesperson on behalf of Council in discussing matters relating to the Committee with the community. The Chairperson will preside at meetings and conduct the meeting in accordance with Council's Conduct of Council and Committee Meetings Policy.

3.6. Role of Committee Members

The role of a Committee Member is to consider and make recommendations on matters relating to Council achieving the goals for Council's Infrastructure, Environment and Compliance services and functions, as outlined in Council's Community and Corporate Plan, and considering the implementation of policies relating to Council's Corporate functions, while serving the overall public interest of the whole local government area.

3.7. Meetings

All meetings of the Committee shall be open to the public unless resolved by the Committee to be closed to the public for the purpose of discussing a matter deemed to be confidential in terms of *Section 254J* of the Regulation.

3.8. Quorum

Decision making of the Committee will be by majority vote.

The Chairperson has a casting vote.

If a member present fails to vote, the member is taken to have voted in the negative.

3.9. Frequency and Location

Meetings of the Committee will be held in accordance with an adopted schedule of meetings, at a location advised. A schedule of meetings is to be forwarded to Council at least twice per annum, for adoption detailing dates and times for these meetings.

Additional or extraordinary meetings of the Committee may be called at the discretion of the Chairperson, as required.

3.10. Meeting Agenda

The agenda for this Committee will be distributed in accordance with *Section 254C* of the Regulation. Council aims to distribute the Committee agenda at least three (3) clear business days prior to the meeting date.

3.11. Reporting

The Committee will keep minutes of its proceedings in accordance with *Section 254F* of the Regulation.

3.12. Council employees

The Committee will be resourced by employees of the Infrastructure and Liveability Departments as agreed by the CEO.

Council employees can attend Committee meetings to present reports, answer questions and provide guidance to the Committee. They are not Committee members and will not vote on any recommendations before the Committee.

4. DEFINITIONS

Council employee means a person employed by Council who performs work, under the direction and control of Council, on an ongoing basis with an ongoing expectation of work entitled to superannuation contributions paid by Council.

5. LEGISLATIVE REFERENCE

Local Government Regulation 2012 (Qld)

6. RELATED DOCUMENTS

South Burnett Regional Council Acceptable Request Guidelines – Statutory004

South Burnett Regional Council Conduct of Council and Committee Meetings Policy – Statutory017

7. NEXT REVIEW

As prescribed by legislation or December 2024

8. VERSION CONTROL

Version	Revision Description	Adopted Date	ECM Reference
1	Development of policy	14 December 2022	2963720


 Mark Pitt PSM
CHIEF EXECUTIVE OFFICER

Date: 14 December 2022

10.3 NOTICE TO REPEAL SOUTH BURNETT REGIONAL COUNCIL - LIVEABILITY, GOVERNANCE AND FINANCE STANDING COMMITTEE TERMS OF REFERENCE - STATUTORY067

File Number: 24-Apr-2024
Author: Coordinator Corporate
Authoriser: Chief Executive Officer

PRECIS

Notice to repeal South Burnett Regional Council – Liveability, Governance and Finance Standing Committee Terms of Reference – Statutory067.

SUMMARY

South Burnett Regional Council – Liveability, Governance and Finance Standing Committee Terms of Reference – Statutory067 provides clear guidelines on the roles and responsibilities of the Mayor and Councillors as portfolio representatives. At the Statutory Council meeting held on 4 April 2024, Council did not establish the Liveability, Governance and Finance Standing Committee.

OFFICER’S RECOMMENDATION

That the South Burnett Regional Council – Liveability, Governance and Finance Standing Committee Terms of Reference – Statutory067 be repealed.

FINANCIAL AND RESOURCE IMPLICATIONS

No direct financial and resource implications arise from this report which have not already been considered in the development of Council’s annual budget.

LINK TO CORPORATE/OPERATIONAL PLAN

Corporate Plan 2021 - 2026	OR2 Achieve community recognition as an ethical Council that values and practices community consultation, accountable governance, and open and transparent decision-making
Operational Plan 2023/2024	Deliver the Council Policy Governance Framework aligned to strategic planning and relevant legislation incorporating Council’s policies, procedures, forms and factsheets
	Promote a high standard of corporate responsibility, transparency and accountability in decision making at all levels of the organisation in the best interest of Council and the community aligning to legislation and Council policy

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

It was determined by the Chief Executive Officer that the South Burnett Regional Council – Liveability, Governance and Finance Standing Committee Terms of Reference – Statutory067 is no longer required as Council did not establish the Liveability, Governance and Finance Standing Committee at its Statutory Council meeting held on 4 April 2024.

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

Local Government Act 2009 (Qld)

South Burnett Regional Council Acceptable Request Guidelines Policy – Statutory004

South Burnett Regional Council Corporate Plan 2021-2026

South Burnett Regional Council Employee Code of Conduct Policy – Statutory011

South Burnett Regional Council Media Relations Policy – Strategic001

Human Rights Act 2019 (Qld)

Section 4(b) of the Human Rights Act 2019 requires public entities to act and make decisions in a way compatible with human rights. The Act requires public entities to only limit human rights in certain circumstances and after careful consideration. The human rights protected under the Act are not absolute. This means that the rights must be balanced against the rights of others and public policy issues of significance.

In the decision-making process, Council is to consider the 23 human rights:	
1. Recognition and equality before the law;	13. Cultural rights—Generally;
2. Right to life;	14. Cultural rights—Aboriginal peoples and Torres Strait Islander peoples;
3. Protection from torture and cruel, inhuman or degrading treatment;	15. Right to liberty and security of person;
4. Freedom from forced work;	16. Humane treatment when deprived of liberty;
5. Freedom of movement;	17. Fair hearing;
6. Freedom of thought, conscience, religion and belief;	18. Rights in criminal proceedings;
7. Freedom of expression;	19. Children in the criminal process;
8. Peaceful assembly and freedom of association;	20. Right not to be tried or punished more than once;
9. Taking part in public life;	21. Retrospective criminal laws;
10. Property rights;	22. Right to education;
11. Privacy and reputation;	23. Right to health services.
12. Protection of families and children;	

POLICY/LOCAL LAW DELEGATION IMPLICATIONS

No direct local law or delegation implications arise from this report.

ASSET MANAGEMENT IMPLICATIONS

No direct asset management implications arise from this report.

REPORT

South Burnett Regional Council – Liveability, Governance and Finance Standing Committee Terms of Reference – Statutory067 provides clear guidelines on the roles and responsibilities of the Mayor and Councillors as portfolio representatives. At the Statutory Council meeting held on 4 April 2024, Council did not establish the Liveability, Governance and Finance Standing Committee.

ATTACHMENTS

1. **South Burnett Regional Council Liveability, Governance and Finance Standing Committee Terms of Reference - Statutory067** [↓](#) 



POLICY CATEGORY - NUMBER: Statutory067
POLICY OWNER: Executive Services
ECM ID: 2963719
ADOPTED: 14 December 2022

Liveability, Governance and Finance Standing Committee Terms of Reference

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

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1. POLICY STATEMENT

The Liveability, Governance and Finance Standing Committee (‘Committee’) has been established as a Standing Committee in accordance with *Section 264 of the Local Government Regulation 2012* (‘Regulation’). Its purpose is to provide strategic direction and leadership on matters detailed in the Committee’s Roles and Responsibilities. The Committee will conduct much of the investigative and detailed work leading to a recommendation to South Burnett Regional Council (‘Council’) to enable an informed decision to be made.

2. SCOPE

The Committee considers and advises Council in relation to strategy and policy for the Liveability, Governance and Finance functions of Council.

The objectives of the Committee are to:

- provide a forum to enable complex or strategic issues to be discussed at length;
- provide an opportunity to the community and business representatives to address and make submissions for Council’s consideration; and
- receive and consider officer’s reports in order to provide a recommended course of action to Council to determine matters outlined in the roles and responsibilities of the Committee.

The Committee has the power only to recommend a course of action to Council.

Council may by resolution, delegate authority to the Committee to decide matters.

Delegations of authority may be specific to an individual matter or in general terms to provide lasting authority to determine nominated issues. Such delegations must be in accordance with Council’s delegations process and be included in Council’s Delegation Register.

The role of the Committee is to consider matters within the defined scope and to provide recommendations and advice to Council.

The Committee shall have a primary role in considering the long-term strategic direction of Council’s Liveability, Governance & Finance services and functions and provide a monitoring role on departments financial, asset and performance management.

The Committee is charged with considering matters relating to the services and functions in line with Appendix 1 of Council’s Acceptable Requests Guidelines Policy.

Council business referred to above will include such business as:

- development of goals and strategies for Council's Corporate Plan, Operational Plan, Business Plans and Performance Management Plans;
- quarterly review of Council's Liveability, Governance and Finance services, functions, progress and achievement towards Council's Corporate Plan, Operational Plan, Business Plans and Performance Management Plans;
- development of the annual budget for Council's Liveability, Governance and Finance services and functions;
- quarterly review of the annual budget for Council's Liveability, Governance and Finance services and functions;
- monthly review of Council's Liveability, Governance and Finance services and functions financial reports; and
- to report to Council on a regular basis on the operations of Council's Liveability, Governance and Finance services and functions.

3. GENERAL INFORMATION

3.1. Membership

Membership of the Committee consists of six (6) Councillors and the Mayor. The General Manager Liveability, General Manager Finance & Corporate and Chief Executive Officer ('CEO') will also attend as advisers to the Committee.

3.2. Terms of Membership

Councillors will be appointed to the Committee for the term of the Council unless otherwise removed by a resolution of Council or acceptance of a resignation.

3.3. Replacing Vacating Members

In the event of a Councillor resigning his/her position on the Committee, the Council will nominate a Councillor to fill the vacant position.

3.4. Appointment of Chairperson

The Chairperson will be appointed by Council in accordance with *Section 267* of the Regulation:

If the local government does not appoint a Chairperson for a Committee, the Committee may appoint one (1) of its members as Chairperson. If the Chairperson is not present at a meeting, the members present may appoint a Chairperson for the meeting.

3.5. Role of Chairperson

The Chairperson becomes the spokesperson on behalf of Council in discussing matters relating to the Committee with the community. The Chairperson will preside at meetings and conduct the meeting in accordance with Council's Conduct of Council & Committee Meetings Policy.

3.6. Role of Committee Members

The role of a Committee Member is to consider and make recommendations on matters relating to Council achieving the goals for Council's Liveability, Governance & Finance services and functions, as outlined in Council's Community and Corporate Plan, and considering the implementation of policies relating to Council's Corporate functions, while serving the overall public interest of the whole local government area.

3.7. Meetings

All meetings of the Committee shall be open to the public unless resolved by the Committee to be closed to the public for the purpose of discussing a matter deemed to be confidential pursuant to *Section 254J* of the Regulation.

3.8. Quorum

Decision making of the Committee will be by majority vote.

The Chairperson has a casting vote.

If a member present fails to vote, the member is taken to have voted in the negative.

3.9. Frequency and Location

Meetings of the Committee will be held in accordance with an adopted schedule of meetings, at a location advised. A schedule of meetings is to be forwarded to Council at least twice per annum, for adoption detailing dates and times for these meetings.

Additional/Extraordinary meetings of the Committee may be called at the discretion of the Chairperson, as required.

3.10. Meeting Agenda

The agenda for this Committee will be distributed in accordance with *Section 254C* of the Regulation. Council aims to distribute the Committee agenda at least three (3) clear business days prior to the meeting date.

3.11. Reporting

The Committee will keep minutes of its proceedings in accordance with *Section 254F* of the Regulation.

3.12. Council employees

The Committee will be resourced by employees of the Liveability and Finance & Corporate Departments as agreed by the CEO.

Council employees can attend Committee meetings to present reports, answer questions and provide guidance to the Committee. They are not Committee members and will not vote on any recommendations before the Committee

4. DEFINITIONS

Council employee means a person employed by Council who performs work, under the direction and control of Council, on an ongoing basis with an ongoing expectation of work entitled to superannuation contributions paid by Council.

5. LEGISLATIVE REFERENCE

Local Government Regulation 2012 (Qld)

6. RELATED DOCUMENTS

South Burnett Regional Council Acceptable Request Guidelines – Statutory004

South Burnett Regional Council Conduct of Council and Committee Meetings Policy – Statutory017

7. NEXT REVIEW

As prescribed by legislation or December 2024

8. VERSION CONTROL

Version	Revision Description	Adopted Date	ECM Reference
1	Development of policy	14 December 2022	2963719


 Mark Pitt PSM
CHIEF EXECUTIVE OFFICER

Date: 14 December 2022

10.4 NOTICE TO REPEAL SOUTH BURNETT REGIONAL COUNCIL - COUNCIL COMMUNITY REFERENCE GROUP TERM OF REFERENCE - STRATEGIC010

File Number: 24-Apr-2024
Author: Coordinator Corporate
Authoriser: Chief Executive Officer

PRECIS

Notice to repeal South Burnett Regional Council Community Reference Group Terms of Reference – Strategic010.

SUMMARY

The Council Community Reference Group Terms of Reference – Strategic010 was developed to assist with community engagement objectives in relation to the Kingaroy Transformation Project.

OFFICER’S RECOMMENDATION

That the South Burnett Regional Council Community Reference Group Terms of Reference – Strategic010 be repealed.

FINANCIAL AND RESOURCE IMPLICATIONS

No direct financial and resource implications arise from this report which have not already been considered in the development of Council’s annual budget.

LINK TO CORPORATE/OPERATIONAL PLAN

Corporate Plan 2021 - 2026	OR2 Achieve community recognition as an ethical Council that values and practices community consultation, accountable governance and open and transparent decision-making
Operational Plan 2023/2024	Deliver the Council Policy Governance Framework aligned to strategic planning and relevant legislation incorporating Council’s policies, procedures, forms and factsheets
	Promote a high standard of corporate responsibility, transparency and accountability in decision making at all levels of the organisation in the best interest of Council and the community aligning to legislation and Council policy

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

It was determined by the Senior Leadership Team that the South Burnett Regional Council – Community Reference Group Terms of Reference – Strategic010 is no longer required as the Kingaroy Transformation Project is now complete.

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

- Local Government Act 2009* (Qld)
- South Burnett Regional Council Acceptable Request Guidelines Policy – Statutory004
- South Burnett Regional Council Corporate Plan 2021-2026
- South Burnett Regional Council Employee Code of Conduct Policy – Statutory011

South Burnett Regional Council Media Relations Policy – Strategic001

Human Rights Act 2019 (Qld)

Section 4(b) of the *Human Rights Act 2019* requires public entities to act and make decisions in a way compatible with human rights. The Act requires public entities to only limit human rights in certain circumstances and after careful consideration. The human rights protected under the Act are not absolute. This means that the rights must be balanced against the rights of others and public policy issues of significance.

In the decision-making process, Council is to consider the 23 human rights:	
1. Recognition and equality before the law;	13. Cultural rights—Generally;
2. Right to life;	14. Cultural rights—Aboriginal peoples and Torres Strait Islander peoples;
3. Protection from torture and cruel, inhuman or degrading treatment;	15. Right to liberty and security of person;
4. Freedom from forced work;	16. Humane treatment when deprived of liberty;
5. Freedom of movement;	17. Fair hearing;
6. Freedom of thought, conscience, religion and belief;	18. Rights in criminal proceedings;
7. Freedom of expression;	19. Children in the criminal process;
8. Peaceful assembly and freedom of association;	20. Right not to be tried or punished more than once;
9. Taking part in public life;	21. Retrospective criminal laws;
10. Property rights;	22. Right to education;
11. Privacy and reputation;	23. Right to health services.
12. Protection of families and children;	

POLICY/LOCAL LAW DELEGATION IMPLICATIONS

No direct local law or delegation implications arise from this report.

ASSET MANAGEMENT IMPLICATIONS

No direct asset management implications arise from this report.

REPORT

South Burnett Regional Council Community Reference Group Terms of Reference – Strategic010 be repealed as the Kingaroy Transformation Project is now complete.

ATTACHMENTS

1. **South Burnett Regional Council Community Reference Group Terms of Reference - Strategic010.** [!\[\]\(eb2da236c8e866008a78d7aa69bcc6c9_img.jpg\)](#) [!\[\]\(41bd65de259e5aa2d4856c839edd4f76_img.jpg\)](#)



POLICY CATEGORY - NUMBER: Strategic010
POLICY OWNER: Infrastructure

ECM ID: 2744439
ADOPTED: 28 July 2021

Council Community Reference Group Terms of Reference

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

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1. POLICY STATEMENT

South Burnett Regional Council ('Council') has established a Council Community Reference Group ('Committee') to assist with community engagement objectives in relation to the Kingaroy Transformation Project ('KTP').

2. SCOPE

- to ensure consistent and coordinated messaging and promotion of the project;
- to assist with development and implementation of the Kingaroy Transformation Project Community Engagement Strategy;
- to identify opportunities to maximise traction in Community Relations;
- to inform the Program Management Team on community feedback;
- to promote the positive outcomes that will be realised as a result of the KTP and other related projects; and
- to effectively communicate the project to key stakeholders and community.

3. GENERAL INFORMATION

The primary responsibility is to provide guidance and recommendations to the Project Sponsor and KTP Delivery Team through the Committee for the effective implementation of the Community Engagement Strategy.

The Committee is an advisory committee to Council which will work in a coordinated manner to ensure that the KTP Team is aware of the issues which affect people during project delivery.

The Committee and members are not to engage in public consultation or engagement activities without the express authorization of the Project Sponsor or Council’s Chief Executive Officer.

3.1 Membership

The Committee consists of the following membership appointed by Council;

- Mayor;
- Divisional Councillor for Community, Arts, Heritage, Sport & Recreation Portfolio;
- Portfolio Councillor for Roads and Drainage;
- Portfolio Councillor for Water & Wastewater;
- Portfolio Councillor for Economic Development;

- Chief Executive Officer;
- General Manager Infrastructure – Project Sponsor;
- KTP Program Manager;
- KTP Assistant Program Manager;
- KTP Community Liaison Officer (Secretariat);
- KCCI Executive Member Representative; and
- KCCI Nominated Owners and Traders Representative.
- The following Councillors will be optional attendees:
- Portfolio Councillor for Rural Resilience, Parks & Gardens, Property & Facility Management, Indigenous Affairs; and
- Portfolio Councillor for Rural Services, Natural Resource Management, Planning, Compliance Services.

Council's Chief Executive Officer is appointed to the Committee as an ex-officio member and holds the role of Committee Chairperson.

The Divisional Councillor shall be appointed to the Committee as Deputy Chair.

The KTP Community Liaison Officer will perform the duties of Secretariat.

Council at any time may appoint a stand-in or replacement external member representative to the Committee. Council will appoint the members based on Council and Industry representation.

The Committee may invite other Council Officers or other relevant attendees and stakeholders to attend meetings as necessary.

3.2. Meetings

- the Chairperson in consultation with the KTP Program Manager and members may determine the dates and times for meetings. All Meetings will be held in Kingaroy at the KTP Program Office or other Council meeting venues within Kingaroy; and
- the agenda will be prepared and circulated among members and attendees at least three (3) days prior to the meeting.

Quorum

- a quorum shall consist of at least half of the members of the Committee plus one.

Report

- the Committee will report to the General Manager Infrastructure through the KTP Program Manager and shall an update to Council as part of the Monthly Council Infrastructure Update Report.

3.3. Ethical Conduct

Committee members must exercise transparency, integrity, honesty, objectivity and ethical conduct in the fulfilment of their duties and responsibilities. Members must ensure confidentiality, exercise prudence, care and due diligence in the handling of Council and personal information acquired in the course of their duties.

Members must immediately declare to the Chairperson any interest that may represent a real, potential or apparent conflict of interest related to their Committee membership. In case of a conflict of interest involving the Chairperson, declaration to the Mayor is required. The declaration must be made on appointment to the Committee and in relation to specific agenda items at the outset of each Committee meeting and be updated as necessary.

The Committee will conduct an annual self-assessment to evaluate its performance and ensure the efficient and effective achievement of objectives. The assessment will confirm that all duties and responsibilities indicated in these terms of reference have been performed. The Chairperson will take necessary action to ensure that enhancements and recommendations highlighted in the assessment are properly implemented.

4. DEFINITIONS

Committee means Council Community Reference Group

Council means South Burnett Regional Council

5. LEGISLATIVE REFERENCE

Crime and Corruption Act 2001(Qld)

Local Government Act 2009 (Qld)

Local Government Regulation 2012 (Qld)

6. RELATED POLICIES/PROCEDURES

South Burnett Regional Council Acceptable Request Guidelines Policy – Statutory004

South Burnett Regional Council Conduct of Council & Committee Meetings Policy – Statutory017

South Burnett Regional Council Councillor Portfolio Representative Policy – Statutory003

South Burnett Regional Council Employee Code of Conduct – Statutory011

South Burnett Regional Council Employee Conflict of Interest Policy – Statutory048

South Burnett Regional Council Fraud and Corruption Prevention Management Policy – Statutory021

7. NEXT REVIEW

As prescribed by legislation or July 2022

8. VERSION CONTROL

Version	Revision Description	Adopted Date	ECM Reference
1.	Development and Adoption	16 September 2020	2744439
2	Administrative change replacing Social & Corporate Performance Branch with Corporate Services Branch as per Council Resolution 2021/296	24 March 2021	2744439
3	Review of Policy – Resolution 2021/44	28 July 2021	2744439
4	Administrative amendment – organisational structure review – resolution 2022/432	27 April 2022	2744439


 Mark Pitt PSM
CHIEF EXECUTIVE OFFICER

Date: 3 June 2022

10.5 BUDGET PARAMETERS AND TIMELINES

File Number: 24.04.2024
Author: Manager Finance & Sustainability
Authoriser: Chief Executive Officer

PRECIS

The report outlines the principles and key timelines for the 2024-2025 budget preparation including operational components identified to collate and deliver the annual budget.

SUMMARY

Provide the principles and brief explanation on the components required to collate and compile the annual budget including parameters and timelines for the delivery of the 2024-2025 annual budget.

OFFICER'S RECOMMENDATION

That South Burnett Regional Council

1. note for information the Budget Parameters and Timelines report for the 2024-2025 annual budget; and
2. note that the report will give guidance for the development of an initial draft budget, noting that Councillors will review and develop the budget in accordance with legislative framework and that the final draft budget will be formally adopted on 10 July 2024.

BACKGROUND

Budget Parameters and Timetable – 2024-2025

Local Governments are required under the *Local Government Act 2009* and the *Local Government Regulation 2012* to prepare a Corporate Plan, Annual Operational Plans, Budgets, and long-term financial forecasts.

Councils are also required under *Section 170 of the Local Government Regulation 2012* to adopt their yearly budget between 31 May and 1 August in that year. Based on current proposed timelines, finance and the executive team are expecting to have the finalised budget adopted by the Council at a Special Budget meeting to be held on the 10 July 2024.

It is the intention of Finance to have the final draft of the budget finalised and distributed to Councillors for consideration and feedback allowing a full two (2) weeks prior to official adoption.

Corporate Plan

Extensive Community and Organisational consultation realised the establishment and adoption of the SBRC Corporate Plan 2021-2026 by Council on 28 April 2021.

OUR VISION: *"The South Burnett... unique communities working together in a strong and vibrant region."*

OUR VALUES: *"• Honesty • Respect • Accountability • Integrity • Unity"*

OUR PURPOSE: *"South Burnett Regional Council... making a positive difference in people's lives through the quality of the work we do."*

Legislative Requirements:

It is a mandatory requirement of *Section 104(5)(a)(i)* of the *Local Government Act 2009* and *Section 165* of the *Local Government Regulation 2012* for a Council to prepare and adopt a Corporate Plan.

1. *A local government must prepare a 5-year corporate plan for each period of 5 financial years.*
2. *A local government must adopt its 5-year corporate plan in sufficient time to allow a budget and annual operational plan, consistent with the corporate plan, to be adopted for the first financial year that is covered by the plan.*
3. *A local government may, by resolution, amend its 5-year corporate plan at any time.*
4. *A local government must discharge its responsibilities in a way that is consistent with its 5-year corporate plan.*

Annual Operational Plan

It is expected that for this year's budget, that managers will prepare their draft operational plan in parallel with their 2024-2025 budgets.

The South Burnett Regional Council ('Council') 2024-2025 Operational Plan is required to be developed in accordance with the *Local Government Regulation 2012* and focuses on the actions that Council staff are expected to take throughout the 12-month period to implement the longer-term goals detailed in the South Burnett Regional Council Corporate Plan for the period 2021-2026.

In accordance with the provisions of *Section 175* of the *Local Government Regulation 2012*, an Annual Operational Plan must:

- (a) *be consistent with the annual budget; and*
- (b) *state how the local government will –*
 - (i) *progress the implementation of the 5-year corporate plan during the period of the annual operational plan; and*
 - (ii) *manage operational risks; and*
- (c) *include an annual performance plan for each commercial business unit of the local government.*

In accordance with *Section 174(3)* of the *Local Government Regulation 2012*, Council will assess its progress towards implementing its Annual Operational Plan on a quarterly basis. The long-term strategies within the Corporate Plan are allocated to Departments to progress.

The Annual Operational Plan will display the operational initiatives and operational services according to Departmental responsibility, providing clarity and accountability, as well as provide operational focus for the Departments within Council.

All day-to-day core business activities and services are not necessarily listed in the Annual Operational Plan; instead, the Plan focuses on initiatives and services that will be required in the current financial year to achieve long term corporate objectives.

The Corporate Plan provides a blueprint for the future of our communities and establishes priorities and outlines strategies which best reflect the needs of our community for today and into the future.

Council's Chief Executive Officer is responsible for preparing quarterly reports to the Council on the progress of the implementation of the Annual Operational Plan. These reports ensure that Council's elected members and staff are accountable for the progress made in meeting annual operational plan goals.

This plan is closely linked to South Burnett Regional Council's 2024-2025 budget and Council's available human resources. The Council's Annual Operational Plan is a statement of specific works to be undertaken and services to be provided to progress the long-term strategies set out in Council's Corporate Plan for the current fiscal year.

This Annual Operational Plan is prepared in conjunction with the budget, both of which are to be effective for the financial year 2024-2025 and will be adopted at the Ordinary June meeting of Council.

Council Budget Workshops

Various budget workshops will be presented from April to early June to ensure that all Councillors are aware of the makeup of each major component of the budget and be able to adjust assumptions and make decisions on each part of the budget composition.

Some of the workshops to be presented include:

April 2024

- Rates overview of current position and methodology
- Corporate Plan and Operational Plan
- Service level discussions in conjunction with operational budgets
- Discussions on various policies that need to be updated annually including SBRC Debt Policy, Investment Policy, Revenue Policy and Revenue Statement and Procurement Policy
- Fees and Charges
- Review of rates modelling for utilities and general rates

May 2024

- Operating Budgets – Finance, Corporate, ICT and Executive including service level discussions
- Operating Budgets - Liveability including service level discussions
- Operating Budgets – Infrastructure including service level discussions
- Operating Budgets – Water, Wastewater, Waste and Plant and Fleet
- Admin Recoupments, Dividends, Asset Management Plan overview, Depreciation overview
- Capital Program Workshop (Works, Water and Wastewater, Fleet, ICT)
- Capital Program Workshop (Liveability, Buildings, Parks, Waste)

June 2024

- Final Draft Budget Workshop including Cash Reconciliation and Capital Expenditure Programs
- Operational Plan Adopted – General Meeting
- Final Draft of Budget to Council for Review – end of June Council Meeting

July 2024

- Adoption of Budget – Special Budget Meeting

Budget Parameters and Principles:

To assist managers and staff in substantiating costs to Council, the following principles, parameters and assumptions will be used to prepare the base 2024-2025 budget.

Budgeting and Consumer Price Index

In developing the “business as usual” budget for 2024-2025, finance intends to use 3.00% as the CPI increment for materials in the 2024-2025 budget. This percentage is lower than the current December annual Headline CPI inflation change for Brisbane which was 4.20% or the overall yearly CPI for Australia which was at 4.10%.

Consumer Price Index (State)

Statistical releases relating to the Consumer Price Index (CPI) which measures quarterly changes in the price of a 'basket' of goods and services which account for a high proportion of expenditure by the CPI population group (i.e. metropolitan households). As well as covering a wide range of goods and services the CPI measures price movements in each of the capital cities in Australia.

The CPI provides the official measure of inflation in Australia.

- Brisbane’s headline CPI increased 0.5% in December quarter 2023, resulting in a 4.2% increase over the year

Employee Costs

Salary and wages for the 2024-2025 period have been indexed by 2.05% (equivalent of 4.1% potential increase from 1st January 2025 as per new EBA start date) over the second quarter budget for the 2023-2024 year minus any grant funded positions that aren’t applicable to 2024-2025. The

current EBA will expire in December 2024 and therefore new EBA negotiations will be underway shortly.

Oncost rates were recalculated based on the new rates and are similar to the current 2023-2024 year.

Plant Internal Hire and Plant and Fleet Replacement

Plant and Fleet will do a review of the rates during the 2023-2024 year to determine if any adjustments need to be made for the 2024-2025 budget.

The 10-year Capital Plant Replacement budget will be reviewed and prepared in line with the guidelines provided in the International Infrastructure Management Manual and the IPWEA Plant and Vehicle Management Manual both of which are recognised as best-practice manuals in Australia.

Council originally approved a budget of approximately \$4.565 million in the Fleet Replacement and Renewal Program during the current year to maintain a fit for purpose fleet of plant and equipment to support our on-ground service delivery.

REPLACEMENT

New operating expenditure

General Managers/Managers may identify new operating initiatives or one-off expenditures during the development of work planning for 2024-2025.

All one-off initiatives will be identified separately in the budget.

In addition, justification must be submitted as part of the budget documentation process, example: Project report, operational plan link or a one-page Business Case.

Capital expenditure and planning

Capital project proposals for the annual budget will be submitted in line with the approved Asset Management Plans.

Capital funding sources must also be submitted with the capital program to ensure that the programs are all funded in an appropriate manner.

Managers have provided Finance with their current capital programs and predicted funding sources which are currently being reviewed and reconciled.

Water and Wastewater programs will be finalised as part of the rate modelling workshop as these will link hand in hand with the rating strategy for the 2024-2025 budget.

Fees and Charges

Council sets several fees and charges for services to the community. These services are either a cost recovery fee or a commercial fee.

Council proposes to increase their fees and charges from the previous year in the budget by 3.00% increment.

In the instances where Managers identify fees previously undercharged, an increase more than the recommended 3.00% increment increase will be implemented with decreases in fees and charges also being considered where the cost structure has changed.

The proposed workshop to present to Council is identified in the proposed schedule of workshops presented by the CEO.

Rates and Charges

In preparation for 2024-2025, general rates and charges are proposed to be modelled with 3.00% indexation awaiting Council direction. Separate rates charges for water, wastewater and waste will be indexed by the following rates as per the 2023-2024 modelling:

- Water access and consumption (excluding high volume commercial) – 6%
- Water consumption – high volume commercial – 1%

- Wastewater access and pedestals – 3%
- Waste management levy – 6%
- Wheelie Bin Collection – 6%
- Recycling Collection – 6%

The models will require review upon presentation of the operational budget.

Water, sewerage, and waste rating workshops are identified in the schedule presented by the Chief Executive Officer.

12-month phasing for 2024-25 – Capital Expenditure

Phasing of the Budget will also enable more accurate reporting and better cash management. Managers will be required to plan when their capital expenditure is likely to occur throughout the year.

Variance analysis

The budget submission requires each Manager to include an explanation regarding historical comparisons.

The variance analysis will compare the 2024-2025 budget submission to the prior year's estimated actual expenditure and the prior year's budget. The variance analysis is required for explanations to the Councillors during the budget deliberations.

Documentation

Detailed cost and qualitative information used by Managers to inform the budget process must be stored and incorporated in the budget spread sheet for future reference and submitted as part of the budget process.

ATTACHMENTS

Nil

10.6 ADOPTION OF THE SOUTH BURNETT REGIONAL COUNCIL REVENUE POLICY 2024/2025 - STATUTORY005

File Number: 24-Apr-2024
Author: Coordinator Corporate
Authoriser: Chief Executive Officer

PRECIS

Adoption of the South Burnett Regional Council Revenue Policy 2024/2025 – Statutory005.

SUMMARY

South Burnett Regional Council ('Council') has developed this policy to achieve an equitable distribution of costs of its operations between different groups and ratepayers.

OFFICER'S RECOMMENDATION

That the South Burnett Regional Council Revenue Policy 2024/2025 – Statutory005 be adopted as presented.

FINANCIAL AND RESOURCE IMPLICATIONS

No direct financial and resource implications arise from this report which have not already been considered in the development of Council's annual budget.

LINK TO CORPORATE/OPERATIONAL PLAN

Corporate Plan 2021 - 2026	OR2 Achieve community recognition as an ethical Council that values and practices community consultation, accountable governance, and open and transparent decision-making
Operational Plan 2023/2024	Deliver the Council Policy Governance Framework aligned to strategic planning and relevant legislation incorporating Council's policies, procedures, forms, and factsheets
	Promote a high standard of corporate responsibility, transparency and accountability in decision making at all levels of the organisation in the best interest of Council and the community aligning to legislation and Council policy

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

The South Burnett Regional Council Revenue Policy 2024/2025 – Statutory005 has been reviewed by the Chief Executive Officer and Executive Leadership Team.

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

Local Government Act 2009 (Qld)

Human Rights Act 2019 (Qld)

Section 4(b) of the Human Rights Act 2019 requires public entities to act and make decisions in a way compatible with human rights. The Act requires public entities to only limit human rights in certain circumstances and after careful consideration. The human rights protected under the Act are not absolute. This means that the rights must be balanced against the rights of others and public policy issues of significance.

In the decision-making process, Council is to consider the 23 human rights:	
1. Recognition and equality before the law;	13. Cultural rights—Generally;
2. Right to life;	14. Cultural rights—Aboriginal peoples and Torres Strait Islander peoples;
3. Protection from torture and cruel, inhuman, or degrading treatment;	15. Right to liberty and security of person;
4. Freedom from forced work;	16. Humane treatment when deprived of liberty;
5. Freedom of movement;	17. Fair hearing;
6. Freedom of thought, conscience, religion, and belief;	18. Rights in criminal proceedings;
7. Freedom of expression;	19. Children in the criminal process;
8. Peaceful assembly and freedom of association;	20. Right not to be tried or punished more than once;
9. Taking part in public life;	21. Retrospective criminal laws;
10. Property rights;	22. Right to education;
11. Privacy and reputation;	23. Right to health services.
12. Protection of families and children;	

POLICY/LOCAL LAW DELEGATION IMPLICATIONS

No direct local law or delegation implications arise from this report.

ASSET MANAGEMENT IMPLICATIONS

No direct asset management implications arise from this report.

REPORT

The purpose of this policy is to achieve an equitable distribution of costs of its operations between different groups and ratepayers.

ATTACHMENTS

- 1. **South Burnett Regional Council Revenue Policy 2024/2025 - Statutory005** [↓](#) 



POLICY CATEGORY - NUMBER: Statutory005
POLICY OWNER: Finance & Sustainability

ECM ID: 3153699
ADOPTED: 24 April 2024

Revenue Policy 2024/2025

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

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1. POLICY STATEMENT

This policy provides a framework that South Burnett Regional Council (‘Council’) intends to achieve an equitable distribution of the cost of its operations between different groups of ratepayers. In seeking to achieve this equitable distribution, Council’s view is that every ratepayer should contribute at least at a basic level to the cost of operations of the Council.

2. SCOPE

3. This policy applies to all Council representatives. GENERAL INFORMATION

The Revenue Policy forms part of the Council’s annual budget in accordance with the *Local Government Regulation 2012* (‘Regulation’), which states the strategic policy position of Council in relation to revenue measures to be adopted.

Council has regard to the measures required to stimulate the local and national economy and, particularly where the Council is in competition with private sector providers of goods and services, will price according to generally accepted market principles. These principles ensure the Council does not put private sector providers at a disadvantage because its businesses are publicly owned. Council will ensure that the rates and charges made are sufficient to cover the cost of its operations and that it is able to continue to provide services to the community at a level consistent with the growth and development of the area.

Council will be guided by the “user-pays” principle in setting rates and charges. In doing so, the intention is to minimise the impact of rating on the local economy, so that the cost of a Council service is incurred by the user of that service wherever possible. It is acknowledged, however, that individual consumers of a commodity or service cannot always be separately identified. For this reason, there is a need for specific user charges to be supplemented by other general revenue sources.

When considering these matters, Council will benchmark any variations in charges from year to year against the general movement in prices that occur in other sectors of the community as measured by indexes such as Roadwork Input Cost Index, the Consumer Price Index, Council Cost Index (calculated by the Local Government Association of Queensland) and their components. While taking these movements into consideration Council needs to ensure that the rates and charges made are sufficient to cover the cost of its operations and that it is able to continue to provide services to the community at a level consistent with the growth and development of the area.

For Council Business Units that have adopted the code of competitive conduct, prices will be set according to full cost pricing principles including the achievement of an appropriate return on

Council's investment.

3.1. Levying of Rates and Charges

Rates and charges are determined after due consideration of the following:

- Council's legislative obligations;
- the needs and expectations of the general community as determined by formal and informal consultation and survey processes;
- the cost of maintaining existing facilities and necessary services;
- the need for additional facilities and services; and
- equity by ensuring the fair and consistent application of lawful rating and charging principles, without bias, taking account of all relevant considerations, and disregarding irrelevancies such as the perceived personal wealth of individual ratepayers or ratepayer classes.

In levying rates and charges, Council will apply the principles of:

- making clear what is the Council's and each ratepayers responsibility to the rating system;
- making the levying process, granting discount and any refund of rates and charges as simple and efficient to administer as possible;
- timing the levy rate notices to take into account the financial cycle to which the ratepayers are accustomed or may adapt to; and
- flexibility by providing payment arrangements to ratepayers with a demonstrated lower capacity to pay, along with a wide array of payment options.

Council will also have regard to the principles of:

- transparency of process;
- simplicity and efficient administration; and
- flexibility to take account of changes in the local economy, extraordinary circumstances and impacts that different industries may have on Council's infrastructure.

3.1.1. General Rates

General rate revenue provides essential whole of community services not funded through subsidies, grants, contributions, or donations received from other entities, or not provided for by other levies or charges. Council will consider all full cost recovery options before calculating the general rate.

Council is required to raise an amount of revenue it sees as being appropriate to maintain assets and provide services to the region as a whole. In deciding how that revenue is raised, Council has formed the opinion that the differential general rating scheme provides the most equitable basis for the distribution of the general rate burden.

In formulating the differential general rating scheme Council has considered equity by implementing distribution of the general rate based on the land use. Where necessary a particular class of land use is further 'subdivided' on a geographic basis.

The Unimproved Valuation/Site Value for each property is the basis for determining the amount of the general rate levied. Council recognises that significant valuation fluctuations may have an adverse effect on customers. Council considers that this impact should be smoothed so that the impact in any one year is reduced. Council may achieve this by establishing new differential rating categories, averaging the valuation in accordance with *Sections 74 to 76* of the Regulation or by limiting rate increases in accordance with *Section 116* of the Regulation.

3.1.2. Separate or Special Rates

Where appropriate, Council will fund certain services and facilities by means of separate or special rate or charge in accordance with Part 6 and Part 8 of the Regulation. Council will levy special rates and charges on certain properties that are considered to be specially benefited by the provision of specific services, facilities or activities.

Special rates are based on the Unimproved Valuation/Site Value of the land and special charges are

a flat charge per property, where this is considered to provide a more equitable basis for the sharing of the cost.

3.1.3. Other Charges

Council will be guided by the principle of user pays where it can easily identify the cost associated with supplying a particular service and may use this principle for water supply, wastewater, refuse collection, and the like. Where Council considers that moving to full cost recovery for a particular service may cause undue hardship Council will “phase in” the full cost recovery over a period of time.

3.2. Recovery of Rates and Charges

Council will exercise its rate recovery powers in order to reduce the overall rate burden on ratepayers. It will be guided by the principles of:

- Transparency – by making clear the obligations of ratepayers and the processes used by Council in assisting them meet their financial obligations;
- Simplicity – by making the processes used to recover outstanding rates and charges clear, simple to administer and cost effective;
- Capacity to Pay – by determining appropriate arrangements for different sectors of the community;
- Equity – by providing the same treatment for ratepayers with similar circumstances; and
- Flexibility – by responding where necessary to changes in the local economy.

3.3. Concessions for Rates and Charges

Statutory provision exists for the Council to rebate or postpone rates in certain circumstances and are detailed in *Part 10* of the Regulation.

In considering the application of concessions, Council will be guided by the principles of:

- Equity – by having regard to the different levels of capacity to pay within the local community;
- Consistency – by applying the same treatment for ratepayers with similar circumstances;
- Transparency – by making clear the requirements necessary to receive concessions; and
- Flexibility – by allowing Council to respond to local economic issues.

The predominant purpose for which Council grants concessions is to:

- assist pensioners in meeting their obligations to pay Council's rates and charges;
- assist various religious organisations, community groups and sporting organisations who provide a public service or community benefit throughout the region in meeting their obligations to pay Council's rates and charges. The organisation or group must be an entity whose objects do not include making a profit and provides assistance or encouragement for arts or cultural development and must demonstrate how it will directly benefit the residents of the South Burnett region;
- assist ratepayers who have experienced high water charges due to undetected water leaks in meeting their obligations to pay Council's rates and charges;
- assist developers that are required to provide reticulated water and wastewater to a subdivision in meeting their obligations to pay Council's rates and charges; and
- assist ratepayers who are receiving home haemodialysis in meeting their obligations to pay Council's rates and charges.

3.4. Cost Recovery Fees

Section 97 of the *Local Government Act 2009* ('Act') allows Council to set cost recovery fees. The Council recognises the validity of fully imposing the user pays principle for its cost recovery fees, unless the imposition of the fee is contrary to its express social, environmental, and other corporate goals. This is considered to be the most equitable and effective revenue approach and is founded on the basis the region's rating base cannot subsidise the specific users or clients of Council's regulatory products and services.

In setting its cost recovery fees, Council will be cognizant of the requirement that such a fee must not be more than the cost to Council of providing the service or taking action to which, the fee applies.

3.5. Commercial Charges

Sections 9 and 262 of the Act provide the Council, as a legal entity, with powers to charge for services and facilities it supplies other than a service or facility for which a cost recovery fee may be fixed.

Commercial charges are for transactions where the Council is prepared to provide a service and the other party to the transaction can choose whether or not to avail itself of the service.

The nature, level and standard of the entitlement, facility or service is considered by the Council in the setting of commercial charges. Central to deliberations on these matters is the Council's community service obligation and the principle of social equity. The Council may set a charge with the aim of achieving a profit from the service or facility provided.

The principle of "user pays" is considered where the provision of a service, entitlement or facility may be in direct competition with private enterprise.

3.6. Funding of Physical and Social Infrastructure Costs

Council requires developers to pay reasonable and relevant contributions towards the cost of infrastructure required to support the development. Specific charges are detailed in "Adopted Infrastructure Charges" resolution adopted by Council.

These charges are based on normal anticipated growth rates. Where a new development is of sufficient magnitude to accelerate the growth rate of a specific community within the region, it may be necessary to bring forward social infrastructure projects. Where this occurs, Council expects developers to meet sufficient costs so that the availability of facilities is not adversely affected and so that existing ratepayers are not burdened with the cost of providing the additional infrastructure.

4. DEFINITIONS

Annual Budget means, for a local government, its annual budget under *Chapter 5, Part 2, Division 3* of the Regulation.

Business Unit, means, of a local government, a part of the local government that conducts a business activity of the local government.

Code of Competitive Conduct means referenced within *Section 47* of the Act.

Concession for rates or charges means a concession granted under *Chapter 4, Part 10* of the Regulation.

Cost-Recovery Fee means as referenced in *Section 97(2)* of the Act.

Differential General Rates means as referenced within *Section 80(2)* of the Regulation.

Full Cost Pricing, of a significant business activity, as referenced within *Section 44(3)* of the Act.

Local Government Principles means the principles expressed in the form of outcomes set out in *Section 4(2)* of the Act.

Pensioner means a person who is the holder of a pensioner concession card issued by the department of the Commonwealth responsible for administering the *Social Security Act 1991* or the *Veterans' Entitlements Act 1986*.

Ratepayer means a person who is liable to pay rates or charges.

5. LEGISLATIVE REFERENCE

Local Government Act 2009 (Qld)

Local Government Regulation 2012 (Qld)

6. RELATED DOCUMENTS

South Burnett Regional Council Investment Policy 2024/2025 – Statutory009

South Burnett Regional Council Debt Policy 2024/2025 – Statutory010

South Burnett Regional Council Rate Collection Policy – Statutory041

South Burnett Regional Council Revenue Statement

South Burnett Regional Council Financial Hardship Policy – Statutory012

7. NEXT REVIEW

As prescribed by legislation – April 2025

8. VERSION CONTROL

Version	Revision Description	Adopted Date	ECM Reference
1	Development of policy	13 August 2008	407991
2	Review of policy	26 June 2009	528733
3	Review of policy	9 June 2010	897521
4	Review of policy	29 June 2011	1271695
5	Review of policy	11 July 2012	1291872
6	Review of policy	12 June 2013	1185927
7	Review of policy	21 May 2014	1590733
8	Review of policy	3 June 2015	1888898
9	Review of policy	18 May 2016	1944679
10	Review of policy	17 May 2017	2701011
11	Review of policy	21 February 2018	2836653
12	Review of policy	20 March 2019	2578183
13	Review of policy	29 March 2020	2682123
14	Review of policy	28 April 2021	2786416
15	Review of policy	25 May 2022	2864939
16	Review of policy	24 May 2023	3039338
17	Review of policy	24 April 2024	3153699

Mark Pitt PSM
CHIEF EXECUTIVE OFFICER

Date:

10.7 ADOPTION OF THE SOUTH BURNETT REGIONAL COUNCIL INVESTMENT POLICY 2024/2025 - STATUTORY009

File Number: 24-Apr-2024
Author: Coordinator Corporate
Authoriser: Chief Executive Officer

PRECIS

Adoption of the South Burnett Regional Council Investment Policy 2024/2025 – Statutory009.

SUMMARY

South Burnett Regional Council ('Council') has developed this policy to adhere to regarding the investment of surplus cash funds, with the objective of maximising earnings within the approved investment guidelines and ensure the security of funds invested.

OFFICER'S RECOMMENDATION

That the South Burnett Regional Council Investment Policy 2024/2025 – Statutory009 be adopted as presented.

FINANCIAL AND RESOURCE IMPLICATIONS

No direct financial and resource implications arise from this report which have not already been considered in the development of Council's annual budget.

LINK TO CORPORATE/OPERATIONAL PLAN

Corporate Plan 2021 - 2026	OR2 Achieve community recognition as an ethical Council that values and practices community consultation, accountable governance, and open and transparent decision-making
Operational Plan 2023/2024	Deliver the Council Policy Governance Framework aligned to strategic planning and relevant legislation incorporating Council's policies, procedures, forms, and factsheets
	Promote a high standard of corporate responsibility, transparency and accountability in decision making at all levels of the organisation in the best interest of Council and the community aligning to legislation and Council policy

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

The South Burnett Regional Council Investment Policy 2024/2025 – Statutory009 has been reviewed by the Chief Executive Officer and Executive Leadership Team.

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

Local Government Act 2009 (Qld)

Human Rights Act 2019 (Qld)

Section 4(b) of the Human Rights Act 2019 requires public entities to act and make decisions in a way compatible with human rights. The Act requires public entities to only limit human rights in certain circumstances and after careful consideration. The human rights protected under the Act are not absolute. This means that the rights must be balanced against the rights of others and public policy issues of significance.

In the decision-making process, Council is to consider the 23 human rights:	
1. Recognition and equality before the law;	13. Cultural rights—Generally;
2. Right to life;	14. Cultural rights—Aboriginal peoples and Torres Strait Islander peoples;
3. Protection from torture and cruel, inhuman, or degrading treatment;	15. Right to liberty and security of person;
4. Freedom from forced work;	16. Humane treatment when deprived of liberty;
5. Freedom of movement;	17. Fair hearing;
6. Freedom of thought, conscience, religion, and belief;	18. Rights in criminal proceedings;
7. Freedom of expression;	19. Children in the criminal process;
8. Peaceful assembly and freedom of association;	20. Right not to be tried or punished more than once;
9. Taking part in public life;	21. Retrospective criminal laws;
10. Property rights;	22. Right to education;
11. Privacy and reputation;	23. Right to health services.
12. Protection of families and children;	

POLICY/LOCAL LAW DELEGATION IMPLICATIONS

No direct local law or delegation implications arise from this report.

ASSET MANAGEMENT IMPLICATIONS

No direct asset management implications arise from this report.

REPORT

The purpose of this policy is so Council adheres to regarding the investment of surplus cash funds, with the objective of maximising earnings within the approved investment guidelines and ensure the security of funds invested.

ATTACHMENTS

- 1. **South Burnett Regional Council Investment Policy 2024/2025 - Statutory009** [↓](#) 



POLICY CATEGORY - NUMBER: Statutory009
POLICY OWNER: Finance & Sustainability
ECM ID: 3153695
ADOPTED: 24 April 2024

Investment Policy 2024/2025

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

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1. POLICY STATEMENT

This policy provides a framework that South Burnett Regional Council ('Council') adheres to regarding the investment of surplus cash funds, with the objective of maximising earnings within the approved investment guidelines and ensure the security of funds invested.

2. SCOPE

This policy applies to the investment of all surplus cash funds held by Council.

3. GENERAL INFORMATION

3.1. Ethics and Conflicts of Interests

3.2. Investment Objectives

To set guidelines for the investment of Council surplus cash balances which meet the requirements of the *Statutory Bodies Financial Arrangements Act 1982* ('Act') and *Statutory Bodies Financial Arrangements Regulation 2019* ('Regulation'), support Council's investment and risk philosophy and provide a sequential process to be followed in undertaking investment activities.

Investment activities will focus on preservation of capital, liquidity, and return.

3.2.1. Preservation of Capital

Preservation of capital shall be the principal objective of the investment portfolio. Investments are to be performed in a manner that seeks to ensure security of principal of the overall portfolio. This includes managing credit and interest rate risk within given risk management parameters and avoiding any transactions that would prejudice confidence in Council.

3.2.2. Credit Risk

The Finance branch will evaluate and assess credit risk prior to investment.

3.2.3. Interest Rate Risk

The Finance branch shall seek to minimise the risk of a change in the market value of the portfolio due to a change in interest rates.

3.2.4. Maintenance of Liquidity

The Finance branch shall maintain sufficient liquidity to meet all reasonable anticipated operational cash flow requirements of Council.

3.2.5. Return on Investment

The portfolio is expected to achieve a market average rate of return and consider Council's risk tolerance.

3.3. Portfolio Implementation

3.3.1. Authorised Personnel

The Manager Finance & Sustainability and delegated Finance officer/s are authorised to invest Council's operational funds in investments consistent with this policy and legislation.

3.3.2. Internal Controls

Council's General Manager Finance & Corporate shall establish internal controls and processes that will ensure investment objectives are met and that the investment portfolios are protected from loss, theft, or inappropriate use.

The internal controls will address the following:

- control of collusion;
- separate the transaction authority from accounting and record keeping;
- clearly delegate authority to Finance officers;
- compliance and oversight of investment parameters;
- reporting of breaches; and
- safekeeping of records.

3.4. Investment Parameters

3.4.1. Funds Available for Investment

For the purposes of this policy, funds available for investment are the cash or cash equivalent funds available at any time excluding any moneys held by Council in trust on behalf of external parties.

The funds available for investment should match the cash flow needs of Council allowing for working capital requirements. The investment strategy considers the Council's operating needs. When the Manager Finance & Sustainability has determined that the cash flow forecast is achievable and can meet operational requirements, then the surplus cash funds may be invested for a specified term.

It is the responsibility of the Manager Finance & Sustainability to assess the cost of direct investment management by Council relative to the return generated. This should be compared with the cost of investing funds with a capital guaranteed cash fund (for example the Queensland Treasury Corporation ('QTC') Capital Guaranteed Cash Fund).

A minimum of \$5 million is to be invested in a capital guaranteed cash fund or an approved cash management product. Category 1 investment power allows for investment with QTC Capital Guaranteed Cash Fund or Queensland Investment Corporation ('QIC') Cash Fund without further approval.

3.4.2. Authorised Investments

Council is allocated category one (1) investment powers under the Regulation. Without specific approval from Council or the Treasurer, local governments with category one (1) investment power are limited to those prescribed by *Part 6* of the *Regulation*, which include:

- interest bearing deposits;
- QIC Cash Fund;
- QTC Capital Guaranteed Cash Fund, debt offset facility;
- QTC Fixed Rate Deposit (up to 12 months); and
- QTC Working Capital Facility.

3.4.3. Prohibited Investments

This policy prohibits any investment carried out for speculative purposes. The following investments are prohibited by this policy:

- derivative based instruments (excluding floating rate notes);
- principal only investments or securities that provide potentially nil or negative cash flow;

- stand-alone securities issued that have underlying futures, options, forward contracts, and swaps of any kind; and
- securities issued in non-Australian dollars.

3.4.4. Portfolio Investment Parameters and Credit Requirements

The following table shows the credit ratings and counterparty limits for Council:

Short Term Rating (Standard and Poor's) or equivalent	Individual Counterparty Limit	Total Limit (Max % of Portfolio)
A1+	30%	100%
A1	15%	50%

Short Term Rating (Standard and Poor's) or equivalent	Individual Counterparty Limit	Total Limit (Max % of Portfolio)
A2 – Financial Institutions only	10%	30%
A3 – Financial Institutions only	5%	10%
Unrated	Nil	Nil
QIC/QTC Pooled Cash Management Fund	100%	100%

Note: the percentage limits apply effective from the date of purchase as a percentage of the total value of the portfolio.

3.4.5. Maturity

The maturity structure of the portfolio will reflect a maximum term to maturity of one (1) year and includes an interest rate reset of no longer than six (6) months (185 days).

3.4.6. Liquidity

Given the nature of the funds invested, no more than 20 percent of the investment portfolio will be held in non-liquid securities and at least \$5 million of the portfolio is to be on call or will mature within 0-7 days.

3.4.7. Approved Lists

The Manager Finance & Sustainability shall prepare and maintain the following approved counterparty lists for the investment of funds:

- approved Banks; and
- approved Credit Unions.

3.4.8. Breaches

Any breach of this policy is to be reported to the Chief Executive Officer ('CEO') and General Manager Finance & Corporate and rectified as soon as practicable. The General Manager Finance & Corporate will report any breach that needs to be rectified to Council at the following meeting.

Where Council holds an investment that is downgraded below the minimum acceptable rating level, as prescribed under Regulation for the investment arrangement, Council shall within 28 days after the change becomes known to the local government, either obtain Treasurer's approval for continuing with the investment arrangement or sell the investment arrangement (including, for example, withdrawing a deposit).

3.4.9. Safekeeping or records

Each transaction will require written confirmation by the bank. All security documents will be held by Council.

3.4.10. Brokers/Dealers

Council may utilise the expertise of a broker/dealer to assist with fixed term deposits only if the Manager Finance & Sustainability is satisfied that the use of such does not significantly have a negative effect on the investment opportunity (for example that any fees incurred by the broker does not outweigh the variance in the investment rate received from the broker compared to the rate

Council would have received if they had done the deal directly).

3.4.11. Investment Guidelines

Council's investment portfolio should be realisable, without penalty, in a reasonable timeframe. The term to maturity of Council's fixed term investments should not exceed one (1) year. The Manager Finance & Sustainability may reduce these maturity limits to a shorter period.

Council approval prior to submission to the Treasurer for approval is required for investments with a period of greater than 12 months.

3.4.12. Short Term Debt Ratings

Short term refers to investments with an initial maturity of less than one (1) year.

Standard and Poor's short-term ratings or equivalents to Moody's and Fitch.

	Standard & Poor's	Moody's	Fitch
Superior	A1+	P-1	F1+
	A1		F1
Strong	A2	P-2	F2
Acceptable	A3	P-3	F3

3.5. Reporting

The Manager Finance & Sustainability will prepare a detailed report to be included in the monthly finance meeting reports which includes an evaluation of the transactions, performance, and compliance of the investment portfolio. The report will include:

- interest rate of all deposits;
- list of all deposits and the financial institution where held;
- maturity date; and
- dollar amount invested.

4. DEFINITIONS

At Call means where the investment can be redeemed, and the money invested can be retrieved by the investor from the financial institution within 30 days without penalty.

Broker/Dealer means an individual or financial entity that trade securities for their own account or on behalf of clients. The entity could be a corporation, limited partnership, limited liability company, or a general partnership.

Capital Guaranteed means an investment fund that guarantees return of the full capital value of the investment.

Category 1 means investment power that permits a local government to invest in a range of highly secure investments either at call or for a fixed time of not more than one (1) year.

Conflict of Interest means a situation where an official's private interests may benefit from decisions or actions that they are entrusted to take.

Delegation of Authority means Authority for implementation of this policy is delegated by Council to the CEO in accordance with *Section 257(1)(b) of the Local Government Act 2009*. Authority for the day-to-day management of Council's Investment Portfolio is to be delegated by the CEO to the Manager Finance & Sustainability and subject to regular reviews with the CEO and General Manager Finance and Corporate.

Financial Institution means an authorised deposit taking institution within the meaning of *Section 5 of the Banking Act 1959*.

Investment Portfolio means pool of investments held by Council.

Market Risk means the risk that the value of an investment will decrease due to movements in market factors such as interest rates, foreign exchange rates, equity prices and commodity prices.

Preservation of Capital means an investment strategy with the primary goal of preventing losses in an investment's total value. In modern portfolio theory terms, it refers to a guaranteed investment of principal, which would provide a return of at least inflation.

Yield means the annual rate of return on an investment.

5. LEGISLATIVE REFERENCE

Banking Act 1959 (Cth)

Local Government Act 2009 (Qld)

Local Government Regulation 2012 (Qld)

Statutory Bodies Financial Arrangements Act 1982 (Qld)

Statutory Bodies Financial Arrangements Regulation 2019 (Qld)

6. RELATED DOCUMENTS

South Burnett Regional Council Revenue Policy 2024/2025 – Statutory005

South Burnett Regional Council Revenue Statement

7. NEXT REVIEW

As prescribed by legislation – April 2025

8. VERSION CONTROL

Version	Revision Description	Adopted Date	ECM Reference
1	Development of policy	21 July 2010	907608
2	Review of policy	13 July 2011	1126931
3	Review of policy	11 July 2012	1272123
4	Review of policy	3 July 2013	1458314
5	Review of policy	25 July 2014	1620456
6	Review of policy	29 June 2015	1888896
7	Review of policy	27 June 2016	1959082
8	Review of policy	26 June 2017	2719366
9	Review of policy	25 June 2018	2513695
10	Review of policy	12 June 2019	2597395
11	Review of policy	17 June 2020	2688439
12	Review of policy	24 March 2021	2774460
13	Review of policy	25 May 2022	2865444
14	Review of policy	26 April 2023	3030352
15	Review of policy	24 April 2024	3153695

Mark Pitt PSM

CHIEF EXECUTIVE OFFICER

Date: 24 April 2024

10.8 ADOPTION OF THE SOUTH BURNETT REGIONAL COUNCIL CODE OF COMPETITIVE NEUTRALITY COMPLAINTS POLICY – STATUTORY006.

File Number: 24-Apr-2024
Author: Coordinator Corporate
Authoriser: Chief Executive Officer

PRECIS

Adoption of the South Burnett Regional Council Code of Competitive Neutrality Complaints Policy – Statutory006.

SUMMARY

South Burnett Regional Council ('Council') has developed this policy to serve as a guide for Council to receive complaints in accordance with the *Local Government Act 2009*, Competitive Neutrality Complaints.

OFFICER’S RECOMMENDATION

That the South Burnett Regional Council Code of Competitive Neutrality Complaints Policy – Statutory006 be adopted as presented.

FINANCIAL AND RESOURCE IMPLICATIONS

No direct financial and resource implications arise from this report which have not already been considered in the development of Council’s annual budget.

LINK TO CORPORATE/OPERATIONAL PLAN

Corporate Plan 2021 - 2026	OR2 Achieve community recognition as an ethical Council that values and practices community consultation, accountable governance, and open and transparent decision-making
Operational Plan 2023/2024	Deliver the Council Policy Governance Framework aligned to strategic planning and relevant legislation incorporating Council’s policies, procedures, forms, and factsheets
	Promote a high standard of corporate responsibility, transparency and accountability in decision making at all levels of the organisation in the best interest of Council and the community aligning to legislation and Council policy

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

The South Burnett Regional Council Code of Competitive Neutrality Complaints Policy – Statutory006 has been reviewed by the Chief Executive Officer.

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

- Code of Conduct for Councillors in Queensland
- Local Government Act 2009* (Qld)
- Local Government Electoral Act 2001* (Qld)
- Local Government Regulation 2012* (Qld)
- Public Interest Disclosure Act 2010* (Qld)

Public Service Commission Directive No. 22/09 Gifts and Benefits

Right to Information Act 2009 (Qld)

Human Rights Act 2019 (Qld)

Section 4(b) of the Human Rights Act 2019 requires public entities to act and make decisions in a way compatible with human rights. The Act requires public entities to only limit human rights in certain circumstances and after careful consideration. The human rights protected under the Act are not absolute. This means that the rights must be balanced against the rights of others and public policy issues of significance.

In the decision-making process, Council is to consider the 23 human rights:	
1. Recognition and equality before the law;	13. Cultural rights—Generally;
2. Right to life;	14. Cultural rights—Aboriginal peoples and Torres Strait Islander peoples;
3. Protection from torture and cruel, inhuman or degrading treatment;	15. Right to liberty and security of person;
4. Freedom from forced work;	16. Humane treatment when deprived of liberty;
5. Freedom of movement;	17. Fair hearing;
6. Freedom of thought, conscience, religion and belief;	18. Rights in criminal proceedings;
7. Freedom of expression;	19. Children in the criminal process;
8. Peaceful assembly and freedom of association;	20. Right not to be tried or punished more than once;
9. Taking part in public life;	21. Retrospective criminal laws;
10. Property rights;	22. Right to education;
11. Privacy and reputation;	23. Right to health services.
12. Protection of families and children;	

POLICY/LOCAL LAW DELEGATION IMPLICATIONS

No direct local law or delegation implications arise from this report.


ASSET MANAGEMENT IMPLICATIONS

No direct asset management implications arise from this report.

REPORT

The purpose of this policy is to serve as a guideline for Council to receive complaints in accordance with the Local Government Act 2009, Competitive Neutrality Complaints.

ATTACHMENTS

1. South Burnett Regional Council Code of Competitive Neutrality Complaints Policy - Statutory006. [↓](#) 



POLICY CATEGORY - NUMBER: Statutory006
POLICY OWNER: Executive Services

ECM ID: 2700047
ADOPTED: 24 April 2024

Code of Competitive Neutrality Complaints Policy

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

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1. POLICY STATEMENT

This policy provides the framework that South Burnett Regional Council (‘Council’) has developed to serve as a guide for Council to receive complaints in accordance with the *Local Government Act 2009*, competitive neutrality complaints.

2. SCOPE

This policy applies to affected persons about failures of Council’s local government business entities to carry out activities in a way that complies with the competitive neutrality principles applying to the activities.

3. GENERAL INFORMATION

3.1. Preliminary Procedures

The preliminary procedure for affected persons to raise concerns about alleged failure of business activities to comply with the relevant competitive neutrality principles, and for clarifying and, if possible, resolving those concerns is:

- complainant advises Council verbally or in writing of their concerns. If the complaint is made verbally, it should be referred to the Chief Executive Officer (‘CEO’) if available or another senior executive officer and all relevant details obtained;
- Council will acknowledge receipt of the concerns in writing within 14 days and advise the complainant expressing the concerns that the CEO is investigating the matter;
- the CEO may refer the matter to a review officer or elect to undertake the function of the review officer;
- the CEO or review officer will seek to establish the facts relating to the concerns expressed by the complainant. Investigation of the matter may involve meeting with the complainant, collecting data, and holding further meetings;
- the CEO or review officer will develop a proposed response to the concerns and seek, within a reasonable time, the complainant’s views on the proposed response; and
- the CEO shall advise the complainant in writing of the outcome of the investigation.

3.2. Advice to Applicants of the Complaints Procedure

Where a complainant has expressed concerns that have not been resolved under the preliminary

process and Council becomes aware that the complainant proposes to make a formal complaint about Council's business activities, the complainant will be advised how to make a complaint.

3.2.1. How to make a complaint

In making a complaint the following information should be provided in writing by the complainant and addressed to the CEO:

- details of the complainant's name and contact details such as:
- provision of sufficient detail about the alleged failure of the business activity to comply with the relevant competitive neutrality principles;
- a statement how the complainant was adversely affected by the alleged noncompliance;
- a statement whether the complainant was, or could be, in competition with Council's business entity; and
- a indication how the complainant has made a genuine attempt to resolve concerns with Council's business entity using the preliminary procedures set up by Council in accordance with the *Local Government Act 2009*.

3.3. Referring Complaints to Investigation of Complaints by Referee

- formal complaints received by Council are to be directed to the CEO and acknowledged in writing within five (5) working days;
- the CEO must refer the complaint to the Queensland Competition Authority ('QCA') within five (5) working days of receipt;
- formal complaints are to be recorded, showing the date of referral of the complaint to the QCA and an outline of the complaint; and
- the relevant business activity or business unit is to be informed that a formal complaint has been received.

3.4. Record System

Council's record system will capture the following information regarding complaints made about the competitive neutrality of Council's business activities:

- details of the complaint process established;
- where complainant's express concerns about the operations of Council's business activity, the concerns and the outcome of the preliminary procedures are to be recorded;
- where complainants have made a complaint to Council, details of the complaint are to be recorded;
- details of when the complaint was sent to the QCA for investigation;
- where a complainant has made a complaint to Council, and the QCA has determined not to investigate the complaint, the notification issued by the referee of the *Local Government Regulation 2012* is to be recorded;
- where a complainant has made a complaint to Council, and the QCA has determined to investigate the complaint, the investigation notice issued by the QCA of the *Local Government Regulation 2012* is to be recorded;
- handling of QCA records (for example, data from finished investigations) is to be done in accordance with of the *Local Government Regulation 2012*;
- where the QCA has issued a report on the complaint of the *Local Government Regulation 2012*, the receipt of the report and any recommendations contained in the report are to be recorded;
- where Council has made a decision on a report by the referee, the resolution incorporating the decision, the date of the resolution and any directions to implement the decision that are given to a business activity of the *Local Government Regulation 2012* are to be recorded; and

- where Council has advised relevant complainants of its decision, the notification issued by the local government of the *Local Government Regulation 2012* is to be recorded.

3.5. Opportunities for the Complainant to Provide Further Information to the QCA

If, after the initial complaint is made, the complainant wishes to provide further relevant information to the QCA, they may do so. The QCA may request further information from a complainant at any time during the investigation period.

3.6. Reporting Period for QCA

The referee must provide the report to Council in accordance with the *Local Government Regulation 2012*.

4. DEFINITIONS

Council means South Burnett Regional Council

CEO means Chief Executive Officer

QCA means Queensland Competition Authority

5. LEGISLATIVE REFERENCE

Local Government Act 2009 (Qld)

Local Government Regulation 2012 (Qld)

6. RELATED DOCUMENTS

Code of Competitive Neutrality Complaints Factsheet

7. NEXT REVIEW

As prescribed by legislation or April 2025

8. VERSION CONTROL

Version	Revision Description	Adopted Date	ECM Reference
1	Development of Policy	15 July 2020	2700047
2	Administrative change replacing Social & Corporate Performance Branch with Corporate	24 March 2021	2700047
3	Review of policy	26 May 2021	2700047
4	Review of policy	23 March 2022	2700047
5	Administrative amendment – organisational structure review – resolution 2022/432	27 April 2022	2700047
6	Review of policy	26 April 2023	2700047
7	Review of policy	24 April 2024	2700047

Mark Pitt PSM

CHIEF EXECUTIVE OFFICER

Date: 24 April 2024

10.9 ADOPTION OF THE SOUTH BURNETT REGIONAL COUNCIL MEDIA RELATIONS POLICY - STRATEGIC001

File Number: 24-Apr-2024
Author: Coordinator Corporate
Authoriser: Chief Executive Officer

PRECIS

Adoption of the South Burnett Regional Council Media Relations Policy – Strategic001

SUMMARY

South Burnett Regional Council ('Council') at its' Statutory Council meeting on 4 April 2024 did not adopt a portfolio system where each Councillor is a representative for specific portfolios that reflect the organisation structure and the strategies within Council's Corporate Plan. The South Burnett Regional Council Media Relations Policy – Strategic001 has had an administrative change to reflect this decision.

OFFICER'S RECOMMENDATION

That

1. The South Burnett Regional Council Media Relations Policy – Strategic001 be adopted as presented; and
2. The South Burnett Council endorse the administrative amendments to policy reflecting the removal of the portfolio system.

FINANCIAL AND RESOURCE IMPLICATIONS

No direct financial and resource implications arise from this report which have not already been considered in the development of Council's annual budget.

LINK TO CORPORATE/OPERATIONAL PLAN

Corporate Plan 2021 - 2026	OR2 Achieve community recognition as an ethical Council that values and practices community consultation, accountable governance, and open and transparent decision-making
Operational Plan 2023/2024	Deliver the Council Policy Governance Framework aligned to strategic planning and relevant legislation incorporating Council's policies, procedures, forms, and factsheets
	Promote a high standard of corporate responsibility, transparency and accountability in decision making at all levels of the organisation in the best interest of Council and the community aligning to legislation and Council policy

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

The South Burnett Regional Council Media Relations Policy – Strategic001 has been reviewed by the Chief Executive Officer and Executive Leadership Team.

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

Local Government Act 2009 (Qld)

Human Rights Act 2019 (Qld)

Section 4(b) of the *Human Rights Act 2019* requires public entities to act and make decisions in a way compatible with human rights. The Act requires public entities to only limit human rights in certain circumstances and after careful consideration. The human rights protected under the Act are not absolute. This means that the rights must be balanced against the rights of others and public policy issues of significance.

In the decision-making process, Council is to consider the 23 human rights:	
1. Recognition and equality before the law;	13. Cultural rights—Generally;
2. Right to life;	14. Cultural rights—Aboriginal peoples and Torres Strait Islander peoples;
3. Protection from torture and cruel, inhuman or degrading treatment;	15. Right to liberty and security of person;
4. Freedom from forced work;	16. Humane treatment when deprived of liberty;
5. Freedom of movement;	17. Fair hearing;
6. Freedom of thought, conscience, religion and belief;	18. Rights in criminal proceedings;
7. Freedom of expression;	19. Children in the criminal process;
8. Peaceful assembly and freedom of association;	20. Right not to be tried or punished more than once;
9. Taking part in public life;	21. Retrospective criminal laws;
10. Property rights;	22. Right to education;
11. Privacy and reputation;	23. Right to health services.
12. Protection of families and children;	

POLICY/LOCAL LAW DELEGATION IMPLICATIONS

No direct local law or delegation implications arise from this report.

ASSET MANAGEMENT IMPLICATIONS

No direct asset management implications arise from this report.

REPORT

South Burnett Regional Council ('Council') at its' Statutory Council meeting on 4 April 2024 did not adopt a portfolio system where each Councillor is a representative for specific portfolios that reflect the organisation structure and the strategies within Council's Corporate Plan. The South Burnett Regional Council Media Relations Policy – Strategic001 has had an administrative change to reflect this decision.

ATTACHMENTS

- 1. **Media Relations Policy - Strategic001** [↓](#) 



POLICY CATEGORY - NUMBER: Strategic001
POLICY OWNER: Executive Services
ECM ID: 2700319
ADOPTED: 20 October 2021

Media Relations Policy

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

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1. POLICY STATEMENT

South Burnett Regional Council ('Council') is committed to ensuring resident, key stakeholder and wider community communication about Council operations and decisions is delivered in a proactive manner.

Council recognises media relations are one of the important communication channels that enables Council to share key messages, statements and factual information in a way that assists community understanding in the rationale behind Council's decisions, its operational intent and its progress in delivering on its strategic objectives.

The objectives of this policy are to:

- demonstrate Council's commitment to communicating openly with the community via media outlets;
- protect and enhance Council's reputation, integrity and brand;
- ensure all Council representatives are aware of their responsibilities when interacting with the media;
- provide an agreed protocol for media interactions when speaking with or on behalf of Council; and
- demonstrate a commitment to the principles of local government as per the *Local Government Act 2009*.

2. SCOPE

The policy applies to all Council representatives and all media outlets. This policy outlines the principles, protocols and methods for managing communication to ensure consistent, factual information is provided to the community through the media.

3. GENERAL INFORMATION

Council media relations aim to be proactive in nature, with the intent of providing factual information and supporting public confidence in the organisation.

Council acknowledges its duty of care in ensuring its media relations adhere to appropriate standards of behaviour and contain information that is in the public interest. This policy outlines the principles, protocols and methods for managing communication to ensure consistent, factual information is provided to the community through the media. This policy provides guidelines for

Council representatives, in their interactions with external media and acknowledges the measures to ensure the appropriate management of Council's media efforts.

3.1. Organisational Media Relations

Organisational media relations are coordinated by Council's Executive Services (through the Communications Officer) and are responsible for overseeing information provided to the media on Council decisions, activities, services and facilities. Council media relations are proactive and aim to inform and foster public confidence in the organisation. Activities include the production of media releases, publications and the management of media enquiries.

3.2. Official Council Spokesperson for Council-wide or Regional Significance

The Mayor is the official spokesperson for all Council responses or media interviews of Council-wide or regional significance. On a case-by-case basis, the Mayor may delegate to a Councillor to speak on behalf of Council.

Executive Services (through the Communications Officer) will field all enquiries.

3.3. Official Council Spokespersons for Divisions

Councillors are permitted to provide comment or statement when requested or approached by the media in respect of their divisions. Councillors do not need to seek direct approval from the Mayor, however, must keep the Mayor and Executive Services informed as to the nature of the comment/statements and where possible provide the comment/statements in writing.

Councillors are to work through Executive Services (the Communications Officer) to prepare media releases that support Council's activities as identified within Council's corporate plan ensuring that day to day operational related media enquiries, if directly received, are referred to the Executive Services.

In speaking with the media on divisional matters, Councillors are responsible for adhering to the principles of the *Local Government Act 2009*, the Councillor Code of Conduct and this policy, in a way that maintains Council's integrity and reputation.

Executive Services (through the Communications Officer) will field all enquiries made directly with Council.

3.4. Media Release Preparation

All media releases will be managed and distributed through Executive Services (through the Communications Officer) with content provided by the relevant Branch if requested.

Councillors may request a media release be prepared by Executive Services (through the Communications Officer). Councillors are to notify the Mayor of their request so that Mayor is kept up to date on media related matters.

Councillors and General Managers are encouraged to provide updates, photos and stories on what is happening in the individual Councillor Divisions to Executive Services (through the Communications Officer).

Where possible and practical alongside media releases, photographs are encouraged to enhance the verbal documentation.

3.5. Media Release Approval Process

The Chief Executive Officer or delegated officer must approve all Council media releases. Responses made by Councillors to direct requests from the media are not considered media releases and as such do not require approval by the Chief Executive Officer however to assist Councillors in their response, it is advised that Councillors make contact with Executive Services (through the Communications Officer) to ensure the information they intend to provide is true and accurate and seeking appropriate support as needed.

3.6. Responding to Media Enquiries made directly with Council

Councillors, if Chair of a Council authorised committee or a Councillor are authorised to speak on that committee they will be contacted by Executive Services. Media representatives are requested to make direct contact with Executive Services (through the Communications Officer) in the first

instance. Executive Services (through the Communications Officer), in consultation with the relevant General Manager or delegated officer, will co-ordinate a response in accordance with Council's Media Relations Flowchart, consulting with the relevant Councillor, where appropriate. If the matter has a specialised or technical component, the Chief Executive Officer may respond or delegate the responsibility to a senior officer.

It is preferred Council provide a written response to specific questions. All written responses shall be co-ordinated by Executive Services (through the Communications Officer) and must be approved by the relevant General Manager or the Chief Executive Officer as appropriate.

The Mayor should be notified immediately of any potential risks to Council's reputation should a response be delayed.

In all cases, where comment is made or proposed to be made to the media, the spokesperson (including Councillors) is required to notify Executive Services (through the Communications Officer) of the nature of their comments.

All correspondence to or from the media is to be forwarded to media@sbrc.qld.gov.au for records management.

3.7. Participation in Council related events / activities (where media maybe present)

In the instance where Council may host an event, for instance to launch a service or open a facility, or where Council has sponsored a project or major event, Executive Services is responsible for ensuring all Councillors are issued an invitation to attend the event/activity where practicable.

Where the attendance of Council representatives is limited, the Mayor, relevant Divisional Councillor are to receive the invitation in that order (as attendance numbers allow). Executive Services may extend an invitation to another Councillor or Executive Leadership Team member/s should the Mayor, relevant Divisional Councillor be unable to attend.

3.8. Council Advertorial Activities

Council undertakes advertorial activities to ensure dedicated communication platforms for Council news such as a page or part-page in local print media. Where practical, Councillors are to be provided an opportunity to contribute to content on a rotational basis.

4. DEFINITIONS

Councillors means the Mayor and Councillors representing the South Burnett Regional Council.

Council representative means all Councillors and Council employees including permanent, casual and temporary employees, contractors, volunteers, apprentices, trainees and work experience students.

Media means television, radio, print and social media journalists, photographers, and camera operators, including representatives from trade and specialist publications and internet news services.

Media relations means the use of the media to communicate corporate messages about Council. This includes preparation and distribution of media releases, media statements, media interviews and conferences or briefings, media launches and features.

Media releases means communications designed to be sent to the media in order to encourage them to develop articles on a topic. A media release is written in order to highlight an important event, program, or piece of information by Council that succinctly describes *who, what, where, when, why and how* of the story. Media releases are intended to promote the interests of Council and assist Council to meet the principles of Local Government.

5. LEGISLATIVE REFERENCE

Local Government Act 2009 (Qld)

6. RELATED DOCUMENTS

South Burnett Regional Council Community Engagement Policy – Statutory042

South Burnett Regional Council Media Relations Flowchart – Procedure027

South Burnett Regional Council Social Media Procedure – Procedure024

7. NEXT REVIEW

As prescribed by legislation or October 2023

8. VERSION CONTROL

Version	Revision Description	Adopted Date	ECM Reference
1.	Adoption of Policy	24 September 2008	418029
1	Adoption of Policy	9 December 2009	817662
2	Policy Revision	21 November 2012	1407706
3	Policy Revision	16 November 2016	2022469
4	Policy Revision	13 June 2018	2512946
5	Policy Revision	15 July 2020	2700319
6	Administrative change replacing Social & Corporate Performance Branch with Corporate Services Branch as per Council Resolution 2021/62	24 March 2021	2700319
7	Review of policy	20 October 2021	2700319
8	Administrative amendment – organisational structure review – resolution 2022/432	27 April 2022	2700319
9	Administrative amendment – removal of portfolio	24 April 2024	2700319

Mark Pitt PSM
CHIEF EXECUTIVE OFFICER

Date: 24 April 2024

10.10 SOUTH BURNETT REGIONAL COUNCIL OPERATIONAL PLAN 2023/2024 3RD QUARTER REVIEW

File Number: 24-Apr-2024

Author: General Manager Finance and Corporate

Authoriser: Chief Executive Officer

PRECIS

South Burnett Regional Council Operational Plan 2023/2024 3rd Quarter Review.

SUMMARY

The South Burnett Regional Council Operational Plan details the projects, services, and initiatives that Council planned to deliver for the 2023/2024 financial year.

Pursuant to *Section 174(3)* of the *Local Government Regulation 2012* a report must be presented to Council at regular intervals detailing the progress towards the implementation of the Plan.

OFFICER’S RECOMMENDATION

That the South Burnett Regional Council Operational Plan 2023/2024 3rd Quarter Review be adopted as presented.

FINANCIAL AND RESOURCE IMPLICATIONS

No direct financial or resource implications arise from this report other than what has been identified in the South Burnett Regional Council (Council) financial budgeting and planning documents.

LINK TO CORPORATE/OPERATIONAL PLAN

Corporate Plan 2021-2026	
EC	Enhancing liveability and lifestyle
IN	Providing key infrastructure for our towns and villages
GR	Growing our region’s economy and prosperity
EN	Safeguarding our environment
OR	Organisational excellence
Operational Plan 2023/2024	
Periodical review and update the 2023/2024 Operational Plan	

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

Chief Executive Officer, General Managers and Managers have contributed to the Operational Plan 2023/2024 in respect of their relevant areas of responsibility.

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

Pursuant to *Section 174(3)* of the *Local Government Regulation 2012*, the Chief Executive Officer has a statutory obligation to present a written assessment of the implementation of the Annual Operational Plan.

Section 4(b) of the *Human Rights Act 2019* (the ‘Act’) requires public entities to act and make decisions in away compatible with human rights. The Act requires public entities to only limit human rights in certain circumstances and after careful consideration. The human rights protected under

the Act are not absolute. This means that the rights must be balanced against the rights of others and public policy issues of significance.

In the decision-making process, Council is to consider the 23 human rights:	
1. Recognition and equality before the law;	13. Cultural rights—generally;
2. Right to life;	14. Cultural rights—Aboriginal peoples and Torres Strait Islander peoples;
3. Protection from torture and cruel, inhuman or degrading treatment;	15. Right to liberty and security of person;
4. Freedom from forced work;	16. Humane treatment when deprived of liberty;
5. Freedom of movement;	17. Fair hearing;
6. Freedom of thought, conscience, religion and belief;	18. Rights in criminal proceedings;
7. Freedom of expression;	19. Children in the criminal process;
8. Peaceful assembly and freedom of association;	20. Right not to be tried or punished more than once;
9. Taking part in public life;	21. Retrospective criminal laws;
10. Property rights;	22. Right to education;
11. Privacy and reputation;	23. Right to health services.
12. Protection of families and children;	

POLICY/LOCAL LAW DELEGATION IMPLICATIONS

No direct policy/local law/delegation implications arise from this report which have not previously been identified operationally within Council’s planning and budget documents.

ASSET MANAGEMENT IMPLICATIONS

No direct asset management implications arise from this report other than what has been identified in Council’s financial budgeting and planning documents.

REPORT

The South Burnett Regional Council Operational Plan details the projects, services and initiatives that Council planned to deliver for the 2023/2024 financial year.

Pursuant to *Section 174(3)* of the *Local Government Regulation 2012* a report must be presented to Council at regular intervals detailing the progress towards the implementation of the Plan.

ATTACHMENTS

- 1. **Annual Operational Plan 2023/2024 - 3rd Quarter Review**  



Version Control

date	comment	version
May 2023	Draft - initial	D1
June 2023	Final – adopted by Council	F1
October 2023	1 st Quarter Review	Q1
January 2024	2 nd Quarter Review	Q2
April 2024	3 rd Quarter Review	Q3

Adoption by Council

Draft Plan adopted at the Special Budget Meeting of Council on 21 June 2023.

Copies of the Annual Operational Plan

Copies of Council's Annual Operational Plan, Corporate Plan and the Annual Reports are available free of charge electronically on Council's website at www.southburnett.qld.gov.au or can be viewed at any Council Library or Customer Service Centre.

Contact Us

All written communications to be addressed to:

'The Chief Executive Officer'
 PO Box 336 Kingaroy Q 4610
 P 1300 789 279
 E info@sbrc.qld.gov.au
 W www.southburnett.qld.gov.au
 F www.southburnettregion
 T @SouthBurnettRC
 ABN 89 972 463 351

Acknowledgement

We acknowledge and respect the Wakka Wakka and Auburn Hawkwood people, the traditional owners of this land that we live, work and play and respect their cultures, their ancestors and their elders past, present and future generations.



Introduction

The South Burnett Regional Council ('Council') 2023-24 Annual Operational Plan is required to be developed in accordance with the *Local Government Regulation 2012* and focuses on the actions that Council staff are expected to take throughout the 12-month period in order to implement the longer-term goals detailed in the South Burnett Regional Council Corporate Plan 2021-26.

In accordance with the provisions of *Section 175* of the *Local Government Regulation 2012*, an Annual Operational Plan must:

- (a) be consistent with the annual budget; and
- (b) state how the local government will –
 - (i) progress the implementation of the 5-year corporate plan during the period of the annual operational plan; and
 - (ii) manage operational risks; and
- (c) include an annual performance plan for each commercial business unit of the local government.

In accordance with *Section 174(3)* of the *Local Government Regulation 2012*, Council will assess its progress towards implementing its Annual Operational Plan on a quarterly basis. The long-term strategies within Council's Corporate Plan 2021-26 are allocated to Departments to progress. Therefore, the Annual Operational Plan has displayed the operational Initiatives and operational services according to Departmental responsibility, to provide clarity and accountability, as well as provide operational focus for the Departments within Council.

All day-to-day core business activities and services are not necessarily listed in the Annual Operational Plan; instead the Annual Operational Plan focuses on initiatives and services that will be required in the current financial year to achieve Council's long term corporate objectives.

The Corporate Plan 2021-26 provides a blueprint for the future of our communities and establishes priorities and outlines strategies which best reflect the needs of our community for today and into the future. Council's Chief Executive Officer is responsible for preparing quarterly reports to the Council on the progress of the implementation of the Annual Operational Plan. These reports ensure that Council's elected members and staff are accountable for the progress made in meeting Council's annual operational plan goals. This plan is reliant linked to South Burnett Regional Council's 2023-24 budget and Council's available human resources.

Executive Services Annual Operational Plan 2023/24

- Mission:** To effectively plan, manage and deliver Council services and regulatory responsibilities to and on behalf of the organisation
- Officer Responsible:** Chief Executive Officer
- Responsibilities:** Executive Services, Strategic Planning, Media / Communications, Human Resource Management, Workplace Health and Safety, Advocacy, Economic / Regional Development, Olympics and Paralympic Games and oversight of organisational operational matters



Core Activities					
Ref	Activity	Branch	Corp Plan	Budget	Target
OPE/01	Strengthen, maintain, and actively contribute to Local Government organisations/associations advocating Council's strategic and operational position on key issues	Office of the CEO	OR12; GR16	BU1001	75%
OPE/02	Develop, coordinate, and publish Council's Annual Report on organisational activities and compliance with legislation	Office of the CEO	OR2	BU1001	100%
OPE/03	Proactive strategic delivery of media and communications utilising activities	Office of the CEO	OR10	BU1001	75%
OPE/04	Implementation of Council's adopted policies	Office of the CEO	OR10; GR1	BU1001	75%
OPE/05	Providing administrative support service to the Elected Members to meet Council's strategic outcomes	Office of the CEO	OR12	BU1001	75%
OPE/06	Continued support for Annual Australia Day Awards and community events	Office of the CEO	EC15	BU1001	100%
OPE/07	Ongoing implementation of Council's People and Culture Workforce Plan (including Workplace Health and Safety) to guide the engagement, development, management, and performance of Council's human resources utilising activities such as annual employee engagement survey	People & Culture	OR11; OR9; GR15	BU1003	75%
OPE/08	Continued improvement, implementation, and review of Council's Workplace Health Safety ('WHS') System in conjunction with the People and Culture Workforce Plan	People & Culture	OR16	BU1003	75%



Projects/New Activities							
Ref	Activity	Branch	Corp Plan	Start	Finish	Budget	Target
OPE/09	Advocate for specialist and community health services to maintain current services at a minimum	Office of the CEO	IN13	1 July 2022	ongoing	BU1001	75%
<p>30 September 2023</p> <p>Advocacy supporting current general practitioner and need for improved health services. Resolutions sent to LGAQ State Conference: The LGAQ calls on the State and Federal governments to collaborate on innovative solutions to urgently address healthcare shortages in regional, rural, and remote Queensland by:</p> <ul style="list-style-type: none"> • Boosting funding and support for public healthcare services and hospitals to ensure effective delivery of hospital and allied health services to all communities. • Expanding existing incentive programs to cover increasing living costs including raising financial incentives to attract General Practitioners (GPs) to live and work in rural and regional communities. • Increasing travel and accommodation allowances for regional patients. <p>31 December 2023</p> <p>All resolutions submitted at LGAQ State Conference. Correspondence from Acting Mayor to Medical Associations and CC relevant Minister advocating for more General Practitioner training in SBRC Region. Lady Bjelke-Petersen Community Hospital and Health Hub Development application submitted and publicly advertised. South Burnett Community Hospital Foundation Limited meeting regularly and advocating for community health outcomes. Darling Downs and West Moreton PHN South Burnett Health and Community Services Meet and Greet held. Council's Health Expo held. Head to Health Mental Health facility progressing.</p> <p>31 March 2024</p> <p>Continue participation in advisory committees including but not limited to PHN and Head to Health. Lady Bjelke Petersen Community Hospital & health precinct development approvals have been approved by Council resolution. Head to Health service opened during this reporting period. South Burnett Community Hospital Foundation Ltd has applied for further grant funding and called for new board members to fill current vacancies.</p>							
OPE/10	Develop an investment ready road map aligning Council priorities to State and Federal government's objectives	Office of the CEO	GR2	1 October 2022	30 June 2024	BU1001	75%

30 September 2023

Feedback and interviews from stakeholders. Data collection well advanced for 1st draft of document to be presented to Council. Dr Tom Keenan continued his work with the development of the investment prospectus along with Ms Sotera Trevaskis from Regional Development Australia who is collating the statistical information to inform the prospectus. Kingaroy Chamber of Commerce has been developing independently to this process a “Path to Prosperity” prospectus.

31 December 2023

Draft Regional Development Action Plan that will enhance the Regional Development Strategy 2021 - 2026 by providing outcomes for each of the agreed strategies and enable a report card to be presented to Council on a regular basis around the delivery of the actions present to Ordinary meeting 13 December 2023 and adopted as amended (Resolution No. 2023/221)

Digital advocacy document 1st draft completed and to be circulated and workshopped with councillors and senior staff in 3rd quarter.

Quotes call for development of the Investment Prospectus with work to be commenced in January 2024 with successful contractor.

31 March 2024

BIEDO engaged to complete investment prospectus. South Burnett Regional Development Strategy Action Plan has been finalised in accordance with Council resolution and to be published on Council's website.

OPE/11	Continued advocacy at State and Australian Government for funding for water projects identified in the 25 year economic roadmap.	Office of the CEO	GR12; GR13	1 July 2022	30 June 2024	BU1001	75%
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30 September 2023

Continued advocacy through the REFF process with all projects submitted. Participation in the BBRWA - SAG 14, 15 and 16 Meetings.

31 December 2023

Formal submission made on the Draft Bundaberg Burnett Regional Water Assessment (BBRWA) advocating for projects in the completed Economic Road Map to demonstrate the types of projects that would create a sustainable, prosperous future for our region. This document, which is publicly available, contains significant detail of analysis undertaken through the major stages of work culminating in the Road Map.

31 March 2024

Briefing paper completed for presentation to Acting Director General, Department of Regional Development, Manufacturing and Water meeting organised with Acting Director General in early April 2024. Bundaberg Burnett Regional Water Assessment ('BBRWA') final meeting SAG17 held with final recommendations to be incorporated into the RWA outcomes and State planning instruments for SBRC include: within 2 years - initiate DBC for Barlil weir; continuing working with relevant entities to better understand access expectations for Boondooma Dam water allocation related to the Tarong Power Station for town water supply and other users in the South Burnett area; within 5 years – undertake an options analysis to identify the preferred option to meet the water service need in the west Barambah system subject to the Barlil weir outcomes.

OPE/12	Engage key stakeholders conducting advocacy activities to build regional economic diversification in energy transformation, encouraging responsible investment in renewable energy and engagement in energy policy and advocacy for transition of economies impacted by State and Australian Government policies	Office of the CEO	OR5	1 July 2022	ongoing	BU1001 BU1004	75%
<p>30 September 2023</p> <p>Continued engagement with the draft Bundaberg Burnett Regional Water Assessment (BBRWA). Advocacy to all levels of government on the Economic Road Map to demonstrate the types of projects that would create a sustainable, prosperous future for our region. South Burnett Regional Council continue negotiations with the State Government and Stanwell regarding Water Allocations.</p> <p>Submissions made on draft 2023 Queensland Renewable Energy Zone (REZ) Roadmap and the proposed changes to the State Development Assessment Provisions (SDAP) State Code 23: Wind farm development (and the associated planning guidance).</p> <p>31 December 2023</p> <p>Meetings held with the proponents of the Kingaroy Solar Farm to discuss opportunities and advocacy for affecting neighbouring properties impacts and rectification works requested. Continued attendance at REFF and LEO meetings and advocating for REFF submissions submitted. Tamurru Solar Farm development application submitted, publicly advertised and approved by Council. Attendance at Stanwell's South Burnett Stakeholder Information Session - Tuesday 28 November 2023. Meeting with company representative and community representatives Tarong West Wind Farm proposal.</p> <p>31 March 2024</p> <p>Council met with community deputation to discuss the impact of the Wambo and Tarong West Wind Farm proposal. Continued to liaise with Department of State Development and the Regional Economic Futures Fund ('REFF') to process Council's applications for funding. Liaised with Member for Nanango in regard to Tarong West Wind farm impacts on Council road network. Continued engagement with Kingaroy Solar Farm regarding development conditions and compliance requests.</p>							
OPE/13	Engagement with the State Government Jobs and Energy Plan in particular the Regional Economic Futures Fund	Office of the CEO	EN5; GR14	1 July 2022	30 June 2024	BU1001	75%

30 September 2023

The South Burnett Regional Council has been proactively investigating approaches to ensure ongoing regional prosperity through the energy transition. Council has developed a 25-year roadmap that will fully respond to the employment and social challenges while the Tarong power station transitions from a coal-fired power station to a green energy hub. South Burnett Just Transition advocacy document submitted to the LEO/REFF process targeted towards the Queensland Energy and Jobs plan set out the Government’s plan to transition to a clean energy future.

12 projects submitted through REFF proposal format that the Council has identified including water infrastructure and several enabling projects, that will support our transition to a low-emission future. They are focused on diversifying the economy through the development of enabling infrastructure and net-zero industrial precincts.

31 December 2023

All Council projects submitted for consideration and State Government has advised that they are currently considering over 400 ideas that were captured throughout the engagement, and how they align to the regional priorities and objectives of the Regional Transformation Strategies. Further information has been provided periodically as requested. Formal announcements are expected in early 2024.

31 March 2024

Continued to liaise with Department of State Development and the Regional Economic Futures Fund (‘REFF’) to process Council’s applications for funding. Further information has been provided on several applications and continuing to work with the state government for other funding opportunities. Due to changes in the state government ministries, announcements for successful projects has been delayed and expected in the 4th quarter of this financial year.

OPE/14	Consult with South Burnett Communities for their specific town and village community plans / key priority lists for adoption	Office of the CEO	EC9	1 July 2022	30 June 2024	BU1001	50%
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30 September 2023

First working draft prepared – to be circulated to senior staff and Councillors for review and feedback on projects this financial year.

31 December 2023

Format has been circulated for information to an Ordinary Council meeting in the 1st quarter reporting period. Review undertaken of council’s corporate documents to capture potential projects to populate the draft documents.

Council representatives attended and participated in the Red Earth Community Leadership Forum. Significant activity for 2nd quarter reporting period placed into the production and adoption of the annual report.

31 March 2024

Drafts have been populated with some project information. Copies to be circulated to new Council for discussion and direction.

OPE/15	Establish, support, and develop an Advisory Committee to pursue a Regional University Precinct and Airport Precinct in Kingaroy with purpose to establish a business case and shovel ready project for construction and develop a commercialisation strategy for the Airport Precinct	Office of the CEO	GR9	1 July 2022	30 June 2024	Subject to Funding	75%
<p>30 September 2023</p> <p>Awaiting release of next round of funding applications in second quarter of this financial year for 10 new Regional University Study Hubs. Concentration on other projects such as the annual report for the first quarter.</p> <p>31 December 2023</p> <p>CUC proposal developed and submitted for funding. Community meeting held with strong community feedback in favour of the proposal. A new Company Limited by Guarantee that meets all the requirements of the 2023 (Cohort 4) Regional University Study Hubs Program including the community owned and body corporate requirements has been created and will be incorporated upon successful grant application. Call put out for board positions has commenced for the new company with Cherbourg Aboriginal Shire Council holding one board position along with South Burnett Regional Council and again this is dependent on successful grant outcome. South Burnett Regional Council will be a member of this new Company Limited by Guarantee with the proposed name of the company being CUC South Burnett Ltd (ABN:). The applicant organisation for the 2023 (Cohort 4) Regional University Study Hubs Program will be CUC South Burnett Ltd (ABN:) and the application has been developed in partnership with Cherbourg Aboriginal Shire Council.</p> <p>31 March 2024</p> <p>Application submitted and advised March 2024 unsuccessful. Feedback from the federal government has been sought. Council will maintain a working partnership with CUC's and refine the application for the next round of funding. Application for funding submitted to the Regional Precincts and Partnership Program ('rPPP') to develop the Kingaroy Aerodrome master plan.</p>							
OPE/16	Advocacy for 2032 Olympic and Paralympic Games Legacy infrastructure opportunities and regional benefits	Office of the CEO	GR6; GR8	1 July 2023	30 June 2024	BU1001	75%

30 September 2023
 Participation in LGAQ hosted a webinar with the Department of Tourism, Innovation and Sport regarding developing a State-Wide Sports Facilities Inventory ahead of Brisbane 2032. The purpose of the audit is to discover any venues within our Council area that can be added to an inventory of venues suitable for potential events and pre-Games training opportunities in the lead up to Brisbane 2032. Sport and Recreation regional staff have begun the audit process compiling information on venues that meet either state, national, or international standard for Olympic and Paralympic disciplines. 43 venues were submitted as part of this audit.

31 December 2023
 CEO and Cr Schumacher attended 2023 Growing Queensland Business Road Show which showcased the Brisbane 2032 Olympic and Paralympic Games, working with government, transforming your workforce, and mitigating supply chain challenges.

The Queensland State Government released *Elevate 2042: the Brisbane 2032 Olympic and Paralympic Games Legacy Strategy* (Elevate 2042).

31 March 2024
 Meeting with TSBE to discuss state government changes during this reporting period to the Olympics 2032 infrastructure model and will continue to work with the Olympic state government departments for opportunities that will arise for the games.

OPE/17	Continue development of the Organisational Service Level Catalogue	Office of the CEO	OR11	1 July 2022	30 June 2024	BU1001	50%
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30 September 2023
 Service level review conducted on works, water, and wastewater as part of 2023/2024 budget workshops. Follow up workshop to be organised for parks service levels after business review and service levels presented to council in previous financial year. Customer service, procurement, plant & fleet and rates service levels commenced.

31 December 2023
 Format template developed. A dedicated staff resource has been identified to populate with known information in 3rd quarter of reporting period.

31 March 2024
 Coordination and collation of information received so far is continuing to populate a draft document. Next step is to workshop with SLT then new Council as a part of the budget process.

OPE/18	Consult with the community regarding dog registration and animal management (including cats) methodology	Office of the CEO	OR10	1 July 2023	30 June 2024	BU1001	50%
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30 September 2023

Dog park consultation Murgon completed first quarter. Report to the November Ordinary Council meeting on next steps and process.

31 December 2023

The location of 19 Douglas Street, Murgon be reserved for future development of a dog park facility and that consideration of funding the project in the 10-year Building Capital Works program and/or alternative funding opportunities through grants.

Reports to Standing Committee and Ordinary Meetings with resolutions adopted including the following points:

1. Retain the Animals – Domestic and Animals – Other fees and charges as per 2022/23 fees and charges;
2. That the dog registration boundaries remain unchanged;
3. That the dog registration fees and charges be pro-rated from 1 December 2023 to 30 June 2024;
4. That the introduction of a permit system for Hobbyist Breeders and Dog Exhibitors, and dog registrations structure for multiple units and registration boundaries be considered as part of the current Local Law review; and
5. Council drafts a policy as per Local Law 2 Animal Management 2011 Schedule 1 that permits dog breeders to keep more than 6 dogs over the age of 3 months on an allotment which has an area 60700m squared and is not in a designated town area and speaks to the requirements for keeping animals.
6. Workshop to be held in 3rd Quarter to discuss Local Law implication and conduct the consultation in association with the local law review.

31 March 2024

Workshop held with Councillors prior to the election. Will be revisited with the new Councillors. Local Law review is progressing with report to go to April meeting with recommendation to repeal 2 obsolete local laws. All staff that rely on the Animal Management Local Laws on opportunities for improvements and to deliver the Council resolution.

OPE/19	Engage key stakeholders and advocacy activities to develop and implement energy efficient initiatives to reduce Council's energy / carbon footprint	Office of the CEO	EN2	1 July 2022	30 June 2024	BU1018	75%
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30 September 2023

A Consultant has been appointed to develop a Climate Change Adaption Strategy. A workshop was held with Council on 4 October 2023 in relation to their input into the Strategy. The Senior Leadership Team ('SLT') are about to be surveyed on the current and emerging initiatives that have been or could be implemented to reduce Council's energy and carbon footprint.

31 December 2023

Mead Perry Group has been appointed to develop a Climate Change Adaption Strategy. The Strategy will support the recently adopted Environmental Sustainability Policy. A workshop has been recently held with Council which will assist in the development of the Strategy. Engagement with SLT regarding:

- Past projects, practices and initiatives that demonstrate consideration of climate change;
- Existing projects, practice and initiatives that are contributing to improved climate change outcomes;
- Projects or initiatives that have been identified that will be considered in the future that will improve climate change outcomes.
- Any other thoughts on the content of the Strategy would also be appreciated.

31 March 2024

Climate Resilience Action Plan draft has been prepared and is progressing. This plan has been developed with funding from the 2022-24 Local Government Grants and Subsidies Program ('LGGSP') and the project will be completed by 30 June 24. The other component of the project which is the development of a Waste Strategy has been completed, the draft Waste Strategy was adopted at Council's ordinary meeting – 25 October 2023 with the finalised Waste Strategy adopted by Council on 24 January 2024.

OPE/20	Engage suitably qualified organisation to deliver Fraud & Corruption prevention training for elected members and senior staff	People & Culture	OR2	1 July 2023	30 June 2024	BU1003	75%
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30 September 2023

People & Culture in conjunction with Governance are reviewing suitably qualified organisations to engage to implement the training.

31 December 2023

Active participation in Fraud Awareness Week, which ran from 12-18 November 2023. Organising training for the 2nd half of the reporting period for Supervisors, Management and Councillors. This training will be rolled out in the 4th quarter of the reporting period and after the 2024 Local Government Elections and will become part of the induction programme for the new council term.

31 March 2024

Engaged Peak Services to deliver mandatory online training commencing in 4th quarter for all supervisory staff and Councillors.

OPE/21	Continue to develop and engage an employee value proposition linking to Council's People and Culture Workforce Plan for positive recruitment and retention outcomes	People & Culture	OR11	June 2021	Ongoing	BU1003	50%
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30 September 2023

Work continues the ongoing review and updating of the Workforce Plan, however, due to the higher than usual level of turnover, the focus is on recruitment strategies to ensure Council is adequately staffed to undertake the duties. The WHS Safety Management System is in the final stages of review with a Kitney program chosen as the best fit and value for money with Council. Reviews continue with final stages of the project to be reviewed by ICT prior to purchase and implementation.

31 December 2023

The People & Culture Workforce Plan remains under development, with a focus moved to retention and recruitment opportunities. Turnover continues to increase and exit interviewing is not identifying any patterns to assist Council to improve retention. Staff are leaving for various reasons with no trends emerging. Leadership training has continued during the period to foster strong leaders within the teams, ensuring stronger management of staff and staffing matters, to assist in staff's wellbeing at work. WHS Management system is in the final stages of implementation and WHS staff will begin developing the system and inputting data in January 2024.

31 March 2024

Employee Value Proposition continues to be work in progress. Full development and implementation likely with the EBA negotiations. Expected 3rd quarter 2025.

Finance & Corporate Annual Operational Plan 2023/24

- Mission:** To provide excellent financial, corporate services and Information technology services/advice to enable our organisation to achieve its goals
- Officer Responsible:** General Manager Finance & Corporate
- Responsibilities:** Department Management, Corporate Services, Insurance, Governance, Customer Service, Property & Rating, Procurement & Stores, Financial Planning & Sustainability, Asset Management, Plant & Fleet Management, ICT & Business Systems



Core Activities					
Ref	Activity	Branch	Corp Plan	Budget	Target
OPFC/01	Maintain Council's call centre and customer service delivery across the customer service centres of Blackbutt, Nanango, Kingaroy, Wondai / Murgon, Proston	Corporate, Governance & Strategy	EC5	BU1159	75%
OPFC/02	Manage the periodical review and progress update of Council's 2023/24 Annual Operational Plan	Corporate, Governance & Strategy	OR1	BU1159	75%
OPFC/03	Manage the development of Council's 2024/25 Annual Operational Plan aligned to Council's budget development process	Corporate, Governance & Strategy	OR1	BU1159	10%
OPFC/04	Manage the provision of delegations, sub-delegations and Local Government Worker / Authorised Persons governance processes	Corporate, Governance & Strategy	OR2	BU1159	75%
OPFC/05	Process Right to Information / Information Privacy applications in accordance with legislative requirements and provide awareness training to the organisation	Corporate, Governance & Strategy	OR2	BU1159	75%
OPFC/06	Deliver the Council Policy Governance Framework aligned to strategic planning and relevant legislation incorporating Council's policies, procedures, forms and factsheets	Corporate, Governance & Strategy	OR2	BU1159	75%
OPFC/07	Capture and correctly manage Council's corporate documents using recordkeeping good practice and promoting such to the organisation	Corporate, Governance & Strategy	OR2	BU1159	75%
OPFC/08	Manage and maintain the legal proceedings/legal advice and corporate registers and maintaining the budget for engagement of legal services	Corporate, Governance & Strategy	OR2	BU1159	75%

OPFC/09	Promote a high standard of corporate responsibility, transparency and accountability in decision making at all levels of the organisation in the best interest of Council and the community aligning to legislation and Council policy	Corporate, Governance & Strategy	OR2	BU1159	75%
OPFC/10	With the support of Council's departments, implement Council's Customer Service Charter	Corporate, Governance & Strategy	OR8	BU1159	75%
OPFC/11	Manage Council's Insurance policies and claims	Corporate, Governance & Strategy	OR13	BU1159	75%
OPFC/12	Deliver sound corporate risk management and internal audit functions aligning to Council policy	Corporate, Governance & Strategy	OR15	BU1159	75%
OPFC/13	Provide information in monthly meeting reports surrounding the financial sustainability ratios which are mandated under the <i>Local Government Regulation 2012</i> in the financial management (sustainability) guidelines	Finance & Sustainability	OR5	BU1011	75%
OPFC/14	Encouragement and development of the local Market Place by establishing a healthy register of what the local Market Place can provide to Council by way of goods or services committing a target to local spend	Finance & Sustainability	GR11	BU1012	50%
OPFC/15	Development of annual budget. Compliance with budget limits. Regular quarterly budget revisions. Monthly reporting of budget variations to Council in monthly financial report	Finance & Sustainability	OR5	BU1011	75%
OPFC/16	Maintain and monitor 10-year long term financial plans reporting to Council through monthly financial reports	Finance & Sustainability	OR5	BU1011	75%
OPFC/17	Debt Recovery - Continue to follow up on outstanding debt to not place an unfair burden onto rate payers who meet their obligations in full	Finance & Sustainability	OR5	BU1011	75%

OPFC/18	Develop and map strategies to bring Council budget into surplus within long term forecast	Finance & Sustainability	OR5	BU1011	40%
OPFC/19	Zero-based budgeting	Finance & Sustainability	OR7	BU1011	50%
OPFC/20	Deliver an unqualified Audit	Finance & Sustainability	OR5	BU1011	100%
OPFC/21	Annual Financial Statements developed and delivered in both accordance and compliance with relevant Accounting Standards and Legislation	Finance & Sustainability	OR5	BU1011	100%
OPFC/22	Strategically upgrade and improve Council information technology systems and hardware	ICT & Fleet	OR3	BU1017	75%
OPFC/23	Data Security Review including, Cyber Security. Ensure the provision of appropriate security systems (including cyber security) protect Council's data and information	ICT & Fleet	OR15	BU1017	90%
OPFC/24	Develop and manage Business Systems and Projects (Project T2 and sub-projects)	ICT & Fleet	OR3; OR15	BU1160	90%
OPFC/25	Utilisation and operation of Council's Workshops	ICT & Fleet	OR13	BU1016	75%
OPFC/26	Effectively manage and maintain Council's Plant and Fleet (Operational & Capital) including fully expended capital budget	ICT & Fleet	OR13	BU1016	100%



Projects/New Activities							
Ref	Activity	Branch	Corp Plan	Start	Finish	Budget	Target
OPFC/27	Delivery of the policy framework to support the facility booking project in collaboration with internal stakeholders	Corporate, Governance & Strategy	OR2	1 July 2023	30 June 2024	BU1159	50%
<p>30 September 2023 Process of facility booking has been reviewed and internal stakeholders consulting to finalise the process by end of 2nd quarter. Business Systems team have investigated systems options pending review of process.</p> <p>31 December 2023 Meeting held with stakeholders to discuss new structure for fees and charges to support on-line booking. Demonstration of online booking system held on 14 December 2023. Indicative fee structure/schedule requested.</p> <p>31 March 2024 Contract entered into and development of on-line facility booking system to commence. Small team of internal stakeholders established to guide the development and implementation. Target date of implementation is by end Aug 2024.</p>							
OPFC/28	Comprehensive review of Customer Service resourcing and customer service delivery including review of all functionalities including library interaction, afterhours service and telephony options	Corporate, Governance & Strategy	OR9	1 July 2023	30 June 2024	BU1159	50%
<p>30 September 2023 Customer service vacancies filled and new officers in training. Coordinator role advertised and in recruitment process. QGAP Services training for additional back-up staff.</p> <p>31 December 2023 Coordinator commenced 2 January 2024. Vacancies to be reviewed. Tender documents for afterhours services being drafted and to be released early 2024.</p> <p>31 March 2024 Tender closed for afterhours phone services and lone-worker monitoring. To be reviewed and options presented to Council for consideration in April 2024 General meeting including office-hours phone systems options. Lone-worker monitoring to be reviewed with the availability of mobile device apps and in-vehicle equipment. Review of Customer Services ongoing with report expected by June 2024.</p>							

OPFC/29	Maintain current governance framework and processes of Internal Audit Committee and function	Corporate, Governance & Strategy	OR15	1 July 2023	30 June 2024	BU1159	75%
<p>30 September 2023 Governance framework and process of Internal Audit Committee functions maintained.</p> <p>31 December 2023 EOI for independent members of the Corporate Risk and Internal Audit Advisory Committee to progress in the third quarter.</p> <p>31 March 2024 EOI for independent members of the Corporate Risk and Internal Audit Advisory Committee released.</p>							
OPFC/30	Provide governance support to identified strategic projects within Council	Corporate, Governance & Strategy	OR2	1 July 2023	30 June 2024	BU1159	75%
<p>30 September 2023 Support provided to strategic projects when required.</p> <p>31 December 2023 Support provided including Local Law review.</p> <p>31 March 2024 Support provided to strategic projects when required.</p>							
OPFC/31	Investigate developing a register of third party access external to Technology One (transactional portals)	Corporate, Governance & Strategy	OR13	1 July 2023	30 June 2024	BU1159	20%
<p>30 September 2023 Not started – 2nd quarter investigation across internal departments, Quarter 3 – develop register.</p> <p>31 December 2023 Investigation across internal departments commenced, Quarter 4 – develop register.</p> <p>31 March 2024 Register to be developed Quarter 4.</p>							

OPFC/32	Perform a review of internal dividends to determine best practice for calculation of budgeted dividends	Finance & Sustainability	OR5	1 July 2023	30 June 2024	BU1011	40%
<p>30 September 2023 Not started – will begin closer to budget deliberations.</p> <p>31 December 2023 This project will be looked at by the finance department during the January to March 2024 period.</p> <p>31 March 2024 Potential options have been listed and more investigations into the most effective and consistent option will be performed during the 4th quarter.</p>							
OPFC/33	Review of rates processes with a view to increased automation and staff training with TechOne to enable superior reporting	Finance & Sustainability	OR13	1 July 2022	30 June 2024	BU1011	75%
<p>30 September 2023 Rates working with Business Systems to develop. Training on reporting will commence in Quarter 2. A health check on Council's rates processes will be performed during the financial year as a starting point to determine correct configuration and whether processes are carried out in the most efficient manner.</p> <p>31 December 2023 Health check underway with TechOne. Health check will then determine what training and processes may need changing.</p> <p>31 March 2024 Health check has been completed and some recommendations have been provided.</p>							
OPFC/34	Investigate options for water meter reading mapping and ease of access to existing water meters	Finance & Sustainability	OR13	1 July 2023	30 June 2024	BU1011	75%
<p>30 September 2023 The water meter reader has been working with IT to utilise the current app that has been developed to provide accurate location data of water meters. This is being tested and then will be utilised going forward.</p> <p>31 December 2023 Water meter mapping and location has been utilised as part of the November/December water meter reads for areas that the staff water meter reader has read. Once everything is working properly, the areas not read by the staff water meter reader will be then mapped.</p> <p>31 March 2024 Investigating options to allow areas not read by staff water meter reader to be mapped in the future.</p>							

OPFC/35	Implementation of Phase I of Centralised Procurement including investigation into transition to CiAnywhere's Procure to Pay	Finance & Sustainability	OR13	1 July 2022	Ongoing	BU1012	75%
<p>30 September 2023 Council has engaged Mead Perry to assist the procurement team in determining the options for centralised procurement as well as a pathway to implementation. This work will begin in October 2023.</p> <p>31 December 2023 Report from Mead Perry has been finalised and provided to Procurement for review. Recommendations will be looked at and implementation.</p> <p>31 March 2024 Recommendations have been endorsed by Council and ELT. Centralised Procurement Committee has begun a roadmap/workflow on how centralised procurement will look and work within Council and will be presented to ELT for further discussion.</p>							
OPFC/36	Continue with the staged implementation of the Council endorsed rating strategy	Finance & Sustainability	OR14	1 July 2022	Ongoing	BU1011	30%
<p>30 September 2023 The current rating strategy will be used for the basis of the draft budget for 2024/2025. More specific work on any changes to rating categories won't be performed until after the election.</p> <p>31 December 2023 2024/2025 budget and rating strategy will begin during from January 2024 onwards.</p> <p>31 March 2024 Budget work has begun for rates. Workshops with Councillors will be performed in April or early May to begin looking at the current rating strategy and determine if there are any changes to this rating strategy that the new Council would like to make.</p>							
OPFC/37	Collaboration with Business Systems to transition financials including accounts payable and accounts receivable across to CiAnywhere	Finance & Sustainability	OR13	1 July 2023	1 July 2024	BU1011	75%

<p>30 September 2023 Initial consultation has been performed with TechOne. Project timelines and pathway to transition is set to be discussed by finance and business systems on 11 October 2023.</p> <p>31 December 2023 Training has been done with key finance staff. User acceptance testing to be completed in early 2024 to then iron out any configuration changes before progressing.</p> <p>31 March 2024 Stage 1 testing is currently being completed by finance staff. Accounts payable transition will need to wait for the procure to pay CiAnywhere implementation in the 24/25 year. Business Systems and Finance are still on track to go live with the general ledger CiAnywhere transition on the 1st of July 2024.</p>							
OPFC/38	Communication strategy regarding financial performance on a quarterly basis	Finance & Sustainability	OR5	1 July 2023	1 July 2024	BU1011	30%
<p>30 September 2023 Finance to work with ELT to determine a communication strategy.</p> <p>31 December 2023 Finance are looking to have a communication strategy in place for 2nd quarter results.</p> <p>31 March 2024 Communication will be sent out regarding the 3rd quarter results.</p>							
OPFC/39	Organisational review of Council depots and workshops for efficiency gains	Finance & Corporate ICT & Fleet	OR5 OR13	1 July 2023	30 June 2024	BU1020 BU1016	50%

<p>30 September 2023</p> <p>Commenced fleet numbers per workshop, staff identified. Audit of fleet number per workshop location commenced. Comparison of fleet servicing (internal vs external) commenced, further analysis of information collected to be carried out.</p> <p>31 December 2023</p> <p>Apprenticeship and mechanic position recruitment process underway. Servicing pricing obtained data to be analysed. Steel stock inventory reviewed, and bulk purchase activity adopted.</p> <p>31 March 2024</p> <p>Telematics solution investigated and procurement process underway. Scheduled maintenance and asset bookings initial scoping session conducted and plugged into business systems improvement register roadmap. Further development required but will need to be scheduled with consideration of capacity/priority.</p>							
OPFC/40	Collaboration with Finance to transition financials including accounts payable and accounts receivable across to CiAnywhere	ICT & Fleet	OR13	1 July 2022	Ongoing	BU1160	75%
<p>30 September 2023</p> <p>CiAnywhere Financial Core Transition project is underway and is currently in the discovery phase. Meeting to be organised with finance stakeholders to work through access & permissions before moving to the configuration phase. Initial workshops to be conducted through during October 2023.</p> <p>31 December 2023</p> <p>Business systems have completed training with TechnologyOne. Training content currently being drafted for internal stakeholders. Looking to go live 3rd quarter FY. Procure to pay identified as an area of development to fully implement Accounts payable with CiA. Further investigation underway to identify predicted timeframe.</p> <p>31 March 2024</p> <p>CiA test configuration handover to finance team. Confirmation that the system is configured correctly and performing expected functions to be confirmed. Go Live scheduled for July 2024.</p>							
OPFC/41	Delivery of compliant user profile delegation matrix within Technology One	ICT & Fleet	OR13	1 July 2023	Ongoing	BU1160	100%

<p>30 September 2023</p> <p>Financial Delegations dashboard & report created to reconcile financial delegations between TechOne and Corporate Governance records monthly. System access profiles are also monitored monthly to identify any users left active incorrectly. Permissions and profile function access will be reviewed and adjusted as part on ongoing module transitions to CiAnywhere.</p> <p>31 December 2023</p> <p>Process implemented and adhered to. Monitored monthly and recorded in ECM.</p> <p>31 March 2024</p> <p>All permissions reviewed regular and adjusted as further progression to CiA occurs.</p>							
OPFC/42	Delivery of Facility Booking System project in collaboration with internal stakeholders	ICT & Fleet	OR13	1 July 2023	30 June 2024	BU1160	90%
<p>30 September 2023</p> <p>Asset booking solution is not suitable for Hall Bookings however it is due to be released for use with Pool Vehicle booking processes. Hall booking activity to be further pursued by relevant department.</p> <p>31 December 2023</p> <p>Alternative solution being investigated with governance and ICT.</p> <p>31 March 2024</p> <p>ICT identified as key stakeholder and will liaise with Corporate Governance as project lead.</p>							
OPFC/43	Investigate the options for Customer Online Access (ie self-service portal)	ICT & Fleet	OR13	1 July 2023	30 June 2024	BU1160	90%
<p>30 September 2023</p> <p>Council Connect has been configured as an external portal where customers can lodge their own requests online. Additional customer functionality will be added as more customer focused sections of CiAnywhere are implemented (ie. animals, applications, recruitment).</p> <p>31 December 2023</p> <p>Interactive mapping to allow public enquiries into town planning related data underway and set for release end of 3rd quarter.</p> <p>31 March 2024</p> <p>Interactive mapping released with further Techone online functionality identified and scheduled to be included with the CiA module development pathway.</p>							



OPFC/44	Realise business improvements through the use of Council's Microsoft Office 365 Systems Software	ICT & Fleet	OR13	1 July 2022	Ongoing	BU1017	50%
<p>30 September 2023 Investigate and further improve the use of Powerapps and Power Bi. Sourcing of vendor for SharePoint development pathway underway. Investigate alternative SIP trunks termination points to reside with cloud vendors, to replace existing on-premise solution.</p> <p>31 December 2023 Meeting with vendors to identify and confirm the pathway forward e.g migrating to existing site to cloud. Power app being utilised by rates water meter reader, minor support and software tweaks have been required.</p> <p>31 March 2024 Test migration of sharepoint to cloud services complete. Inhouse testing to confirm underway GoLive date scheduled June 2024.</p>							
OPFC/45	Reporting on strategic upgrades and improved Council information technology systems and hardware	ICT & Fleet	OR13	1 July 2023	Ongoing	BU1017	75%
<p>30 September 2023 Mimecast, CRM, printing report generated monthly for SLT to discuss next course of action as required. Further development into Council 0365 SharePoint commenced investigation phase. ICT a stakeholder with the P+C WHS management system project.</p> <p>31 December 2023 WHS sharepoint site with external vendor ICT on standby as needed. ICT Capex 80% expended, NetApp (G:drive) data migration scheduled for 3rd quarter.</p> <p>31 March 2024 Tablets deployment for field use underway. Capex rerouted to achieve this FY, further device purchases to continue into 24-25FY.</p>							



Infrastructure Annual Operational Plan 2023/24

- Mission:** The provision of quality services and infrastructure that is planned, provided and managed on sound asset management principles and adopted levels of service.
- Officer Responsible:** General Manager Infrastructure
- Responsibilities:** Department Management, Infrastructure Planning, Roads & Drainage, Water & Wastewater, Disaster Management



Core Activities					
Ref	Activity	Branch	Corp Plan	Budget	Target
OPI/01	Continuation of Implementation of a Maintenance Management Plan for Transport Assets (Continued improvement of prioritised maintenance programme incorporating timely defect inspection and management of defect backlog)	Infrastructure Works	EC2; OR3	BU1110	60%
OPI/02	Provide funding and facilitate the ongoing development of the local SES groups within the region	Infrastructure	EC6	BU1048	50%
OPI/03	Lead and Administer the Local Disaster Management Group for the South Burnett	Infrastructure	EC15	BU1048	50%
OPI/04	Review current Asset Management Plan and strategy for transport assets (Review of current asset management plan and methodologies including options for rationalisation)	Infrastructure Works / Infrastructure Planning	IN1; IN2; OR3	BU1110 BU1107	25%
OPI/05	Review current Asset Management Plan and strategy for Water and Wastewater assets (Asset management plan developed in accordance with Council and community service levels)	Water & Wastewater / Infrastructure Planning	IN7; OR3	BU1115 BU1127 BU1107	25%
OPI/06	Operate water and wastewater infrastructure in accordance with approved operations manuals and public health requirements and statutory timeframes for reporting achieved	Water & Wastewater	IN7	BU1115 BU1127	75%
OPI/07	Review and comply with customer service standards for water and wastewater infrastructure (Completed review is advertised for customer feedback and posted on web site as required by the regulator) - Completed	Water & Wastewater	IN7	BU1115 BU1127	75%
OPI/08	Update/prioritise 10 year works programme for the replacement, upgrade and construction of new and existing water and wastewater assets with allocation of funding to develop, plan & design (10 year works program completed in accordance with asset management strategy) - Completed through CAPEX workshop	Water & Wastewater	GR3	BU1115 BU1127	75%

Projects/New Activities							
Ref	Activity	Branch	Corp Plan	Start	Finish	Budget	Target
OPI/09	Develop and implement service standards for Central Business District ('CBD') cleaning and maintenance regime	Infrastructure Works & Parks	EC2	1 July 2022	30 June 2024	BU1110 PARKS	100%
<p>30 September 2023 Service standards developed, with new cleaning and maintenance regime commencing October/ November 2023.</p> <p>31 December 2023 Item has been completed.</p> <p>31 March 2024 Item has been completed.</p>							
OPI/10	That South Burnett Regional Council develop as part of its operational plan a dust sealing policy	Infrastructure Works	IN1	1 July 2022	30 June 2024	BU1110 BU1107	25%
<p>30 September 2023 Under development.</p> <p>31 December 2023 Under development.</p> <p>31 March 2024 Under development.</p>							
OPI/11	Review of Unmade Road Policy	Infrastructure Works	IN1	1 July 2023	30 June 2024	BU1110 BU1107	75%

<p>30 September 2023 Under development.</p> <p>31 December 2023 Policy reviewed and to be adopted by Council.</p> <p>31 March 2024 A workshop to be held with the new Council to review the policy.</p>							
OPI/12	Review underutilised parkland	Infrastructure Planning / Works	IN9	1 July 2023	30 June 2024	BU1110 BU1107	50%
<p>30 September 2023 Preliminary investigations have commenced with operations and functions of Adermann Park with community consultation to occur in November 2023.</p> <p>31 December 2023 December 2023 General Council Meeting resolution to extend the community consultation into May 2024 allowing time to review traffic behaviour and community feedback. This feedback will inform future capital and operational budgets.</p> <p>31 March 2024 No further update.</p>							
OPI/13	Continued development of digital transformation and capacity - advocate for fibre expansion - Mobile telecommunication black spots - EV superhighway and charging stations	Infrastructure Planning	GR10	1 July 2021	30 June 2024	BU1107 ECON DEV	75%



<p>30 September 2023</p> <p>Advocate for Fibre expansion - Fibre Expansion currently being proposed under REFF.</p> <p>Mobile telecommunication black spots - No updates for blackspots at this time.</p> <p>EV superhighway and charging stations - Signed Letter of Intent has been sent to NRMA as endorsed by Council at the 7 June 2023 council meeting and advised we are in support of new EV station at 45 Henry Street, Nanango. Council will continue to work with NRMA in siting the shared area for the station in the western bay and also negotiate terms of conditions for the Licence to Occupy (LTO).</p> <p>31 December 2023</p> <p>Ongoing discussions with NRMA are occurring.</p> <p>31 March 2024</p> <p>Ongoing discussions with NRMA are continuing along with the engineering plans.</p>							
OPI/14	Council works with DTMR to develop and present options about heavy vehicle routes around Kingaroy and the CBD for discussion with stakeholders	Infrastructure Planning	EC3	1 July 2022	30 June 2025	BU1107	50%
<p>30 September 2023</p> <p>In progress, ongoing discussions have been held with TMR about creating a strategy to detour heavy vehicles around the Kingaroy CBD and an action plan is being developed for delivery to the community with TMR.</p> <p>31 December 2023</p> <p>Presentation to DTMR in October and correspondence sent to TMR regarding the strategy of managing heavy vehicles around the Kingaroy CBD.</p> <p>31 March 2024</p> <p>No further update.</p>							
OPI/15	Advocate for and seek funding to support improvements to urban water security, irrigation water projects and Gordonbrook water safety – dam wall spillway and Nanango	Infrastructure - Water & Wastewater	GR13	1 July 2023	Ongoing	BU1118	75%

30 September 2023

AFC and allocation advocacy documents currently being completed and in progress.

31 December 2023

Draft modelling undertaken and draft report received by Council to review. Enquiries have commenced to identify suitable resources to conduct the independent review. Deputation is planned with Acting Director General, Department of Regional Development, Manufacturing and Water.

31 March 2024

Work in progress.



Liveability

Annual Operational Plan 2023/24

- Mission:** To enhance the liveability of the South Burnett region via the provision of community services & facilities; sustainable environmental practices; appropriate planning & regulatory controls and initiatives that enhance community wellbeing and lifestyle
- Officer Responsible:** General Manager Liveability
- Responsibilities:** Department Management, Environment & Waste, Natural Resource Management, Planning & Land Management, Community Development, Libraries, Property & Facilities, Parks & Gardens



Core Activities					
Ref	Activity	Branch	Corp Plan	Budget	Target
OPL/01	Support community development and wellbeing through delivery of Council's Community Grants programme	Community & Lifestyle	EC16	BU1136	90%
OPL/02	Enable free and equitable access to library facilities, services and programs for all members of the community to support the learning, recreation and social needs of the community	Community & Lifestyle	EC5	BU1069-1076	90%
OPL/03	Promotion and operation of Council owned heritage, arts, visitor information centres and tourism assets including Council's tourist facilities at Boondooma and Bjelke-Petersen Dams	Community & Lifestyle	GR5; GR7	BU1004 BU1008 BU1009 BU1057 BU1058	75%
OPL/04	Provide well planned and maintained open space, parks and rail trails network to meet the recreation and social needs of the community	Community & Lifestyle, Facilities & Parks	EC1; EC5	BU1101 BU1102 BU1137	75%
OPL/05	Maintain and improve Council's cemeteries to meet community standards	Community & Lifestyle	IN14	BU1104	75%
OPL/06	Maintain and improve Council's Saleyards to meet community standards	Community & Lifestyle	IN11	BU1007	75%
OPL/07	Actively manage Council's aerodromes to meet service standards and compliance	Community & Lifestyle	IN15	BU1005	75%
OPL/08	Explore partnership opportunities to support local volunteer groups	Community & Lifestyle	EC5; EC6	BU1136	75%
OPL/09	Advocate for and pursue opportunities for mental health and suicide prevention initiatives and projects that support community well-being	Community & Lifestyle	EC9, EC11	BU1136	75%

OPL/10	Administration of legislative functions including but not limited to food safety, public health licencing, environmental authority registrations, customer request management, regulation of council's local laws and mosquito management	Environment & Planning	EN8; EN10; EC14	BU1077 BU1138 BU1146 BU1147 BU1163	75%
OPL/11	Manage biosecurity and pest (weed & animal) management programmes including supporting biosecurity and natural resource management initiatives and strategies	Environment & Planning	EN4, EN7, EN9	BU1100 BU1169	75%
OPL/12	Provision of acceptable, cost effective and environmentally responsible waste management services including collection services and waste disposal facilities	Environment & Planning	EN3	BU1078 - BU1099 BU1164 BU1165	90%
OPL/13	Participate in Regional Wide Waste collaboration	Environment & Planning	EN3	BU1078 - BU1099 BU1164 BU1165	75%
OPL/14	Management of Council's buildings and facilities including operational maintenance programmes, commercial and community leases and cost-effective asset management programs to meet agreed service levels	Facilities & Parks	EC5, IN10	BU1018	75%
OPL/15	Maintain Council's swimming pools across the region	Facilities & Parks	EC5	BU1025 - BU1030	75%



Projects/New Activities							
Ref	Activity	Branch	Corp Plan	Start	Finish	Budget	Target
OPL/16	Develop a Local Housing Action Plan	Community & Lifestyle	GR5	1 July 2023	31 March 2024	BU1136	100%
<p>30 September 2023 Council has completed the first engagement with the Department, worked with LGAQ officers to complete the first draft of the plan. The plan has been returned to the State for feedback. On completion of this the report will be provided to a small working group prior to being presented to Council for endorsement.</p> <p>31 December 2023 Final Draft received back from the Department in preparation for presentation to Council.</p> <p>31 March 2024 Presented and adopted by Council on the 24 January 2024 (Resolution 2024/267). Met with Department of Housing in February to discuss way forward and reporting.</p>							
OPL/17	Finalise a South Burnett Regional Arts, Culture and Heritage Strategic Plan	Community & Lifestyle	EC4	1 July 2022	30 December 2023	BU1136	90%
<p>30 September 2023 Council has engaged a contractor to complete the final stage of co-designing the community consultation. The engagement session was completed on the 23 September 2023.</p> <p>31 December 2023 The final draft Strategic Plan has been developed for recommendation to the Art, Culture and Heritage Committee prior to going to Council meeting.</p> <p>31 March 2024 The draft Strategic Plan will be presented to Council for ratification in the April 2024 meeting.</p>							
OPL/18	Development of a Reconciliation Action Plan to sustainably and strategically take meaningful action to advance reconciliation	Community & Lifestyle	EC10	1 July 2022	30 June 2024	BU1047	20%

<p>30 September 2023</p> <p>The intention to develop a Reconciliation Action Plan has been registered with Reconciliation Australia.</p> <p>31 December 2023</p> <p>Staff to work with Reconciliation Australia to develop an Innovate RAP.</p> <p>31 March 2024</p> <p>Due to staffing shortages this item has not fully progressed over this reporting period. Council has engaged with the Wakka Wakka Prescribed Body Corporate and worked cooperatively with their board. Training has also been provided to a large number of council staff regarding native title and cultural heritage. Council has actively participated in the Wakka Wakka Claim #3 Part C with reviewing information from the Federal Court regarding proposed case management hearing. Council legal representative considered the update draft timetable towards consent determination and action item implications of same and reviewed updated Part C tenure analysis and consider native title conclusions and basis of same.</p>							
OPL/19	Engagement with local senior groups to develop strategies to facilitate a region for aging in place and meaningful community contribution seeking external funding	Community & Lifestyle	EC13	1 July 2022	30 June 2024	BU1136 BU1070	85%
<p>30 September 2023</p> <p>Council's Libraries work with Orana aged care to provide mobile library loans and are developing options for rolling out to other aged care providers in the region. Council's Libraries are utilised by a range of seniors groups for activities, connections and networking and meeting place for My Aged Care providers.</p> <p>31 December 2023</p> <p>Council continues to liaise with Aged Care providers.</p> <p>31 March 2024</p> <p>The Community development team collaborated with community stakeholders for a grant application to support seniors aging in place.</p>							
OPL/20	Investigate partnerships between Council and service providers facilitating assistance for homeless persons	Community & Lifestyle	EC14	1 July 2022	30 June 2024	BU1136	50%
<p>30 September 2023</p> <p>Council is awaiting outcome of Category C DRFA funding to complete a partnership project focused on outreach and psychological services to people living rough or homeless in Council's 24 stop overs, parks and facilities. Council is investigating a request to acquire the Qld Health Building.</p> <p>31 December 2023</p> <p>To continue to liaise with relevant community organisations.</p> <p>31 March 2024</p> <p>A Steering Committee to be established in conjunction with relevant community stakeholder to progress.</p>							

OPL/21	Advocate for and facilitate wellbeing events across the region supporting our youth through Council's Youth Council	Community & Lifestyle	EC8	1 July 2022	30 June 2024	BU1136	50%
<p>30 September 2023</p> <p>The community development team have supported the Youth Council to deliver Pigs Can Fly art competition and PIG Jam as part of the Kingaroy Baconfest. Furthermore, the Youth Council have presented to the KCCI at a meet and greet and provided feedback to Council on youth engagement and regional youth programs.</p> <p>31 December 2023</p> <p>A Health and Wellbeing Expo was held in November 2023.</p> <p>31 March 2024</p> <p>Nominations for Youth Council have been received and with 5 new and 3 continuing members.</p>							
OPL/22	Advocate for and pursue opportunities for disaster recovery and resilience initiatives and projects that support local and regional resilience outcomes	Community & Lifestyle	EC7, EC9, EC15	1 July 2023	30 June 2024	BU1136	60%
<p>30 September 2023</p> <p>In partnership with Red Cross, the Pillowcase project has been delivered in Moffatdale, Cloyna, St Joseph's Murgon, Windera and Proston. Coffee Cake and Chat was delivered in Murgon in partnership with the Black Dog Institute to raise awareness of mental health in the community. The internal working group are finalising the delivery of Day at Dam funded by Category C DRFA funding. BIEDO has deliver primary producer workshops on behalf of Council.</p> <p>31 December 2023</p> <p>BIEDO have delivered seven (7) out of ten (10) Primary Producer workshops through the partnership with Council. Divisional Health and Wellness events have been delivered in all six (6) Councillor Divisions in November and December increasing community recovery and resilience through opportunities for communities to become more connected following recent events. Planning for delivery of the remaining events funded by the DRFA has commenced with a view towards engaging with local communities and the various demographics within these.</p> <p>31 March 2024</p> <p>The delivery of a number of events for this quarter are ongoing. Working with BIEDO to deliver 10 Minutes with a Master for the next quarter. Flood signage and trailers have been ordered.</p>							
OPL/23	Create a pipeline of 'shovel ready' projects that support asset management principles and liveability outcomes for the community	Community & Lifestyle, Facilities & Parks	GR3	1 July 2022	30 June 2024	BU1018	25%

30 September 2023

Information provided to Infrastructure for the development of project scope to complete precinct planning for the Kingaroy Aerodrome plan to be considered under State funding allocated for the transition from coal to renewable energy.

31 December 2023

Council has completed the master plan and community consultation for Kumbia Apex and Sportsground, Kingaroy Memorial Park and Swimming Pool, Carew Park, Benarkin First Settlers Park, Blackbutt Les Muller Park, QE Park Murgon, Lions Park Kingaroy which provides direction to future priorities for liveability projects.

31 March 2024

Council has commenced community consultation on the Alan Stirling Park, Bunya Mountains to develop a master plan, community consultation commenced at Blackbutt to assist in the development of a master plan for the Brisbane Valley Rail Trail, for the section going through Blackbutt. Council has limited funding to developed detailed design and construction plans to make projects shovel ready for grant funding.

OPL/24	Partnership with industry led tourism and economic development organisations	Community & Lifestyle	GR6	1 July 2022	Ongoing	BU1004	85%
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30 September 2023

A report with recommendation for a renewed agreement with Visit South Burnett was provided to the August Liveability, Governance and Finance Standing Committee. The report has been laid on the table and a request for VSB to attend a community engagement day is to be extended. Partnership opportunities are explored with BIEDO to look at future economic investment, recovery and resilience projects.

31 December 2023

Meeting organised for the 3rd quarter to work with Visit South Burnett on Service Level Agreement. Kingaroy Chamber of Commerce to deliver a unique regional identifier project for the region.

31 March 2024

Council continue to work with our Chambers of Commerce and Industry led tourism to deliver programs in the region.

OPL/25	Investigate options for future operation and/or commercialisation of Council's Tourist Dam Facilities.	Community & Lifestyle	GR7	1 July 2022	30 December 2024	BU1008 BU1009	75%
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<p>30 September 2023</p> <p>The contract for Dam management services was released for tender and the successful tenderer commenced on 1 July 2023. The first evaluation period will be in October 2023.</p> <p>31 December 2023</p> <p>Managers in place and occupancy rates have been good. Reporting in place to monitor.</p> <p>31 March 2024</p> <p>Revenue and operational cost in line with budgeted targets.</p>							
OPL/26	Investigate options for future operation and/or commercialisation of Council's Coolabunia saleyard facilities, including a full review of operational and capital expenditure	Community & Lifestyle	IN1, IN12	1 July 2023	30 December 2024	BU1007	50%
<p>30 September 2023</p> <p>Operational budget has been reviewed monthly with reports to Council to refine fees and charges in transshipping fees for small operators and the decline of the request to waive consignment fees for 'ticky' cattle post sale. The September store sale was cancelled due to limited cattle numbers, reflective of the declining cattle market and seasonal conditions. Capital works program is currently on budget and meeting project milestones.</p> <p>31 December 2023</p> <p>During the quarter October and December sale was cancelled due to low numbers. Council continues to upgrade facility as per the capital works budget.</p> <p>31 March 2024</p> <p>The calendar for coming year sales has been set. Numbers are looking positive for now. Council continues to upgrade the facilities as per the capital works program and Council is receiving positive feedback and compliments with the upgrades to date.</p>							
OPL/27	Deliver and complete acquittal of the Federal Government Blacksummer Bushfire Grant – Community Connection – Local Built	Community & Lifestyle	EC16/EC6	1 July 2023	30 April 2024	BU1136	75%

30 September 2023
 The Community Development team have delivered as part of the Social Recovery and Resilience Stream the Shine by Design, and Men’s Mental Health BBQ, (mental health workshops), Harmony Dat and winter wellness program and community duathlon and subscription to My Community Directory have been delivered. As part of the Economic Recovery and Resilience Stream, the community grants officer is working with all grant recipients to complete successful acquittals for the Local Built Small grants program and the Façade improvement program. Stakeholder engagement has been completed for the Regional Development Action plan and Investment Prospectus.

31 December 2023
 The Community Development team have delivered as part of the Social Recovery and Resilience South Burnett Health & Wellbeing Expo, Leaving Jackson, My Community Directory, Grant Guru have been delivered. As part of the Economic Recovery and Resilience Stream, the Community Development Team is working with all grant recipients to complete successful acquittals for the Local Built Small grants program and the Façade improvement program.

31 March 2024
 The Community Development team were successful in obtaining an extension of time to deliver programs and complete the acquittal for the Black Summer Bushfire Recovery Grant.

OPL/28	Develop a digital solution for customer enquiries and deliver an audit of Council’s cemetery records.	Community & Lifestyle	IN14	1 July 2024	30 June 2024	BU1104	50%
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30 September 2023
 A review of request for quotes is ongoing for GIS services to compliment the work of undertaking the audit of cemetery records.

31 December 2023
 Work in progress to investigate software packages available.

31 March 2024
 Assessing software packages and costs received for implementation.

OPL/29	Council advocacy for mental health and suicide prevention programme working with community stakeholders and government	Community & Lifestyle	IN13; EC11	1 July 2022	30 June 2024	BU1001	100%
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<p>30 September 2023 Council continues to work with community partners and the newly commissioned Head to Health to be located in Kingaroy to advocate for mental health and suicide prevention programs. This along with the work completed under the Black Summer Bushfire grant and Disaster Recovery grant to date completes this item for 2023/2024.</p> <p>31 December 2023 Completed.</p> <p>31 March 2024 Further funding secured to continue working with community partners. Mud Women was a successful program delivered under the Black Summer Bushfire grant with a total of 4 workshops with 120 attendees.</p>							
OPL/30	Review and update Council's Local Government Infrastructure Plan ('LGIP') trunk infrastructure forward works schedules	Environment & Planning	GR8	1 July 2022	30 June 2024	BU1055	50%
<p>30 September 2023 Review has commenced.</p> <p>31 December 2023 Review commenced.</p> <p>31 March 2024 Review underway with anticipated completion by the end of Q4.</p>							
OPL/31	Community education and awareness on illegal dumping and littering; including investigation and enforcement	Environment & Planning	EN3	1 July 2022	30 June 2024	BU1165	75%
<p>30 September 2023 Compliance Officer continuing investigation customer requests and acting as required. Report to Council on 6 September 2023 on the program to date.</p> <p>31 December 2023 Compliance Officer continuing investigation of customer requests and acting as required.</p> <p>31 March 2024 Compliance activities continued this quarter with 74 illegal dumping reports received and investigated. Department of Environment, Science and Innovation (DESI) reports submitted as required by funding agreement. Extended funding agreement reviewed and signed off. Camera surveillance of dumping hotspots continued. Community education planned for Q4. Ongoing review of Council's Waste web-site and public signs to ensure currency and consistency of public information about waste management, recycling, illegal dumping and littering.</p>							

OPL/32	Investigate on-line lodgement and tracking of development applications (including building and plumbing applications)	Environment & Planning	OPL/09	1 July 2023	30 June 2024	BU1055	50%
<p>30 September 2023 Project has not yet commenced.</p> <p>31 December 2023 Initial scoping of project commenced.</p> <p>31 March 2024 Consultant engaged and project commenced. Internal stakeholders requested to provide supporting information as identified by consultants.</p>							
OPL/33	Engage key stakeholders to facilitate identified affordable housing projects	Facilities & Parks	IN9	1 July 2022	30 June 2024	BU1018	90%
<p>30 September 2023 Agnes Street, Kingaroy vacant land has been held by Council to investigate options for Affordable Housing opportunities.</p> <p>31 December 2023 Submitted a funding application under the Safe Places Emergency Accommodation Program (Inclusion Round) for 4 x multi unit dwellings with 2 bedrooms/1 bathroom and garage configuration to be built on Council land. This project is to address the need for emergency accommodation across the South Burnett Region, multiple blocks of land have been identified as potential locations for safe accommodation. The towns of Murgon, Kingaroy, Nanango and Blackbutt have been identified as key locations requiring safe accommodation through meetings with South Burnett CTC (CTC) and from community consultations with key stakeholders.</p> <p>31 March 2024 Agnes St, Kingaroy has been transferred to Regional Housing as they prepare to build a community house. Works has commenced at vacant allotment in Kingaroy St and Kevin St, Kingaroy for 2 new housing projects.</p>							
OPL/34	Implement the new waste collection contract to ensure a smooth transition from 1 July 2024.	Environment & Planning	EN3	1 July 2023	30 June 2024	BU1165	90%

<p>30 September 2023 Council appointed JJ's Waste & Recycling to commence from 1 July 2024. Contract is being finalised prior to signing by both parties.</p> <p>31 December 2023 Council met with JJ Richards in October to implement the mobilisation plan. Various documentation has been sent to Council for review.</p> <p>31 March 2024 Community feedback responded to with variation to collection area. Meeting between Council and appointed contractor held in February. Project on track to commence 1st July 2024.</p>							
OPL/35	Investigate utilisation of Wooroolin Tennis Courts including options for disposal to fund development of a future Wooroolin Skate Park	Facilities & Parks	EC1	1 July 2022	30 June 2024	BU1137	100%
<p>30 September 2023 Council met with some Wooroolin stakeholders in the 1st quarter to look at options and improvements needed in Wooroolin for youth. Stakeholders have expressed interest in discussing the Tennis Courts and Rail Trail land once more information is available on skate park size and costs. Second meeting to be held in 2nd quarter.</p> <p>31 December 2023 Council approved funding for the learn to skate day through Disaster Recovery Funding Arrangements (DRFA) at Wooroolin Tennis Courts and Kingaroy Skate Park. Great attendance of children at both skating activities and great discussions about activating the use of the Wooroolin Tennis Courts for recreation activities.</p> <p>31 March 2024 Council met with Wooroolin Hall Committee to discuss leasing of the tennis courts and upgrading the facility for children to use as a scooter/skate area, and a multipurpose court. Community is working on quotes and plans to cost up the upgrades to the courts.</p>							
OPL/36	Development, adoption and commence implementation of the SBRC Regional Development Action Plan	Community & Lifestyle	GR1	1 October 2022	30 June 2024	BU1001	90%

<p>30 September 2023 Stakeholder engagement has been completed for the Regional Development Action plan.</p> <p>31 December 2023 Draft Regional Development Action Plan that will enhance the Regional Development Strategy 2021 - 2026 by providing outcomes for each of the agreed strategies and enable a report card to be presented to Council on a regular basis around the delivery of the actions presented to Ordinary meeting 13 December 2023 and adopted as amended (Resolution No. 2023/221).</p> <p>31 March 2024 The final draft as amended of the Action Plan has been actioned and is to be uploaded to Council's website.</p>							
OPL/37	Adopt and implement the South Burnett Local Government Area Biosecurity Plan to drive increased stakeholder coordination and commitment to proactively manage invasive pest species.	Environment & Planning	EN4	1 July 2023	30 June 2024	BU1100	75%
<p>30 September 2023 Biosecurity Plan in the process of being finalised prior to presentation to Council.</p> <p>31 December 2023 Disseminated for feedback and input to the Natural Resource Management Team and then to EMT for feedback, prior to Council approval.</p> <p>31 March 2024 No progress this quarter associated with finalising Plan. Collaborative multi agency Emergency Animal Disease Mock exercise (Local Disaster Management Planning) held in March, hosted by SBRC.</p>							
OPL/38	Review Council's Local Laws to ensure relevance to the region and understanding by Council and the community	Environment & Planning	EN10	1 July 2023	30 June 2024	BU1146	75%
<p>30 September 2023 Consultant appointed to be the project lead on this project – pre-start meeting has been held and a review has commenced.</p> <p>31 December 2023 Consultant appointed to be the project lead- pre-start meeting has been held and a review has commenced.</p> <p>31 March 2024 Working with Corporate, Governance & Strategy to progress.</p>							

OPL/39	Review service delivery operations within Council's animal management functions and investigate initiatives to promote responsible pet ownership	Environment & Planning	EN10	1 July 2023	30 June 2024	BU1146	70%
<p>30 September 2023 Report being presented to October 2023 Ordinary Meeting of Council for further discussion.</p> <p>31 December 2023 Discussion at December Council meeting regarding dog registration. Council to pursue the outstanding 2022/23 dog registration fees via the renewal notices for 2023/24 as per resolution 2023/160.</p> <p>31 March 2024 Renewal Notices issued January 2024. Reminder Notices to be issued Q4. Systematic Inspection Program Report resolved this quarter.</p>							
OPL/40	Finalise a Major Amendment of Council's planning scheme	Environment & Planning	GR8	1 July 2022	30 June 2024	BU1055	75%
<p>30 September 2023 Awaiting sign off from the State Government prior to community consultation.</p> <p>31 December 2023 Amendment currently in public notification until 5 February 2024.</p> <p>31 March 2024 Council completed the public consultation phase.</p>							
OPL/41	Investigate the feasibility of introducing a Food Organic Green Organic (FOGO) waste collection service.	Environment & Planning	EN3	1 July 2023	30 June 2024	BU1165	100%
<p>30 September 2023 Site visit has been held to view the FOGO trial at Lockyer Valley Regional Council.</p> <p>31 December 2023 Waiting for funding opportunities from State Government. Observing trials that other Council are undertaking.</p> <p>31 March 2024 No funding available from State Government to assist in setting up trails or researching opportunities within the South Burnett.</p>							



OPL/42	Effectively manage Development Applications and permits including planning, building and plumbing approvals within legislative timeframes including development of benchmarking, KPIs and commitment to improvement	Environment & Planning	GR8	1 July 2023	30 June 2024	BU1055	75%
<p>30 September 2023 Continuous improvements are continuing being identified to improve the process. Meeting with developers has been held to listen to concerns from their perspective.</p> <p>31 December 2023 Continuous improvements are continuing to be identified to improve the process.</p> <p>31 March 2024 Development applications effectively managed within legislated timeframes with opportunities identified for continuous improvements continuing to be identified to improve the processes and procedures.</p>							
OPL/43	Investigate options to expedite development through facilitated guidance, support and process improvements to ensure developers and potential investors are supported through development process	Environment & Planning	GR8	1 July 2023	30 June 2024	BU1055	75%
<p>30 September 2023 Various meetings have been held with external stakeholders regarding process improvements. Pre-lodgement meetings are encouraged prior to lodgement. Pre-lodgement policy to be adopted by Council. Council to consider the extension of the developer incentive scheme in October 2023.</p> <p>31 December 2023 Council adopted the pre-lodgement policy at the Ordinary meeting in October.</p> <p>31 March 2024 Since Council adopted the pre-lodgement policy at the Ordinary meeting in October 2023 a factsheet and application form were developed this quarter to formalise the pre-lodgement process. Developer incentive scheme extended for 2 additional years until 2025.</p>							
OPL/44	Continued implementation of recommendations identified as part of Council's land investigation audit	Facilities & Parks	EC1	1 July 2022	30 June 2024	BU1137	75%



30 September 2023

Land investigation Review recommendations have been actioned in the 1st quarter, suitable land has been tendered and listed for sale. Transfer of Kingaroy Enterprise Centre, Cornish Street Kingaroy to CTC completed. Meeting held with the Boondooma community to discuss options for the future operation and management of Old Boondooma School Community Centre was held in August 2023. Community survey had 14 respondents. Lot 36 Burrows St, Wondai and 29 Jellicoe St Proston listed for sale.

31 December 2023

Public meetings held with the Tingoora community to discuss the options for the future of Tingoora Hall. Report to be presented to Council in the 3rd quarter. Public meeting held at Mahon Park Murgon to discuss leasing part of the park reserve to the Murgon Independent Living Project Inc to develop an independent living units. Council resolved to enter into a licence to occupy for 12 months for the Incorporated group to progress project. Councils surplus land sold at 29 Jellicoe Street, Proston and Lot 104 Kingaroy Burrandowan Road, Inverlaw.

31 March 2024

Expression of Interest released for Pound St, Kingaroy. EOI close 4th of April 2024.

OPL/45	Implement a 'Level of Service Plan' for parks and Playground Safety Audit	Facilities & Parks	EC1	1 July 2022	30 June 2024	BU1137	100%
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30 September 2023

Playground Safety Audit has been scoped and quotation sourced. Additional investigations are ongoing on how the information could be captured and added into Council Asset Register.

31 December 2023

Playground safety audit site inspections, auditing and photographing has commenced. Total of 26 park playgrounds, 2 Tourism Park playgrounds and 6 skate parks to be inspected. Final report to be submitted to Council in the 3rd Quarter.

31 March 2024

Final report submitted to Council, priority actions to be considered in the budget preparation for 2024/25.

OPL/46	Implement quarterly Botanical Advisory Committee meetings to progress Botanical report	Facilities & Parks	EC1	1 July 2022	30 June 2024	BU1137	75%
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30 September 2023

New Parks Coordinator appointed. Meeting with stakeholder and community groups interested in gardening, landscaping and biodiversity has assisted in gaining an understanding of the issues and future park projects across the region. Botanical Advisory Group meeting ongoing. Meeting held with Society Growing Australian Plants Kingaroy and District Branch at Carroll Nature Area. Discussed park restoration and biodiversity protection within the park and Council supported National Tree Planting Day.

31 December 2023

Ongoing development of parks and gardens knowledge and expertise in Botanical and Biodiversity. Ongoing meetings and training.

31 March 2024

Botanical Advisory committee has been activated and will meet in the 4th quarter.

OPL/47	Investigate a Safer Communities Program for Council for protecting community assets and open spaces through the operation and installation of security cameras.	Facilities & Parks	EC2	1 July 2022	30 June 2024	BU1018	90%
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30 September 2023

Installed new CCTV at Pioneer Park Nanango, Murgon QEII Stage 1 and Les Muller Park Blackbutt. Ongoing investigation into Safer Communities Program and funding.

31 December 2023

Ongoing investigation into Safer Communities Program and funding opportunities. Qld Police input into new park design and lighting options at Kingaroy Memorial Park.

31 March 2024

Additional CCTV identified for Council Depots in Wondai, Proston, Murgon and Nanango, Water & Wastewater Depot in Kingaroy, Wondai, and Murgon Swimming Pools. Ongoing catch-up meetings with Kingaroy Senior Police to discuss security measures across Council facilities and CBD's.



10.11 THIRD QUARTER BUDGET REVISION**File Number:** 24.04.2024**Author:** Manager Finance & Sustainability**Authoriser:** Chief Executive Officer**PRECIS**

Third (3rd) Quarter Review information

SUMMARY

Results of the 3rd Quarter Budget Review for both capital and operational budgets.

OFFICER'S RECOMMENDATION

1. That in accordance with Section 170(3) of the *Local Government Regulation 2012* the revised 2023/2024 operational budget be adopted.
2. That in accordance with Section 170(3) of the *Local Government Regulation 2012* the revised 2023/2024 capital budget be adopted.

FINANCIAL AND RESOURCE IMPLICATIONS

The Third Quarter Review for 2023/2024 proposes to:

1. Decrease the 2023/2024 Capital Expenditure Budget. This Quarter it is proposed to decrease the 2023/2024 Capital Expenditure Budget by \$4,497,326.89 which would now see a total 2023/2024 capital program of \$37,505,815.67. The Third Quarter Adjustments are detailed in this Report.
2. Reduce the 2023/2024 Operational Budget. The nett effect of Third Quarter Operational adjustments creates an improvement to the proposed deficit of \$184,645 compared to the 2nd Qtr Amended Budget. The total proposed 3rd Quarter 2023/2024 operational budget deficit will now be (\$3,382,400).

LINK TO CORPORATE/OPERATIONAL PLAN

OR5 Continue to give priority to ongoing financial sustainability and prudent budget management.

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

Each Department Manager of Council has been consulted in relation to any potential or real variances concerning the 2023/2024 adopted Capital and Operational Budgets. The Department responses have been collated and are now provided to Council for its knowledge and consideration.

Any applicable Council Resolutions have also been included in 3rd Qtr movements.

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

The Budget Review has been undertaken in accordance with Section 170(3) of Local Government Regulation 2012.

Section 4(b) of the Human Rights Act 2019 (the ‘Act’) requires public entities to act and make decisions in away compatible with human rights. The Act requires public entities to only limit human rights in certain circumstances and after careful consideration. The human rights protected under the Act are not absolute. This means that the rights must be balanced against the rights of others and public policy issues of significance.

In the decision-making process, Council is to consider the 23 human rights:

- | | |
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| 1. Recognition and equality before the law; | 13. Cultural rights—generally; |
| 2. Right to life; | 14. Cultural rights—Aboriginal peoples and Torres Strait Islander peoples; |
| 3. Protection from torture and cruel, inhuman or degrading treatment; | 15. Right to liberty and security of person; |
| 4. Freedom from forced work; | 16. Humane treatment when deprived of liberty; |
| 5. Freedom of movement; | 17. Fair hearing; |
| 6. Freedom of thought, conscience, religion and belief; | 18. Rights in criminal proceedings; |
| 7. Freedom of expression; | 19. Children in the criminal process; |
| 8. Peaceful assembly and freedom of association; | 20. Right not to be tried or punished more than once; |
| 9. Taking part in public life; | 21. Retrospective criminal laws; |
| 10. Property rights; | 22. Right to education; |
| 11. Privacy and reputation; | 23. Right to health services. |
| 12. Protection of families and children; | |

POLICY/LOCAL LAW DELEGATION IMPLICATIONS

N/A

ASSET MANAGEMENT IMPLICATIONS

The proposed capital budget for 2023/2024 after the Third Quarter Review is now proposed to decrease to **\$37,505,815.67**. If all Capital Works are completed and capitalised in the current financial year, then there will be an increase to Council’s Depreciation Expense in subsequent financial years.

REPORT

Capital Expenditure

The Third (3rd) Quarter Capital Budget Review for 2023/2024 Financial Year has been completed.

In summary, the total Third (3rd) Quarter (Qtr) adjustments are proposed to reduce the current adopted Capital budget by \$4,497,326.89.

See below table which displays the 3rd Quarter budget adjustments by Asset Class.

ASSET CLASS	2023/2024 ADOPTED	2022/2023 CONTINUED	1ST QUARTER	2ND QUARTER	3RD QUARTER	BUDGET TOTAL
FACILITIES	1,927,649.00	695,168.33	386,595.67	(713,357.56)	(666,611.46)	1,629,443.98
OFFICE	372,000.00	32,467.28	0.00	0.00	30,000.00	434,467.28
FLEET	4,565,500.00	4,034,286.47	0.00	0.00	0.00	8,599,786.47
COMMUNITY & LIFESTYLE	624,831.00	176,389.56	20,000.00	0.00	(176,905.37)	644,315.19
PARKS	4,768,152.00	105,267.80	125,675.92	91,814.04	(636,772.79)	4,454,136.97
ROADS	12,562,892.00	1,841,170.47	(26,716.91)	1,211,064.00	(1,740,298.75)	13,848,110.81
WATER	5,302,268.00	460,669.42	290,000.00	(685,000.00)	(666,738.52)	4,701,198.90
WASTEWATER	2,676,747.00	0.00	0.00	(802,500.00)	0.00	1,874,247.00
WASTE	553,780.00	357,621.07	1,020,358.00	28,350.00	(640,000.00)	1,320,109.07
TOTAL	33,353,819.00	7,703,040.40	1,815,912.68	(869,629.52)	(4,497,326.89)	37,505,815.67

For the specific details of each Capital Works Project, including 3rd Quarter Budget Adjustments, see the attached, "2023-2024 Capex Report – 3rd Qtr".

Income Statement

The 2023/2024 3rd Quarter Income Statement has seen an improved position relative to the 2nd Quarter Budget amendment, namely a reduction of the operational deficit by \$184,645. The 3rd Quarter Proposed Budget Net Operating deficit of (\$3,382,400) is now favourable when compared to the Original Budget deficit of (\$3,489,157) by \$106,757.

Details of the specific movements within this 3rd Quarter can be viewed in the attached 2023/2024 Income Statement.

The main movements which contributed to the 3rd Quarter improved Operational position, can be seen below:

Income

An additional \$861K in actual rates levied for the financial year – this includes approximately \$240k for general rates and the remainder associated with increased water consumption, water access and sewerage access charges;

An additional \$108K from developer contributions;

An additional \$76K from water sales and water connection fees;
An additional \$26K in QGAP commissions for the 23-24 year;
A revenue reduction of (\$110K) in soil laboratory private works due to lower external work performed;
An additional \$25K in property transfer fees;
An increase of \$4.605M in operational grants received from QRA, which is offset by commensurate increase in QRA Flood Works expenses; and
A revenue reduction of (\$15K) due to decreases in interest on overdue rates.

Expenses

An additional \$250K predicted for additional end of year leave provision adjustments and on-cost recoveries;
A reduction of (\$80K) to the landfill provision to incorporate a change to the cost modelling to 30 years instead of 40 years;
An additional \$4.782M in QRA Flood Works, which was largely offset by operating grants from QRA – only a trigger point for the January 2024 weather event is unable to be offset by revenue;
An additional \$80K to implement the new hall hire booking program;
An additional \$125K in planning consultants to assist with the increased volume of development applications;
An additional \$77K for rates remissions which is offset by additional rates revenue;
A reduction of (\$70K) in street lighting costs;
An additional \$57K for rates paid on Council owned properties;
An additional \$37K for additional water consumption, which is offset by water consumption income; and
An increase of \$44K related to estimated increases in depreciation from capitalisations.

The net effect of the above being an improved financial Net Operating Result of **\$184,645**.

It should also be noted that there were changes to **Capital Revenue** of:

\$138,889 Reduction - MIP - transferred into 24/25 Multi Court Ninja Course to be completed in 24/25
\$281,000 Reduction - LRCI_4_A - transferred into 24/25 Reseal program to be completed in 24/25
\$545,959 Reduction - BRP - transferred into 24/25 Homecreek LoopRd Timber bridge to be completed in 24/25
\$247,500 Reduction - Blackspot - Appin/ Cairns Street to be re budgeted in 24/25
\$325,617 Increase - QRA - Add external funding allocation to the Council Betterment program
\$60,000 Reduction - LGGSP - Nanango Weighbridge & Transfer station project to be completed early 24/25
\$31,250 Reduction - DRFA - Wondai Weighbridge project to be completed early 24/25

Balance Sheet

Statement of Financial Position

3rd Quarter Proposed Change

	Original Budget	Amended Budget	Proposed Budget	Variance
	\$	\$	\$	\$
Current Assets				
Cash and Cash Equivalents	56,343,950	57,102,480	60,933,424	3,830,944
Trade and Other Receivables	11,936,624	12,271,544	12,372,857	101,313
Inventories	781,347	840,354	840,354	-
Investments	-	-	-	-
Total Current Assets	69,061,921	70,214,378	74,146,635	3,932,257
Non-Current Assets				
Trade and Other Receivables	389,495	389,495	389,495	-
Property, Plant and Equipment	1,068,147,535	1,078,200,775	1,073,659,228	(4,541,547)
Right of Use Asset	661,125	669,127	669,127	-
Intangible Assets	6,242,606	6,242,606	6,242,586	(20)
Total Non-Current Assets	1,075,440,760	1,085,502,003	1,080,960,436	(4,541,567)
TOTAL ASSETS	1,144,502,682	1,155,716,381	1,155,107,071	(609,310)
Current Liabilities				
Trade and Other Payables	10,423,308	15,612,900	15,877,925	(265,025)
Borrowings	3,460,548	3,460,548	3,460,548	-
Lease Liabilities	18,439	18,637	18,637	-
Provisions	3,931,009	3,915,600	3,915,600	-
Unearned Revenue	2,300,754	2,749,085	2,749,085	-
Other Liabilities	1,410,715	1,410,715	1,410,715	-
Total Current Liabilities	21,544,773	27,167,485	27,432,510	(265,025)
Non-Current Liabilities				
Trade and Other Payables	-	-	-	-
Borrowings	20,335,543	20,335,543	20,335,543	-
Lease Liabilities	686,457	694,284	694,284	-
Provisions	12,444,910	12,241,008	12,161,008	80,000
Other Liabilities	1,470,746	2,960,718	2,960,718	-
Total Non-Current Liabilities	34,937,655	36,231,553	36,151,553	80,000
TOTAL LIABILITIES	56,482,428	63,399,038	63,584,063	(185,025)
NET COMMUNITY ASSETS	1,088,020,254	1,092,317,343	1,091,523,008	794,335
Community Equity				
Retained Surplus/(Deficiency)	448,318,094	451,452,248	450,657,913	(794,335)
Asset Revaluation Surplus	639,702,160	640,865,095	640,865,095	-
TOTAL COMMUNITY EQUITY	1,088,020,254	1,092,317,343	1,091,523,008	(794,335)

Cashflow

Cash Flow

3rd Quarter Quarter Proposed Change

	Original Budget	Amended Budget	Proposed Budget	Variance
Cash Flows from Operating Activities				
<i>Receipts:</i>				
Receipts from Customers	\$ 75,792,130	\$ 79,041,260	\$ 80,062,248	\$ 1,020,988
Interest Received	\$ 1,975,000	\$ 2,975,000	\$ 2,960,000	-\$ 15,000
Rental Income	\$ 459,715	\$ 507,603	\$ 518,603	\$ 11,000
Non-Capital Grants and Contributions	\$ 8,546,353	\$ 20,541,473	\$ 25,153,080	\$ 4,611,607
<i>Payments:</i>				
Payment to Suppliers	-\$ 63,333,132	-\$ 77,929,885	-\$ 83,245,882	-\$ 5,315,997
Borrowing Costs	-\$ 1,252,196	-\$ 1,252,196	-\$ 1,252,196	\$ -
Net Cash Provided (or Used) in Operating Activities	\$ 22,187,869	\$ 23,883,255	\$ 24,195,853	\$ 312,598
Cash Flows from Investing Activities				
<i>Receipts:</i>				
Proceeds from Sale of PPE	\$ 415,000	\$ 415,000	\$ 415,000	\$ -
Grants, Subsidies, Contributions and Donations	\$ 9,471,224	\$ 13,735,496	\$ 12,756,515	-\$ 978,981
<i>Payments:</i>				
Payments for PPE	-\$ 33,353,819	-\$ 42,003,142	-\$ 37,505,815	\$ 4,497,327
Net Cash Provided (or Used) in Investing Activities	-\$ 23,467,595	-\$ 27,852,646	-\$ 24,334,300	\$ 3,518,346
Cash Flows from Financing Activities				
<i>Receipts:</i>				
Proceeds from Borrowings and Leases	\$ -	\$ -	\$ -	\$ -
<i>Payments:</i>				
Repayments of Borrowings and Leases	-\$ 3,351,655	-\$ 3,351,655	-\$ 3,351,655	\$ -
Net Cash Provided (or Used) in Financing Activities	-\$ 3,351,655	-\$ 3,351,655	-\$ 3,351,655	\$ -
Other Non-Categorised Cash Activities				\$ -
Net Increase/(Decrease) in Cash and Cash Equivalents	-\$ 4,631,381	-\$ 7,321,046	-\$ 3,490,102	\$ 3,830,944
Cash and Cash Equivalents at Beginning of Period	\$ 60,975,332	\$ 64,423,526	\$ 64,423,526	\$ -
Cash and Cash Equivalents at End of Period	\$ 56,343,950	\$ 57,102,480	\$ 60,933,424	\$ 3,830,944

In summary, the increase to the cash balance as a result of the 3rd Quarter Adjustments is made up of

2nd Quarter Cash Balance		\$57,102,480
• Add operating deficit reduction		\$184,645
• <i>Add non-cash operating adjustments</i>		
	Depreciation Movement	\$44,240
	Landfill Provision Movement	-\$80,000
• Reduction in capital works program from depreciation and restricted cash funding sources		\$3,518,346
• Movements in trade and other receivables		-\$101,313
• Movements in liabilities		\$265,025
Total movement		\$3,830,944
3rd Quarter Cash Balance		\$60,933,424

ATTACHMENTS

1. **2023-2024 Capex Report – 3rd Qtr** [↓](#) 
2. **2023-2024 Income Statement - 3rd Qtr** [↓](#) 

2023/2024 Capex Report for Council

Project Code	Project Description	Grant Funding Body	REVENUE SOURCES					EXPENDITURE BUDGET					EXPENDITURE ACTUALS					
			Depreciation	Restricted Cash	Proceeds from Sale of Fleet	Grant Funding	Developer Contribution	Total Budgeted Revenue	2023/2024 Adopted Budget	2022/2023 Continued Projects	First Quarter Budget Adjustments	Second Quarter Budget Adjustments	Third Quarter Budget Adjustments	Total Available Budget	Commitments	2023/2024 Actual Expenditure	2023/2024 Actual Expenditure & Commitments	
Facilities																		
Caravan Park - Prost																		
006883	Proston Caravan Park - Amenities Refurb	COUNCIL	20,000.00	-	-	-	-	20,000.00	20,000.00	-	-	-	-	20,000.00	-	3,229.21	3,229.21	
Sub Activity Subtotal			20,000.00	-	-	-	-	20,000.00	20,000.00	-	-	-	-	20,000.00	-	3,229.21	3,229.21	
Depot - Kingaroy																		
006747	Kingaroy Depot Car Parking	COUNCIL	-	-	-	-	-	-	-	128,409.37	-	-	128,409.37	-	-	1,312.50	1,312.50	
006885	Kingaroy Depot - Solar Power	COUNCIL	-	-	-	-	-	-	200,000.00	-	-	-	200,000.00	-	-	14,009.52	14,009.52	
007005	Kingaroy Depot Fuel Bowser Pumps	COUNCIL	50,000.00	-	-	-	-	50,000.00	-	-	50,000.00	-	-	50,000.00	31,667.64	-	31,667.64	
Sub Activity Subtotal			50,000.00	-	-	-	-	50,000.00	200,000.00	128,409.37	50,000.00	-	128,409.37	200,000.00	31,667.64	15,322.02	46,989.66	
Depot - Murgon																		
005836	MacAllister St -Install Security Fencing	COUNCIL	-	-	-	-	-	-	-	-	24,915.00	-	-	24,915.00	-	-	-	
006886	Murgon Depot - Crib Rm Repairs & H/Stand	COUNCIL	50,000.00	-	-	-	-	50,000.00	50,000.00	-	-	-	-	50,000.00	14,638.94	8,767.51	23,406.45	
Sub Activity Subtotal			50,000.00	-	-	-	-	50,000.00	50,000.00	-	24,915.00	-	-	24,915.00	14,638.94	8,767.51	23,406.45	
Depot - Blackbutt																		
006884	Blackbutt Pks Depot Shed - Connect Elec.	COUNCIL	22,008.04	-	-	-	-	22,008.04	20,000.00	-	-	-	2,008.04	22,008.04	-	22,008.04	22,008.04	
Sub Activity Subtotal			22,008.04	-	-	-	-	22,008.04	20,000.00	-	-	-	2,008.04	22,008.04	-	22,008.04	22,008.04	
SES - Blackbutt																		
006848	Blackbutt SES Building - roof/ceiling	SES	24,412.00	-	-	73,237.00	-	97,649.00	97,649.00	-	-	-	-	97,649.00	1,454.54	87,142.86	88,597.40	
Sub Activity Subtotal			24,412.00	-	-	73,237.00	-	97,649.00	97,649.00	-	-	-	-	97,649.00	1,454.54	87,142.86	88,597.40	
Hall - Nanango Cultu																		
006887	Nanango Cultural Centre - Replace Chairs	COUNCIL	19,287.00	-	-	-	-	19,287.00	30,000.00	-	-	-	10,713.00	19,287.00	-	19,287.14	19,287.14	
Sub Activity Subtotal			19,287.00	-	-	-	-	19,287.00	30,000.00	-	-	-	10,713.00	19,287.00	-	19,287.14	19,287.14	
Hall - Mondure																		
006838	Mondure Hall-ReRoof & Structural Upgrade	CONTRIB	-	78,778.00	-	100,000.00	-	178,778.00	-	-	218,778.00	-	-	40,000.00	178,778.00	40,660.00	138,507.39	
Sub Activity Subtotal			-	78,778.00	-	100,000.00	-	178,778.00	-	-	218,778.00	-	-	40,000.00	178,778.00	40,660.00	138,507.39	
Hall - Blackbutt Mem																		
006888	DLGGSP - Blackbutt Memorial Hall- ReRoof	LGGSP	80,000.00	-	-	120,000.00	-	200,000.00	200,000.00	-	-	-	-	200,000.00	117,021.00	26,794.32	143,815.32	
Sub Activity Subtotal			80,000.00	-	-	120,000.00	-	200,000.00	200,000.00	-	-	-	-	200,000.00	117,021.00	26,794.32	143,815.32	
Housing																		
006889	Nanango- Railway Ln Rental House- ReRoof	COUNCIL	-	-	-	-	-	-	100,000.00	-	-	50,000.00	-	50,000.00	-	-	-	
006890	Nanango - Appin St Units- Reseal Carpark	COUNCIL	41,500.00	-	-	-	-	41,500.00	50,000.00	-	-	8,500.00	-	41,500.00	-	41,677.31	41,677.31	
006891	Nanango-Brighthaven Units-Reno 2 Bathrms	COUNCIL	50,542.00	-	-	-	-	50,542.00	40,000.00	-	-	-	10,542.00	50,542.00	39,863.64	5,678.16	45,541.80	
Sub Activity Subtotal			92,042.00	-	-	-	-	92,042.00	190,000.00	-	-	50,000.00	-	8,500.00	39,458.00	47,355.47	87,219.11	
Museum - Boondooma H																		
006012	Boondooma-Homestead Renovations	-	-	-	-	-	-	-	-	-	-	-	-	-	-	25,560.00	25,560.00	
006749	Boondooma Homestead - Replace Tourism Ro	COUNCIL	2,100.00	-	-	-	-	2,100.00	-	-	-	2,100.00	-	2,100.00	-	2,100.00	2,100.00	
006892	Boondooma Homestead - Restoration	COUNCIL	-	-	-	-	-	-	50,000.00	-	-	-	50,000.00	-	-	-	-	
Sub Activity Subtotal			2,100.00	-	-	-	-	2,100.00	50,000.00	-	-	2,100.00	-	2,100.00	-	23,460.00	23,460.00	
Museum - Nanango Ene																		
006846	SB Energy Centre- Compressor replacement	COUNCIL	2,466.50	-	-	-	-	2,466.50	-	-	-	-	2,466.50	2,466.50	-	2,466.50	2,466.50	
Sub Activity Subtotal			2,466.50	-	-	-	-	2,466.50	-	-	-	-	2,466.50	2,466.50	-	2,466.50	2,466.50	
Swimming Pool - King																		
006029	Kingaroy-Pool-Refurbishment-Concept Plan	COUNCIL	-	-	-	-	-	-	-	-	-	-	-	-	-	678.09	678.09	
006761	Kingaroy Memorial Pool - Construction Dr	COUNCIL	-	-	-	-	-	-	-	200,000.00	-	-	200,000.00	-	-	-	-	
006897	Kingaroy S/Pool-Install Paramobility Pod	COUNCIL	106,000.00	-	-	-	-	106,000.00	100,000.00	-	-	-	6,000.00	106,000.00	-	-	-	
006987	Heat Pump - Kingaroy Learn to Swim Pool	COUNCIL	-	9,450.00	-	-	-	9,450.00	-	-	-	9,450.00	-	9,450.00	-	9,450.00	9,450.00	
006991	Kingaroy S/Pool - Replace L2Swim Heat Pu	COUNCIL	-	-	-	-	-	-	-	-	10,850.00	10,850.00	-	-	-	-	-	
Sub Activity Subtotal			106,000.00	9,450.00	-	-	-	115,450.00	100,000.00	200,000.00	10,850.00	-	1,400.00	194,000.00	115,450.00	-	10,128.09	10,128.09
Swimming Pool - Murg																		
006895	BBRF-Murgon S/Pool- Reseal Joint&Repaint	COUNCIL	102,000.00	-	-	-	-	102,000.00	140,000.00	-	-	-	-	38,000.00	102,000.00	90,160.70	12,737.83	
Sub Activity Subtotal			102,000.00	-	-	-	-	102,000.00	140,000.00	-	-	-	-	38,000.00	102,000.00	90,160.70	12,737.83	
Swimming Pool - Wond																		

Project Code	Project Description	Grant Funding Body	Depreciation	Restricted Cash	Proceeds from Sale of Fleet	Grant Funding	Developer Contribution	Total Budgeted Revenue	2023/2024 Adopted Budget	2022/2023 Continued Projects	First Quarter Budget Adjustments	Second Quarter Budget Adjustments	Third Quarter Budget Adjustments	Total Available Budget	Commitments	2023/2024 Actual Expenditure	2023/2024 Actual Expenditure & Commitments
006536	Wondai Swimming Pool Refurbishment	BBRF	-	148,516.01	-	101,649.46	-	250,165.47	-	335,443.23	-	85,277.76	-	250,165.47	-	250,165.47	250,165.47
006896	Wondai S/Pool - Install Paramobility Pod	COUNCIL	106,000.00	-	-	-	-	106,000.00	100,000.00	-	-	-	6,000.00	106,000.00	-	-	-
006992	LRCI_4_B - Wondai SP - Disabled Car Park	LRCI_4_B	-	-	-	75,000.00	-	75,000.00	-	-	75,000.00	-	-	75,000.00	1,202.73	6,600.64	7,803.37
Sub Activity Subtotal			106,000.00	148,516.01	-	176,649.46	-	431,165.47	100,000.00	335,443.23	75,000.00	-	85,277.76	431,165.47	1,202.73	256,766.11	257,968.84
Sp/ground-Murgon																	
006893	LRCI - Murgon PCYC - Bathroom Renovation	LRCI_4_A	-	-	-	150,000.00	-	150,000.00	650,000.00	-	-	500,000.00	-	150,000.00	508,909.09	6,392.00	515,301.09
006894	Murgon PCYC - New Balustrade & Seating	COUNCIL	-	-	-	-	-	-	80,000.00	-	-	-	80,000.00	-	-	-	-
Sub Activity Subtotal			-	-	-	150,000.00	-	150,000.00	730,000.00	-	-	500,000.00	-	150,000.00	508,909.09	6,392.00	515,301.09
General																	
006827	Purchase of 3 new Christmas Trees	COUNCIL	-	96,497.97	-	-	-	96,497.97	-	31,315.73	57,052.67	8,129.57	-	96,497.97	-	96,497.97	96,497.97
Sub Activity Subtotal			-	96,497.97	-	-	-	96,497.97	-	31,315.73	57,052.67	8,129.57	-	96,497.97	-	96,497.97	96,497.97
Activity Total			676,315.54	333,241.98	-	619,886.46	-	1,629,443.98	1,927,649.00	695,168.33	386,595.67	-	713,357.56	666,611.46	1,629,443.98	845,578.28	1,575,520.74
Office																	
Admin Office - Kinga																	
005483	Council Chambers Audio Video	COUNCIL	-	19,261.75	-	-	-	19,261.75	-	-	-	19,261.75	-	19,261.75	-	19,261.75	19,261.75
Sub Activity Subtotal			-	19,261.75	-	-	-	19,261.75	-	-	-	19,261.75	-	19,261.75	-	19,261.75	19,261.75
Info Serv - ICT																	
000379	Computer Infrastructure & Upgrade	COUNCIL	182,000.00	-	-	-	-	182,000.00	140,000.00	-	-	-	42,000.00	182,000.00	-	183,207.38	183,207.38
000381	Server Hardware	COUNCIL	139,000.00	13,205.53	-	-	-	152,205.53	135,000.00	32,467.28	-	19,261.75	4,000.00	152,205.53	-	152,028.10	152,028.10
000382	Photocopiers & Printers	COUNCIL	35,000.00	-	-	-	-	35,000.00	32,000.00	-	-	-	3,000.00	35,000.00	-	35,575.00	35,575.00
006052	Microwave Radio & Hardware	COUNCIL	16,000.00	-	-	-	-	16,000.00	35,000.00	-	-	-	19,000.00	16,000.00	-	14,713.59	14,713.59
006053	MS Cloud Provisioning	COUNCIL	-	-	-	-	-	-	30,000.00	-	-	-	30,000.00	-	-	-	-
007070	ICT Tablets - In Field	COUNCIL	30,000.00	-	-	-	-	30,000.00	-	-	-	-	30,000.00	30,000.00	29,505.00	-	29,505.00
Sub Activity Subtotal			402,000.00	13,205.53	-	-	-	415,205.53	372,000.00	32,467.28	-	19,261.75	30,000.00	415,205.53	29,505.00	385,524.07	415,029.07
Activity Total			402,000.00	32,467.28	-	-	-	434,467.28	372,000.00	32,467.28	-	-	30,000.00	434,467.28	29,505.00	404,785.82	434,290.82
Fleet																	
Plant & Fleet Manage																	
006515	Plant and Fleet Replacement 2021-22	COUNCIL	-	1,408,012.23	-	-	-	1,408,012.23	-	1,408,012.23	-	-	-	1,408,012.23	872,594.62	525,702.11	1,398,296.73
006767	Plant and Fleet Replacement 2022/2023	COUNCIL	-	2,626,274.24	-	-	-	2,626,274.24	-	2,626,274.24	-	-	-	2,626,274.24	1,098,481.37	1,625,564.81	2,724,046.18
006876	Plant & Fleet Replacement 2023/2024	COUNCIL	1,959,108.00	2,191,392.00	415,000.00	-	-	4,565,500.00	4,565,500.00	-	-	-	-	4,565,500.00	2,682,879.88	36,872.69	2,719,752.57
Sub Activity Subtotal			1,959,108.00	6,225,678.47	415,000.00	-	-	8,599,786.47	4,565,500.00	4,034,286.47	-	-	-	8,599,786.47	4,653,955.87	2,188,139.61	6,842,095.48
Activity Total			1,959,108.00	6,225,678.47	415,000.00	-	-	8,599,786.47	4,565,500.00	4,034,286.47	-	-	-	8,599,786.47	4,653,955.87	2,188,139.61	6,842,095.48
Community & Lifestyle																	
Aerodrome - Kingaroy																	
006583	RAP-Kingaroy Aerodrome Lighting Upgrade	RAP	-	500.00	-	-	-	500.00	-	15,000.00	-	14,500.00	-	500.00	-	412.80	412.80
006910	CP-Kingaroy Airport Security fence&gate	RAP	30,000.00	-	-	30,000.00	-	60,000.00	60,000.00	-	-	-	-	60,000.00	46,718.76	5,778.82	52,497.58
006911	CP-Kingaroy Airport Line Marking	COUNCIL	41,741.76	-	-	-	-	41,741.76	40,000.00	-	-	-	1,741.76	41,741.76	45,830.50	1,854.55	47,685.05
006912	CP-Kingaroy Airport Stage 1 Masterplan	COUNCIL	10,000.00	-	-	-	-	10,000.00	10,000.00	-	-	-	-	10,000.00	-	-	-
007003	CP-Kingaroy Aerodrome - Pavement Repairs	COUNCIL	43,870.00	-	-	-	-	43,870.00	-	-	43,870.00	-	-	43,870.00	-	28,788.01	28,788.01
007027	Kingaroy Aerodrome - Fuel Bowser Replace	COUNCIL	13,550.00	14,500.00	-	-	-	28,050.00	-	-	-	28,050.00	-	28,050.00	-	28,050.41	28,050.41
Sub Activity Subtotal			139,161.76	15,000.00	-	30,000.00	-	184,161.76	110,000.00	15,000.00	43,870.00	13,550.00	1,741.76	184,161.76	92,549.26	64,884.59	157,433.85
Aerodrome - Wondai																	
006771	CP - Wondai Aerodrome - Reseal Carpark	COUNCIL	29,388.24	-	-	-	-	29,388.24	45,000.00	-	13,870.00	-	1,741.76	29,388.24	-	29,388.24	29,388.24
Sub Activity Subtotal			29,388.24	-	-	-	-	29,388.24	45,000.00	-	13,870.00	-	1,741.76	29,388.24	-	29,388.24	29,388.24
Cemeteries - Kingaro																	
006772	CP - Taabinga Cemetery - Carpark reseal	COUNCIL	-	-	-	-	-	-	45,000.00	-	-	45,000.00	-	-	-	-	-
006774	CP - Taabinga Cemetery expansion	COUNCIL	-	-	-	-	-	-	52,000.00	-	-	-	52,000.00	-	-	-	-
006913	CP-All Cemeteries - new signage	COUNCIL	-	-	-	-	-	-	25,000.00	-	-	18,405.37	-	0.00	-	-	-
006914	CP-Taabinga Cemetery road formation-lawn	COUNCIL	-	-	-	-	-	-	30,000.00	-	30,000.00	-	-	-	-	-	-
Sub Activity Subtotal			-	-	-	-	-	-	152,000.00	-	30,000.00	26,594.63	95,405.37	0.00	-	-	-
Cemeteries - Murgon																	
006993	Murgon Cemetery - Toilet Emergency Works	COUNCIL	-	-	-	-	-	-	-	-	20,000.00	-	20,000.00	-	-	-	-
Sub Activity Subtotal			-	-	-	-	-	-	-	-	20,000.00	-	20,000.00	-	-	-	-
Cemeteries - Proston																	
006775	CP - Proston Cemetery - Expansion/Road	COUNCIL	-	-	-	-	-	-	30,000.00	-	-	-	30,000.00	-	-	-	-
Sub Activity Subtotal			-	-	-	-	-	-	30,000.00	-	-	-	30,000.00	-	-	-	-

Project Code	Project Description	Grant Funding Body	Depreciation	Restricted Cash	Proceeds from Sale of Fleet	Grant Funding	Developer Contribution	Total Budgeted Revenue	2023/2024 Adopted Budget	2022/2023 Continued Projects	First Quarter Budget Adjustments	Second Quarter Budget Adjustments	Third Quarter Budget Adjustments	Total Available Budget	Commitments	2023/2024 Actual Expenditure	2023/2024 Actual Expenditure & Commitments
Cemeteries - Blackbu																	
006828	CP - Blackbutt Cemetery - New Plinths	COUNCIL	3,044.63	12,257.28	-	-	-	15,301.91	-	12,257.28	-	3,044.63	-	15,301.91	-	15,251.91	15,251.91
Sub Activity Subtotal			3,044.63	12,257.28	-	-	-	15,301.91	-	12,257.28	-	3,044.63	-	15,301.91	-	15,251.91	15,251.91
Cemeteries - Kumbia																	
007033	CP - Kumbia Cemetery Plinths NEW	COUNCIL	3,500.00	-	-	-	-	3,500.00	-	-	-	10,000.00	6,500.00	3,500.00	3,500.00	-	3,500.00
Sub Activity Subtotal			3,500.00	-	-	-	-	3,500.00	-	-	-	10,000.00	6,500.00	3,500.00	3,500.00	-	3,500.00
Saleyards - Coolabun																	
006777	CP - Coolabunia Saleyards-Asset Upgrades	COUNCIL	180,000.00	54,252.28	-	-	-	234,252.28	180,000.00	54,252.28	-	-	-	234,252.28	55,850.26	119,547.43	175,397.69
006915	CP-Coolabunia Saleyards truckwash upgrad	COUNCIL	25,000.00	-	-	-	-	25,000.00	25,000.00	-	-	-	-	25,000.00	-	-	-
Sub Activity Subtotal			205,000.00	54,252.28	-	-	-	259,252.28	205,000.00	54,252.28	-	-	-	259,252.28	55,850.26	119,547.43	175,397.69
Tourism - Yallakool																	
006804	Yallakool & Boondooma Dams Upgrade Proj	TED	-	71,160.00	-	23,720.00	-	94,880.00	-	94,880.00	-	-	-	94,880.00	-	94,726.48	94,726.48
006916	CP-BP Dam Washing machine & Dryers	COUNCIL	30,000.00	-	-	-	-	30,000.00	30,000.00	-	-	-	-	30,000.00	-	29,522.20	29,522.20
006917	CP-Boondooma Dam Access Ramp & Rec room	COUNCIL	-	-	-	-	-	-	25,000.00	-	-	-	25,000.00	-	-	-	-
Sub Activity Subtotal			30,000.00	71,160.00	-	23,720.00	-	124,880.00	55,000.00	94,880.00	-	-	25,000.00	124,880.00	-	124,248.68	124,248.68
Tourism - Lake Boon																	
006918	CP-Boondooma Dam Fuel Bowsers	COUNCIL	27,831.00	-	-	-	-	27,831.00	27,831.00	-	-	-	-	27,831.00	-	25,906.68	25,906.68
Sub Activity Subtotal			27,831.00	-	-	-	-	27,831.00	27,831.00	-	-	-	-	27,831.00	-	25,906.68	25,906.68
Activity Total			437,925.63	152,669.56	-	53,720.00	-	644,315.19	624,831.00	176,389.56	20,000.00	-	176,905.37	644,315.19	151,899.52	379,227.53	531,127.05
Plant & Equipment General																	
006853	DisasterResilience-DedicatedStorageNorth	DRFA	-	-	-	-	-	-	-	-	-	-	-	-	118.18	10,482.51	10,600.69
006854	DisasterResilience-DedicatedStorageSouth	DRFA	-	-	-	-	-	-	-	-	-	-	-	-	-	6,563.36	6,563.36
006855	DisasterResilience-DedicatedStorageCentr	DRFA	-	-	-	-	-	-	-	-	-	-	-	-	-	10,209.46	10,209.46
006856	DRFA Resilience DRFA - Gen Trailer	DRFA	-	-	-	-	-	-	-	-	-	-	-	-	-	24,123.92	24,123.92
007035	Disaster Resilience DRFA - Vehicle Racks	DRFA	-	-	-	-	-	-	-	-	-	-	-	-	-	5,994.69	5,994.69
Sub Activity Subtotal			-	-	-	-	-	-	-	-	-	-	-	-	118.18	57,373.94	57,492.12
Activity Total			-	-	-	-	-	-	-	-	-	-	-	-	118.18	57,373.94	57,492.12
Parks & Gardens																	
006529	CP - Regional Parks Redevelopment	COUNCIL	-	-	-	-	-	-	-	-	-	-	-	-	-	903.09	903.09
Sub Activity Subtotal			-	-	-	-	-	-	-	-	-	-	-	-	-	903.09	903.09
Sp/ground-Maidenwel																	
006920	Maidenwell Completion of steps to Coomba	COUNCIL	-	-	-	-	-	-	70,000.00	-	-	-	-	70,000.00	-	-	-
Sub Activity Subtotal			-	-	-	-	-	-	70,000.00	-	-	-	-	70,000.00	-	-	-
W4Q - Round 4																	
006531	W4Q4-Benarkin Park Renewal	W4Q4	-	-	-	4,249.22	-	4,249.22	-	20,000.00	-	7,189.78	8,561.00	4,249.22	-	4,249.42	4,249.42
006532	W4Q4-Murgon QE11 Park-Stage 1	W4Q4	-	-	-	14,679.88	-	14,679.88	-	21,596.36	-	7,493.48	577.00	14,679.88	-	14,679.34	14,679.34
006752	W4Q4-Kingaroy Lions Park Playground	W4Q4	20,000.00	-	-	101,086.09	-	121,086.09	95,000.00	-	-	26,086.09	-	121,086.09	-	121,086.09	121,086.09
006758	W4Q4-Lions Park Kingaroy Amenities	W4Q4	-	-	-	240,753.03	-	240,753.03	269,815.00	-	-	16,919.97	12,142.00	240,753.03	181.82	240,760.61	240,942.43
006759	W4Q4-Wondai 24hr Camping Grounds	W4Q4	20,000.00	-	-	175,984.72	-	195,984.72	150,000.00	-	-	36,583.72	9,401.00	195,984.72	-	195,984.25	195,984.25
006806	W4Q4-Tipperary Flat N'go-Water Feature	W4Q4	-	-	-	-	-	-	-	-	-	-	-	-	-	806.11	806.11
006807	W4Q4-Tipperary Flat N'go - Rd & Carpark	W4Q4	-	-	-	74,396.44	-	74,396.44	-	63,671.44	10,000.00	10,000.00	10,725.00	74,396.44	6,378.00	50,946.36	57,324.36
006925	W4Q4-Kumbia Park Redevelopment	W4Q4	-	-	-	115,000.00	-	115,000.00	115,000.00	-	-	-	-	115,000.00	766.50	8,147.73	8,914.23
006926	W4Q4-Kingaroy Memorial Park	W4Q4	-	-	-	312,543.82	-	312,543.82	321,450.00	-	7,839.60	1,066.58	-	312,543.82	-	312,543.82	312,543.82
Sub Activity Subtotal			40,000.00	-	-	1,038,693.20	-	1,078,693.20	951,265.00	105,267.80	17,839.60	40,000.00	-	1,078,693.20	7,326.32	949,203.73	956,530.05
Parks - Kingaroy																	
006018	CP K'Roy Apex Park-Carpark, Path & Paint	COUNCIL	1,808.00	-	-	-	-	1,808.00	-	-	-	-	1,808.00	1,808.00	-	1,808.00	1,808.00
006849	DRFA-Memorial Park Footbridge	DRFA	-	-	-	231,030.00	-	231,030.00	231,030.00	-	-	-	-	231,030.00	67,370.27	13,240.44	80,610.71
006875	MIP-Memorial Park Multi Court & Ninja	MIP	88,888.89	-	-	111,111.11	-	200,000.00	450,000.00	-	-	-	250,000.00	200,000.00	73,782.90	27,209.50	100,992.40
006929	Kingaroy Carew Park Shelter and Trees	COUNCIL	-	-	-	-	-	-	40,000.00	-	-	40,000.00	-	-	-	-	-
006930	Kumbia Recreation Park Redevelopment	COUNCIL	200,000.00	-	-	-	-	200,000.00	200,000.00	-	-	-	-	200,000.00	38,383.27	65,411.05	103,794.32
006938	Kingaroy Apex Park Carpark	COUNCIL	77,472.28	-	-	-	-	77,472.28	120,000.00	-	-	48,755.93	6,228.21	77,472.28	-	77,472.28	77,472.28
006999	Kingaroy Memorial Park Master/Concept Pl	COUNCIL	6,000.00	27,990.00	-	-	-	33,990.00	-	-	30,239.00	2,249.00	6,000.00	33,990.00	-	32,190.00	32,190.00
Sub Activity Subtotal			374,169.17	27,990.00	-	342,141.11	-	744,300.28	1,041,030.00	-	30,239.00	91,004.93	235,963.79	744,300.28	179,536.44	217,331.27	396,867.71
Parks - Nanango																	
006921	Nanango Pioneer Park walking tracks	COUNCIL	-	-	-	-	-	-	6,000.00	-	-	-	6,000.00	-	-	-	-

Project Code	Project Description	Grant Funding Body	Depreciation	Restricted Cash	Proceeds from Sale of Fleet	Grant Funding	Developer Contribution	Total Budgeted Revenue	2023/2024 Adopted Budget	2022/2023 Continued Projects	First Quarter Budget Adjustments	Second Quarter Budget Adjustments	Third Quarter Budget Adjustments	Total Available Budget	Commitments	2023/2024 Actual Expenditure	2023/2024 Actual Expenditure & Commitments
006922	Nanango Pioneer Park Repair Washouts	COUNCIL	-	-	-	-	-	-	6,000.00	-	-	-	6,000.00	-	-	-	-
006923	Nanango Lions Park Replace damaged slide	COUNCIL	-	-	-	-	-	-	7,500.00	-	-	-	7,500.00	-	-	-	-
006933	Nanango Butter Factory Park Amenities	COUNCIL	-	-	-	-	-	-	220,000.00	-	-	220,000.00	-	-	-	2,618.18	2,618.18
006934	Nanango Lions Park Shade Sail and Swing	CONTRIB	-	-	-	52,318.00	-	52,318.00	52,318.00	-	-	-	-	52,318.00	28,430.72	9,113.36	37,544.08
006998	Tipperary Flat N'go-Toilet Block Varnish	COUNCIL	11,520.00	-	-	-	-	11,520.00	-	-	15,000.00	-	3,480.00	11,520.00	7,409.09	11,520.00	18,929.09
Sub Activity Subtotal			11,520.00	-	-	52,318.00	-	63,838.00	291,818.00	-	15,000.00	-	22,980.00	63,838.00	35,839.81	23,251.54	59,091.35
Parks - Blackbutt																	
006919	Blackbutt Les Muller Park	COUNCIL	55,000.00	-	-	-	-	55,000.00	50,000.00	-	-	-	5,000.00	55,000.00	-	49,463.80	49,463.80
006931	Benarkin First Settlers Park Playground	COUNCIL	150,000.00	-	-	-	-	150,000.00	150,000.00	-	-	-	-	150,000.00	-	149,613.59	149,613.59
006994	Blackbutt Les Muller Park - Toilet Block	COUNCIL	-	11,520.00	-	-	-	11,520.00	-	-	28,500.00	-	16,980.00	11,520.00	1,746.00	11,520.00	13,266.00
Sub Activity Subtotal			205,000.00	11,520.00	-	-	-	216,520.00	200,000.00	-	28,500.00	-	11,980.00	216,520.00	1,746.00	210,597.39	212,343.39
Parks - Murgon																	
006753	Murgon QEII Park - Stage 2	COUNCIL	-	-	-	-	-	-	-	-	-	-	-	-	1,288.00	-	1,288.00
006927	Murgon Skate Park Half Basketball court	COUNCIL	-	-	-	-	-	-	32,000.00	-	-	-	32,000.00	-	2,400.00	1,444.93	3,844.93
006928	Murgon QE11 Park Stage 2 Redevelopment	COUNCIL	323,000.00	-	-	-	-	323,000.00	450,000.00	-	-	150,000.00	23,000.00	323,000.00	5,954.00	318,092.30	324,046.30
Sub Activity Subtotal			323,000.00	-	-	-	-	323,000.00	482,000.00	-	-	150,000.00	9,000.00	323,000.00	9,642.00	319,537.23	329,179.23
Parks - Wondai																	
006935	DRFA Dingo Creek Carpark	DRFA	4,151.00	-	-	180,260.00	-	184,411.00	180,260.00	-	-	-	4,151.00	184,411.00	-	184,151.18	184,151.18
006996	Wondai Dingo Creek Park playground light	COUNCIL	-	-	-	-	-	-	-	-	14,776.52	14,776.52	-	-	-	-	-
Sub Activity Subtotal			4,151.00	-	-	180,260.00	-	184,411.00	180,260.00	-	14,776.52	14,776.52	4,151.00	184,411.00	-	184,151.18	184,151.18
Parks - Proston																	
006877	Proston Lookout - Lookout Redevelopment	COUNCIL	20,454.49	-	-	-	-	20,454.49	16,000.00	-	-	4,454.49	-	20,454.49	-	20,454.49	20,454.49
006878	Proston Lookout Bollards	COUNCIL	-	-	-	-	-	-	8,000.00	-	-	8,000.00	-	-	-	-	-
006924	Proston Railway Park Walking track	COUNCIL	-	-	-	-	-	-	10,000.00	-	-	-	10,000.00	-	-	-	-
Sub Activity Subtotal			20,454.49	-	-	-	-	20,454.49	34,000.00	-	-	3,545.51	10,000.00	20,454.49	-	20,454.49	20,454.49
Rail Trails																	
006932	Blackbutt to Linville Rail Trail	QRA	-	-	-	-	-	-	100,000.00	-	-	100,000.00	-	-	-	-	-
006936	DRFA Kingaroy-Murgon Rail Trail Crossing	DRFA	-	-	-	423,314.00	-	423,314.00	423,314.00	-	-	-	-	423,314.00	84,722.03	12,948.88	97,670.91
006937	LRCI Kingaroy-Murgon Rail Trail Reseal	LRCI_4_A	-	-	-	713,465.00	-	713,465.00	994,465.00	-	-	-	281,000.00	713,465.00	-	713,259.94	713,259.94
007026	DTIS - King-Mur Rail Trail Pavement/Cros	DTIS	-	-	-	631,141.00	-	631,141.00	-	-	-	631,141.00	-	631,141.00	118,443.34	76,096.81	194,540.15
Sub Activity Subtotal			-	-	-	1,767,920.00	-	1,767,920.00	1,517,779.00	-	-	531,141.00	281,000.00	1,767,920.00	203,165.37	802,305.63	1,005,471.00
General																	
006995	REGIONAL-CCTV Install and Server Upgrade	COUNCIL	-	55,000.00	-	-	-	55,000.00	-	-	55,000.00	-	-	55,000.00	-	19,886.00	19,886.00
Sub Activity Subtotal			-	55,000.00	-	-	-	55,000.00	-	-	55,000.00	-	-	55,000.00	-	19,886.00	19,886.00
Activity Total			978,294.66	94,510.00	-	3,381,332.31	-	4,454,136.97	4,768,152.00	105,267.80	125,675.92	91,814.04	-	636,772.79	4,454,136.97	437,255.94	2,745,815.37
Roads																	
W4Q - Round 4																	
006975	W4Q4 Wondai CBD Scott Street	W4Q4	200,000.00	1,094,617.12	-	700,000.00	-	1,994,617.12	700,000.00	-	-	1,294,617.12	-	1,994,617.12	746,363.28	650,319.93	1,396,683.21
Sub Activity Subtotal			200,000.00	1,094,617.12	-	700,000.00	-	1,994,617.12	700,000.00	-	-	1,294,617.12	-	1,994,617.12	746,363.28	650,319.93	1,396,683.21
Bridges																	
006538	Murgon-CherbourgRd-SawpitCkBridge-Guard	COUNCIL	-	10,000.00	-	-	-	10,000.00	104,736.00	-	-	-	94,736.00	10,000.00	-	8,839.00	8,839.00
006540	Cushnie-HomecreekLoopRd-TimberBridge	BRP	-	12,278.98	-	37,721.02	-	50,000.00	773,680.00	-	-	-	723,680.00	50,000.00	4,900.00	46,181.88	51,081.88
Sub Activity Subtotal			-	22,278.98	-	37,721.02	-	60,000.00	878,416.00	-	-	-	818,416.00	60,000.00	4,900.00	55,020.88	59,920.88
KTP																	
005284	Kingaroy-Transformation Project	COUNCIL	-	149,864.75	-	69,284.03	-	219,148.78	-	219,148.78	-	-	-	219,148.78	-	-	-
006211	KTP-Alford St (Youngman-GlendonSt) Works	COUNCIL	-	-	-	-	-	-	-	-	-	-	-	-	-	1,627.59	1,627.59
006212	KTP-Alford St(GlendonSt-KingaroySt)Works	COUNCIL	-	-	-	-	-	-	-	-	-	-	-	-	-	48,107.52	48,107.52
006213	KTP-Kingaroy St(AlfordSt-HalySt)Works	COUNCIL	-	-	-	-	-	-	-	-	-	-	-	-	-	8,623.36	8,623.36
006214	KTP-Haly St(KingaroySt-GlendonSt)Works	COUNCIL	-	-	-	-	-	-	-	-	-	-	-	-	30,508.25	7,522.40	38,030.65
006215	KTP-Haly St(GlendonSt-YoungmanSt)Works	COUNCIL	-	-	-	-	-	-	-	-	-	-	-	-	-	8,447.39	8,447.39
006216	KTP-Glendon St(AlfordSt-HalySt)Works	COUNCIL	-	-	-	-	-	-	-	-	-	-	-	-	42,450.00	69,516.20	111,966.20
Sub Activity Subtotal			-	149,864.75	-	69,284.03	-	219,148.78	-	219,148.78	-	-	-	219,148.78	72,958.25	143,844.46	216,802.71
Grav Resheet																	
006907	Benarkin-Staines Rd-GR	COUNCIL	400,000.00	-	-	-	-	400,000.00	350,000.00	-	-	-	50,000.00	400,000.00	111,250.85	57,301.08	168,551.93
006908	Booie-Nystrom Rd-GR	COUNCIL	50,000.00	-	-	-	-	50,000.00	50,000.00	-	-	-	-	50,000.00	-	71,467.13	71,467.13
006939	Wooroolin-Denmark Rd-SR	COUNCIL	65,000.00	-	-	-	-	65,000.00	91,839.00	-	26,839.00	-	-	65,000.00	-	34,998.52	34,998.52
006940	Crawford-Liesegang Rd-SR	COUNCIL	65,000.00	-	-	-	-	65,000.00	86,210.00	-	21,210.00	-	-	65,000.00	-	69,653.65	69,653.65

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006941	Ellesmere-Parker Rd-SR	COUNCIL	-	-	-	-	-	64,159.00	64,159.00	-	64,159.00	-	-	-	-	-	-
006942	Benair-Reedy Creek Rd-SR	COUNCIL	100,000.00	-	-	-	-	91,317.00	91,317.00	-	8,683.00	-	-	100,000.00	-	81,691.64	81,691.64
006943	Memerambi-Couchmans Rd-SR	COUNCIL	270,000.00	-	-	-	-	166,475.00	166,475.00	-	103,525.00	-	-	270,000.00	-	282,880.93	282,880.93
006977	Gravel Resheeting Program 2024	COUNCIL	50,000.00	-	-	-	-	50,000.00	100,000.00	-	-	-	50,000.00	50,000.00	-	-	-
Sub Activity Subtotal			1,000,000.00	-	-	-	-	1,000,000.00	1,000,000.00	-	-	-	-	1,000,000.00	111,250.85	597,992.95	709,243.80
Pavement Rehab																	
005479	Niagara Road (Wind Farm)	COUNCIL	-	-	-	-	90,000.00	90,000.00	-	-	-	90,000.00	-	90,000.00	92,342.86	70,117.01	162,459.87
006188	Kingaroy/Wondai-BunyaHwyMedianUpgrade	COUNCIL	-	11,623.47	-	-	-	11,623.47	-	11,623.47	-	-	-	11,623.47	-	22,822.07	22,822.07
006674	TIDS-Corndale-Corndale Rd-Widening	TIDS	79,778.00	47,888.99	-	59,778.00	-	187,444.99	119,556.00	47,888.99	20,000.00	-	-	187,444.99	-	188,485.51	188,485.51
006675	TIDS-Nanango CBD-Disabled Parking Bays	TIDS	-	7,424.70	-	-	-	7,424.70	-	7,424.70	-	-	-	7,424.70	-	3,899.66	3,899.66
006970	RTR-Tingoora Chelmsford Rd-Pavement Reha	RTR	449,981.00	-	-	1,480,019.00	-	1,930,000.00	1,930,000.00	-	-	-	-	1,930,000.00	183,096.30	302,648.30	485,744.60
006978	Major Mechanical Repairs Sealed Roads	COUNCIL	800,000.00	-	-	-	-	800,000.00	1,000,000.00	-	-	200,000.00	-	800,000.00	-	-	-
007004	Wondai Roundabout	LRCI_4_B	-	-	-	873,564.00	-	873,564.00	800,000.00	19,617.12	-	53,946.88	-	873,564.00	109,296.95	-	109,296.95
Sub Activity Subtotal			1,329,759.00	66,937.16	-	2,413,361.00	90,000.00	3,900,057.16	3,849,556.00	86,554.28	20,000.00	56,053.12	-	3,900,057.16	384,736.11	542,328.41	927,064.52
Footpaths & Cycleway																	
006567	LRCI-Blackbutt CBD Footpath	LRCI_3	-	-	-	-	-	-	-	-	-	-	-	-	-	2,748.00	2,748.00
006739	Nanango-Drayton St-Footpath	COUNCIL	-	100,000.00	-	-	-	100,000.00	100,000.00	-	-	-	-	100,000.00	-	-	-
006944	TIDS-Kingaroy-Tessmanns Rd-Footpath	TIDS	96,328.00	-	-	31,810.00	-	128,138.00	128,138.00	-	-	-	-	128,138.00	2,510.13	169,557.54	172,067.67
006945	TIDS-Wooroolin State School-Footpath	TIDS	25,000.00	-	-	25,000.00	-	50,000.00	50,000.00	-	-	-	-	50,000.00	-	64,449.93	64,449.93
006948	STIP-St Marys-Kent St-Footpath	STIP	78,410.00	-	-	79,000.00	-	157,410.00	157,410.00	-	-	-	-	157,410.00	2,937.60	123,400.99	126,338.59
006949	STIP-Murgon-State&HighSchools-Footpath	STIP	49,610.00	-	-	49,500.00	-	99,110.00	99,110.00	-	-	-	-	99,110.00	20,563.20	62,046.29	82,609.49
006950	STIP-MurgonStateHighSchool-Parking	STIP	235,554.00	-	-	236,500.00	-	472,054.00	472,054.00	-	-	-	-	472,054.00	5,875.20	265,098.28	270,973.48
006951	STIP-Kingaroy-State/HighSchool-Park&Ped	STIP	85,308.00	-	-	85,308.00	-	143,308.00	143,308.00	-	-	-	-	143,308.00	-	103,535.90	103,535.90
Sub Activity Subtotal			570,210.00	100,000.00	-	479,810.00	-	1,150,020.00	1,150,020.00	-	-	-	-	1,150,020.00	31,886.13	790,836.93	822,723.06
Pedestrian Crossing																	
006946	STIP-Murgon State School-CrossingUpgrade	STIP	-	-	-	116,000.00	-	116,000.00	116,000.00	-	-	-	-	116,000.00	17,625.60	93,181.87	110,807.47
Sub Activity Subtotal			-	-	-	116,000.00	-	116,000.00	116,000.00	-	-	-	-	116,000.00	17,625.60	93,181.87	110,807.47
Concrete Medians																	
006947	STIP-KSS/KSHS Markwell St-BusInterchange	STIP	108,900.00	-	-	110,000.00	-	218,900.00	218,900.00	-	-	-	-	218,900.00	3,187.02	311,337.52	314,524.54
Sub Activity Subtotal			108,900.00	-	-	110,000.00	-	218,900.00	218,900.00	-	-	-	-	218,900.00	3,187.02	311,337.52	314,524.54
Bitumen Resealing																	
005855	Bitumen Sealing Various Roads	COUNCIL	-	-	-	-	-	-	-	303,789.92	-	303,789.92	-	-	-	-	-
006686	RTR-Kingaroy-George St-Reseal	RTR	-	28,789.92	-	-	-	28,789.92	-	-	-	28,789.92	-	28,789.92	-	28,864.82	28,864.82
006704	RTR-Chelmsford-Flats Rd-Reseal	RTR	-	-	-	-	-	-	-	-	-	-	-	-	-	1,079.50	1,079.50
006706	RTR-Nanango-Hicken Way-Reseal	RTR	-	-	-	-	-	-	-	-	-	-	-	-	-	616.21	616.21
006716	LRCI-Wondai-Edward St-Reseal	LRCI_3	-	-	-	2,642.72	-	2,642.72	-	2,642.72	-	-	-	2,642.72	-	1,359.80	1,359.80
006717	LRCI-Kingaroy-First Ave-Reseal	LRCI_3	-	90,279.94	-	207,681.89	-	297,961.83	-	297,961.83	-	-	-	297,961.83	205,824.18	37,236.47	243,060.65
006719	LRCI-Kingaroy-Haly St-Reseal	LRCI_3	-	-	-	121,000.00	-	121,000.00	-	121,000.00	-	-	-	121,000.00	-	86,549.80	86,549.80
006721	LRCI-Kingaory-River Rd-Reseal	LRCI_3	-	-	-	183,000.00	-	183,000.00	-	183,000.00	-	-	-	183,000.00	-	170,978.67	170,978.67
006722	LRCI-Runnymede-Runnymede Rd-Reseal	LRCI_3	-	-	-	169,000.00	-	169,000.00	-	169,000.00	-	-	-	169,000.00	-	135,284.10	135,284.10
006725	LRCI-Taromeo-Old Esk Rd-Reseal	LRCI_3	-	-	-	120,000.00	-	120,000.00	-	120,000.00	-	-	-	120,000.00	-	91,174.24	91,174.24
006727	LRCI-Tingoora-Tingoora Chelmsford Rd-Res	LRCI_3	-	-	-	5,000.00	-	5,000.00	-	5,000.00	-	-	-	5,000.00	-	5,628.21	5,628.21
006953	Nanango-Bushnells Rd-Reseal	COUNCIL	50,400.00	-	-	-	-	50,400.00	50,400.00	-	-	-	-	50,400.00	-	54,046.99	54,046.99
006954	Warmung-Friebergs Rd-Reseal	COUNCIL	105,840.00	-	-	-	-	105,840.00	105,840.00	-	-	-	-	105,840.00	-	69,431.58	69,431.58
006955	Booie-Gatto Rd-Reseal	COUNCIL	25,200.00	-	-	-	-	25,200.00	25,200.00	-	-	-	-	25,200.00	-	26,769.30	26,769.30
006956	Brooklands-Kumbia Rd-Reseal	COUNCIL	42,570.00	-	-	-	-	42,570.00	42,570.00	-	-	-	-	42,570.00	-	44,865.68	44,865.68
006957	Booie-MaCauley Dr-Reseal	COUNCIL	119,700.00	-	-	-	-	119,700.00	119,700.00	-	-	-	-	119,700.00	-	91,033.72	91,033.72
006958	Kingaroy-MacDiarmid St-Reseal	COUNCIL	32,832.00	-	-	-	-	32,832.00	32,832.00	-	-	-	-	32,832.00	-	32,539.57	32,539.57
006959	Mondure-McConnel Way-Reseal	COUNCIL	28,800.00	-	-	-	-	28,800.00	28,800.00	-	-	-	-	28,800.00	-	34,268.64	34,268.64
006960	Wattlecamp-MemerambiBarkersCreekRd-Resea	COUNCIL	84,900.00	-	-	-	-	84,900.00	84,900.00	-	-	-	-	84,900.00	-	72,784.14	72,784.14
006961	TIDS-Silverleaf-MondureWheatlands-Reseal	TIDS	300,745.00	-	-	39,735.00	-	340,480.00	340,480.00	-	-	-	-	340,480.00	-	153,749.23	153,749.23
006962	Byee-Silverleaf Rd-Reseal	COUNCIL	429,120.00	-	-	-	-	429,120.00	429,120.00	-	-	-	-	429,120.00	-	304,616.84	304,616.84
006963	TIDS-Haly Creek-Stuart Valley Dr-Reseal	TIDS	169,920.00	-	-	169,920.00	-	339,840.00	339,840.00	-	-	-	-	339,840.00	-	242,766.38	242,766.38
006964	Charlestown-Transmitter Rd-Reseal	COUNCIL	238,960.00	-	-	-	-	238,960.00	238,960.00	-	-	-	-	238,960.00	22,423.50	104,538.37	126,961.87
006965	Wooroolin-Wellers Rd-Reseal	COUNCIL	120,900.00	-	-	-	-	120,900.00	120,900.00	-	-	-	-	120,900.00	-	76,863.32	76,863.32
006966	Booie-Darcie St-Reseal	COUNCIL	80,280.00	-	-	-	-	80,280.00	80,280.00	-	-	-	-	80,280.00	-	46,113.53	46,113.53
006967	Booie-Brittany Court-Reseal	COUNCIL	30,089.00	-	-	-	-	30,089.00	30,089.00	-	-	-	-	30,089.00	-	15,128.63	15,128.63
006968	Booie-Tidar Ct-Reseal	COUNCIL	30,089.00	-	-	-	-	30,089.00	30,089.00	-	-	-	-	30,089.00	-	17,102.88	17,102.88
007029	Sliverleaf-Campbells Rd-Reseal	RTR	-	-	-	-	-	-	-	-	-	-	-	-	-	79,697.48	79,697.48
Sub Activity Subtotal			1,890,345.00	119,069.86	-	1,017,979.61	-	3,027,394.47	2,100,000.00	1,202,394.47	-	275,000.00	-	3,027,394.47	228,247.68	2,025,088.10	2,253,335.78

Project Code	Project Description	Grant Funding Body	Depreciation	Restricted Cash	Proceeds from Sale of Fleet	Grant Funding	Developer Contribution	Total Budgeted Revenue	2023/2024 Adopted Budget	2022/2023 Continued Projects	First Quarter Budget Adjustments	Second Quarter Budget Adjustments	Third Quarter Budget Adjustments	Total Available Budget	Commitments	2023/2024 Actual Expenditure	2023/2024 Actual Expenditure & Commitments	
General																		
006556	Blackspot-Glendon/MarkwellSt-SafetyUpgra	COUNCIL	-	25,000.00	-	-	-	25,000.00	-	25,000.00	-	-	-	25,000.00	-	-	-	
006682	Advanced Design 22/23	COUNCIL	-	113,958.79	-	-	-	113,958.79	-	113,958.79	-	-	-	113,958.79	-	6,824.53	6,824.53	
006733	Kingaroy-Birt Rd-Dust Suppression Trial	COUNCIL	-	194,114.15	-	-	-	194,114.15	-	194,114.15	-	-	-	194,114.15	18,186.35	116,752.08	134,938.43	
006969	Advanced Design 23/24	COUNCIL	250,000.00	-	-	-	-	250,000.00	250,000.00	-	-	-	-	250,000.00	92,634.10	150,494.80	243,128.90	
006979	Unallocated Renewal Funds	COUNCIL	18,500.00	-	-	-	-	18,500.00	178,500.00	-	160,000.00	-	-	18,500.00	-	-	-	
007001	Blackspot-Appin St/Cairns St-Intersectio	BLKSPOT	-	-	-	-	-	-	-	-	-	247,500.00	247,500.00	-	18,322.73	46,427.31	64,750.04	
007011	McCauley Weir Road Reopening and Signage	COUNCIL	90,000.00	-	-	-	-	90,000.00	-	-	90,000.00	-	-	90,000.00	2,110.01	134,849.00	136,959.01	
007012	Minmore Road Sealing	COUNCIL	50,000.00	-	-	-	-	50,000.00	-	-	50,000.00	-	-	50,000.00	28,450.00	-	28,450.00	
	Sub Activity Subtotal		408,500.00	333,072.94	-	-	-	741,572.94	428,500.00	333,072.94	-	20,000.00	247,500.00	247,500.00	159,703.19	455,347.72	615,050.91	
Urban Drainage																		
006735	Kingaroy-Leopard Court-Drainage	COUNCIL	-	-	-	-	-	-	-	-	-	-	-	-	-	22.00	22.00	
006741	Kingaroy-Moonya St-Drainage	COUNCIL	-	-	-	-	-	-	-	-	-	-	-	-	-	1,771.62	1,771.62	
006805	North Street Kerb & Channelling	COUNCIL	121,500.00	-	-	-	-	121,500.00	121,500.00	-	-	-	-	121,500.00	-	88,042.16	88,042.16	
	Sub Activity Subtotal		121,500.00	-	-	-	-	121,500.00	121,500.00	-	-	-	-	121,500.00	-	89,835.78	89,835.78	
FD & Complimentary																		
006736	Flood Damage - Council Betterment	COUNCIL	-	718,753.58	-	-	-	718,753.58	2,000,000.00	-	26,716.91	200,000.00	1,054,529.51	718,753.58	-	-	-	
006813	EV03 Betterment Mondure Crossing Road	QRA	-	11,216.01	-	62,024.34	-	73,240.35	-	-	-	-	73,240.35	23,256.01	21,486.90	44,742.91		
006843	EV04 Betterment Mercer Springate Road	QRA	-	786.83	-	7,081.46	-	7,868.29	-	-	-	-	7,868.29	13,602.75	19,437.50	33,040.25		
006844	EV01 Betterment Dip Road	QRA	-	4,666.10	-	41,994.89	-	46,660.99	-	-	-	-	46,660.99	27,374.50	37,107.06	64,481.56		
006984	EV03 Betterment Williams Road	QRA	-	1,278.50	-	11,710.56	-	12,989.06	-	-	-	-	12,989.06	16,335.36	24,470.80	40,806.16		
006986	Couchmans Road Comp Pavement repair	COUNCIL	-	-	-	-	-	-	-	-	-	-	-	-	-	18,763.34	18,763.34	
006997	River Road Pavement repair Comp works	COUNCIL	-	-	-	-	-	-	-	-	-	-	-	-	1,700.00	29,960.00	31,660.00	
007000	Ryan Reagon Rd Comp Works gravel resheet	COUNCIL	-	-	-	-	-	-	-	-	-	-	-	-	-	5,161.53	5,161.53	
007002	Maidenwell Glenciffe Rd-Comp Grav Reshe	COUNCIL	-	-	-	-	-	-	-	-	-	-	-	-	-	67,300.11	67,300.11	
007013	Freemans Lane Kingaroy Concrete Pavement	COUNCIL	-	200,000.00	-	-	-	200,000.00	-	-	-	200,000.00	-	200,000.00	110,739.09	28,515.04	139,254.13	
007016	EV01 Betterment Flagstone Creek Road	QRA	-	576.26	-	5,186.34	-	5,762.60	-	-	-	-	5,762.60	3,432.10	11,771.84	15,203.94		
007018	East Nanango Road Comp Works seal works	COUNCIL	-	-	-	-	-	-	-	-	-	-	-	-	-	14,150.40	14,150.40	
007034	O'Dea Road Comp drainage works	COUNCIL	-	-	-	-	-	-	-	-	-	-	-	-	-	2,338.76	2,338.76	
007041	EV01 Betterment Finnemores Road	QRA	-	2,460.00	-	3,434.06	-	5,894.06	-	-	-	-	5,894.06	5,894.06	6,122.73	43.76	6,166.49	
007042	EV01 Betterment Greenview Road	QRA	-	225.00	-	4,007.04	-	4,232.04	-	-	-	-	4,232.04	4,232.04	3,564.20	43.75	3,607.95	
007043	EV01 Betterment Hoggs Road	QRA	-	2,170.00	-	3,427.03	-	5,597.03	-	-	-	-	5,597.03	5,597.03	5,590.32	43.76	5,634.08	
007044	EV01 Betterment Ironpot Road	QRA	-	185.00	-	3,465.07	-	3,650.07	-	-	-	-	3,650.07	3,650.07	8,415.06	3,742.75	12,157.81	
007045	EV01 Betterment Jerrards Road	QRA	-	4,780.00	-	24,889.07	-	29,669.07	-	-	-	-	29,669.07	29,669.07	27,478.33	43.75	27,522.08	
007046	EV01 Betterment Kings Bridge Road	QRA	-	1,020.00	-	19,137.04	-	20,157.04	-	-	-	-	20,157.04	20,157.04	22,549.09	43.76	22,592.85	
007047	EV01 Betterment Lamperds Road	QRA	-	135.00	-	2,523.62	-	2,658.62	-	-	-	-	2,658.62	2,658.62	8,148.85	43.75	8,192.60	
007048	EV01 Betterment M'Well Upper Yarraman Rd	QRA	-	105.00	-	1,823.10	-	1,928.10	-	-	-	-	1,928.10	1,928.10	4,362.81	43.76	4,406.57	
007049	EV01 Betterment Manubar Road	QRA	-	200.00	-	3,754.45	-	3,954.45	-	-	-	-	3,954.45	3,954.45	8,681.26	43.75	8,725.01	
007050	EV01 Betterment Nords Road	QRA	-	590.00	-	10,184.56	-	10,774.56	-	-	-	-	10,774.56	10,774.56	8,237.58	43.75	8,281.33	
007051	EV01 Betterment Old Wondai Road	QRA	-	3,330.00	-	5,148.90	-	8,478.90	-	-	-	-	8,478.90	8,478.90	8,415.05	43.75	8,458.80	
007052	EV01 Betterment Parkers Road	QRA	-	310.00	-	1,364.69	-	1,674.69	-	-	-	-	1,674.69	1,674.69	8,148.84	43.76	8,192.60	
007053	EV01 Betterment Pedersens Road	QRA	-	700.00	-	13,181.42	-	13,881.42	-	-	-	-	13,881.42	13,881.42	9,302.40	43.75	9,346.15	
007054	EV01 Betterment Recreation Drive	QRA	-	90.00	-	1,640.52	-	1,730.52	-	-	-	-	1,730.52	1,730.52	7,971.38	43.76	8,015.14	
007055	EV01 Betterment Smiths Road Inverlaw	QRA	-	1,700.00	-	4,657.58	-	6,357.58	-	-	-	-	6,357.58	6,357.58	5,856.52	43.75	5,900.27	
007056	EV01 Betterment Trentham Lane	QRA	-	465.00	-	8,569.65	-	9,034.65	-	-	-	-	9,034.65	9,034.65	8,104.47	5,411.76	13,516.23	
007057	EV01 Betterment Trouds Road	QRA	-	2,040.00	-	1,684.44	-	3,724.44	-	-	-	-	3,724.44	3,724.44	7,705.17	43.75	7,748.92	
007058	EV03 Betterment Arthur Street East	QRA	-	797.66	-	4,411.02	-	5,208.68	-	-	-	-	5,208.68	5,208.68	5,834.34	5,943.25	11,777.59	
007059	EV03 Betterment Nords Road	QRA	-	1,787.05	-	9,882.37	-	11,669.42	-	-	-	-	11,669.42	11,669.42	16,386.43	43.75	16,430.18	
007060	EV03 Betterment Tim Dwyer Road	QRA	-	956.50	-	5,289.42	-	6,245.92	-	-	-	-	6,245.92	6,245.92	12,149.33	8,190.26	20,339.59	
007061	EV03 Betterment Weeks Road	QRA	-	2,664.47	-	14,734.47	-	17,398.94	-	-	-	-	17,398.94	17,398.94	12,829.62	11,921.25	24,750.87	
007062	EV04 Betterment Manar Road	QRA	-	7,319.45	-	12,872.28	-	20,191.73	-	-	-	-	20,191.73	20,191.73	16,053.66	11,934.26	27,987.92	
007063	EV04 Betterment Magee Road	QRA	-	445.92	-	8,472.48	-	8,918.40	-	-	-	-	8,918.40	8,918.40	12,149.32	8,190.25	20,339.57	
007064	EV04 Betterment Walkers Road	QRA	-	788.95	-	14,990.02	-	15,778.97	-	-	-	-	15,778.97	15,778.97	8,880.91	7,679.26	16,560.17	
007065	EV04 Betterment Kearneys Road	QRA	-	11.64	-	221.15	-	232.79	-	-	-	-	232.79	232.79	7,779.12	8,079.75	15,858.87	
007066	EV04 Betterment Hodges Road	QRA	-	346.95	-	6,592.02	-	6,938.97	-	-	-	-	6,938.97	6,938.97	7,512.90	7,971.76	15,484.66	
007067	EV04 Betterment Goldsworthy Road	QRA	-	382.22	-	7,262.19	-	7,644.41	-	-	-	-	7,644.41	7,644.41	8,082.30	6,855.25	14,937.55	
007068	Paines Road Comp Works Gravel Resheet	COUNCIL	-	-	-	-	-	-	-	-	-	-	-	-	-	60,536.45	60,536.45	
	Sub Activity Subtotal		-	973,283.09	-	325,617.25	-	1,298,900.34	2,000,000.00	-	26,716.91	-	674,382.75	1,298,900.34	462,751.80	427,619.59	890,371.39	
	Activity Total		5,629,214.00	2,859,123.90	-	5,269,772.91	90,000.00	13,848,110.81	12,562,892.00	1,841,170.47	-	26,716.91	1,211,064.00	1,740,298.75	13,848,110.81	2,223,609.91	6,182,754.14	8,406,364.05
Water Services																		
W4Q - Round 4																		
006906	W4Q4-Kingaroy Water Security MtWooroolin	W4Q4	-	580,000.00	-	1,500,000.00	-	2,080,000.00	1,750,000.00	-	-	330,000.00	-	2,080,000.00	1,893,027.26	38,772.31	1,931,799.57	
	Sub Activity Subtotal		-	580,000.00	-	1,500,000.00	-	2,080,000.00	1,750,000.00	-	-	330,000.00	-	2,080,000.00	1,893,027.26	38,772.31	1,931,799.57	
Water - General Oper																		

Project Code	Project Description	Grant Funding Body	Depreciation	Restricted Cash	Proceeds from Sale of Fleet	Grant Funding	Developer Contribution	Total Budgeted Revenue	2023/2024 Adopted Budget	2022/2023 Continued Projects	First Quarter Budget Adjustments	Second Quarter Budget Adjustments	Third Quarter Budget Adjustments	Total Available Budget	Commitments	2023/2024 Actual Expenditure	2023/2024 Actual Expenditure & Commitments
006503	S1 & S2 - PC, SCADA & Telemetry WATER	COUNCIL	-	183,332.00	-	-	-	183,332.00	183,332.00	-	-	-	-	183,332.00	80,048.00	82,965.00	163,013.00
006640	S2- PC, SCADA & Telemetry WATER	COUNCIL	-	-	-	-	-	-	-	-	-	-	-	-	162.00	-	162.00
006898	S3 - PC, SCADA & Telemetry WATER	COUNCIL	17,500.00	-	-	-	-	17,500.00	175,000.00	-	-	157,500.00	-	17,500.00	-	-	-
006909	Solar panels for treatment plants	COUNCIL	30,000.00	-	-	-	-	30,000.00	30,000.00	-	-	-	-	30,000.00	-	-	-
Sub Activity Subtotal			47,500.00	183,332.00	-	-	-	230,832.00	388,332.00	-	-	157,500.00	-	230,832.00	80,210.00	82,965.00	163,175.00
Water - Blackbutt																	
006788	Blackbutt HL PS Switchboard renewal +	COUNCIL	17,500.00	-	-	-	-	17,500.00	175,000.00	-	-	157,500.00	-	17,500.00	-	-	-
006899	Blackbutt WTP Switchboard Renewal & PC/S	COUNCIL	40,000.00	-	-	-	-	40,000.00	400,000.00	-	-	360,000.00	-	40,000.00	-	-	-
Sub Activity Subtotal			57,500.00	-	-	-	-	57,500.00	575,000.00	-	-	517,500.00	-	57,500.00	-	-	-
Water - Kingaroy																	
005547	Gordonbrook WTP - Post Con Contract Work	COUNCIL	-	450,000.00	-	-	-	450,000.00	-	-	-	-	450,000.00	450,000.00	43,954.23	405,801.26	449,755.49
006516	Gordonbrook Off Stream Storage Design	BOR_6	-	278,721.00	-	290,000.00	-	568,721.00	278,721.00	-	290,000.00	-	-	568,721.00	16,608.06	330,240.11	346,848.17
006517	Water Meter Replacement Program - 21/22	COUNCIL	-	-	-	-	-	-	-	-	-	-	-	-	-	3,989.66	3,989.66
006566	Gordonbrook Dam Emergency Repairs 2021	COUNCIL	-	80,000.00	-	-	-	80,000.00	-	-	-	80,000.00	-	80,000.00	-	-	-
006596	Gordonbrook Hydrological Modelling	COUNCIL	-	88,196.20	-	-	-	88,196.20	-	88,196.20	-	-	-	88,196.20	31,371.39	36,507.53	67,878.92
006783	Gordonbrook Dam Spillway AFC D&C	COUNCIL	-	-	-	-	-	-	800,000.00	-	-	-	800,000.00	-	-	-	-
006787	Kingaroy Water Security Trunk Infra Upgr	COUNCIL	-	244,125.00	-	-	-	244,125.00	244,125.00	-	-	-	-	244,125.00	7,182.29	69,206.22	76,388.51
006882	WMR Markwell St Kingaroy	COUNCIL	98,000.00	-	-	-	-	98,000.00	98,000.00	-	-	-	-	98,000.00	-	113,927.24	113,927.24
006900	WMR Alford St Kingaroy (William-Burnett)	COUNCIL	133,000.00	-	-	-	-	133,000.00	133,000.00	-	-	-	-	133,000.00	-	55,260.16	55,260.16
006901	WMR Glendon St Kingaroy(Alford-Markwell)	COUNCIL	78,400.00	-	-	-	-	78,400.00	78,400.00	-	-	-	-	78,400.00	-	46,838.56	46,838.56
006902	DriveIn W/Main Bunya Hwy Joint Replaceme	COUNCIL	-	-	-	-	-	-	100,000.00	-	-	-	100,000.00	-	-	-	-
006976	Jubilee St Kingaroy (End to IanSt)	COUNCIL	30,000.00	-	-	-	-	30,000.00	30,000.00	-	-	-	-	30,000.00	-	18,237.99	18,237.99
Sub Activity Subtotal			339,400.00	1,141,042.20	-	290,000.00	-	1,770,442.20	1,762,246.00	88,196.20	290,000.00	80,000.00	450,000.00	1,770,442.20	99,115.97	1,080,008.73	1,179,124.70
Water - Nanango																	
006657	WMR Dalby St Nanango (Gipps-ChesterSt)	COUNCIL	-	-	-	-	-	-	-	-	-	-	-	-	-	2,502.93	2,502.93
006785	Nanango WTP & Bores A, B, C , etc	COUNCIL	-	38,711.33	-	-	-	38,711.33	340,000.00	38,711.33	-	340,000.00	-	38,711.33	-	-	-
Sub Activity Subtotal			-	38,711.33	-	-	-	38,711.33	340,000.00	38,711.33	-	340,000.00	-	38,711.33	-	2,502.93	2,502.93
Water - Proston																	
006658	WMR Blake St, Proston (Drake-RodneySt)	COUNCIL	8,452.58	99,369.22	-	-	-	90,916.64	-	99,369.22	-	-	8,452.58	90,916.64	-	90,916.64	90,916.64
Sub Activity Subtotal			8,452.58	99,369.22	-	-	-	90,916.64	-	99,369.22	-	-	8,452.58	90,916.64	-	90,916.64	90,916.64
Water - Wondai																	
006659	WMR Mackenzie St, Wondai (Osborne-EndSt)	COUNCIL	84,288.97	-	-	-	-	84,288.97	208,574.00	-	-	50,000.00	74,285.03	84,288.97	-	84,288.97	84,288.97
006660	WMR Mackenzie St, Wondai (Osborne-Scott)	COUNCIL	105,474.58	-	-	-	-	105,474.58	138,116.00	-	-	30,000.00	2,641.42	105,474.58	-	105,474.58	105,474.58
006661	WMR Cadell St, Wondai (Scott - Kent St)	COUNCIL	-	103,033.18	-	-	-	103,033.18	-	234,392.67	-	-	131,359.49	103,033.18	-	103,033.18	103,033.18
006881	Media Replacement Wondai	COUNCIL	140,000.00	-	-	-	-	140,000.00	140,000.00	-	-	-	-	140,000.00	-	22,060.00	22,060.00
Sub Activity Subtotal			329,763.55	103,033.18	-	-	-	432,796.73	486,690.00	234,392.67	-	80,000.00	208,285.94	432,796.73	-	314,856.73	314,856.73
Activity Total			765,710.97	2,145,487.93	-	1,790,000.00	-	4,701,198.90	5,302,268.00	460,669.42	290,000.00	685,000.00	666,738.52	4,701,198.90	2,072,353.23	1,610,022.34	3,682,375.57
Wastewater Services																	
Wastewater - General																	
006641	S2- PC, SCADA & Telemetry WASTEWATER	COUNCIL	-	166,747.00	-	-	-	166,747.00	166,747.00	-	-	-	-	166,747.00	9,730.00	131,650.00	141,380.00
006903	S3- PC, SCADA & Telemetry WASTEWATER	COUNCIL	17,500.00	-	-	-	-	17,500.00	175,000.00	-	-	157,500.00	-	17,500.00	-	-	-
006904	Regional Sewer Relining	COUNCIL	1,600,000.00	-	-	-	-	1,600,000.00	1,600,000.00	-	-	-	-	1,600,000.00	83,301.25	74,996.28	158,297.53
Sub Activity Subtotal			1,617,500.00	166,747.00	-	-	-	1,784,247.00	1,941,747.00	-	-	157,500.00	-	1,784,247.00	93,031.25	206,646.28	299,677.53
Wastewater - Kingaro																	
006905	Kingaroy SPS2 Tessmanns Rd Switchboard	COUNCIL	17,500.00	-	-	-	-	17,500.00	175,000.00	-	-	157,500.00	-	17,500.00	2,704.91	1,815.09	4,520.00
Sub Activity Subtotal			17,500.00	-	-	-	-	17,500.00	175,000.00	-	-	157,500.00	-	17,500.00	2,704.91	1,815.09	4,520.00
Wastewater - Nanango																	
006793	Nanango SPS2 Switchboard renewal, etc.	COUNCIL	21,000.00	-	-	-	-	21,000.00	210,000.00	-	-	189,000.00	-	21,000.00	2,704.90	1,815.08	4,519.98
006794	Nanango SPS3 Switchboard renewal, etc.	COUNCIL	14,000.00	-	-	-	-	14,000.00	140,000.00	-	-	126,000.00	-	14,000.00	2,704.92	1,815.09	4,520.01
Sub Activity Subtotal			35,000.00	-	-	-	-	35,000.00	350,000.00	-	-	315,000.00	-	35,000.00	5,409.82	3,630.17	9,039.99
CEW - Proston																	
006510	BDWW-WWTP1 SB Renewal	COUNCIL	-	16,500.00	-	-	-	16,500.00	-	-	-	16,500.00	-	16,500.00	-	16,381.97	16,381.97
006796	Proston CED Pump Station Replace & Renew	COUNCIL	21,000.00	-	-	-	-	21,000.00	210,000.00	-	-	189,000.00	-	21,000.00	2,704.90	1,815.11	4,520.01
Sub Activity Subtotal			21,000.00	16,500.00	-	-	-	37,500.00	210,000.00	-	-	172,500.00	-	37,500.00	2,704.90	18,197.08	20,901.98
Activity Total			1,691,000.00	183,247.00	-	-	-	1,874,247.00	2,676,747.00	-	-	802,500.00	-	1,874,247.00	103,850.88	230,288.62	334,139.50

Project Code	Project Description	Grant Funding Body	Depreciation	Restricted Cash	Proceeds from Sale of Fleet	Grant Funding	Developer Contribution	Total Budgeted Revenue	2023/2024 Adopted Budget	2022/2023 Continued Projects	First Quarter Budget Adjustments	Second Quarter Budget Adjustments	Third Quarter Budget Adjustments	Total Available Budget	Commitments	2023/2024 Actual Expenditure	2023/2024 Actual Expenditure & Commitments		
Waste																			
Waste Management - R																			
006607	New Maidenwell Transfer Station	COUNCIL	-	184,601.07	-	-	-	184,601.07	250,000.00	54,601.07	330,000.00	-	-	450,000.00	184,601.07	10,400.29	94,838.43	105,238.72	
006780	Nanango Weighbridge & Transfer Station	LGGSP	-	202,720.00	-	304,080.00	-	506,800.00	303,780.00	303,020.00	-	-	-	100,000.00	506,800.00	379,436.76	115,196.14	494,632.90	
006845	Purchase of new SBRC Skip Bins	COUNCIL	-	28,350.00	-	-	-	28,350.00	-	-	-	28,350.00	-	28,350.00	-	28,350.00	-	28,350.00	
006989	Wondai Weighbridge	DRFA	-	202,634.25	-	337,723.75	-	540,358.00	-	-	590,358.00	-	-	50,000.00	540,358.00	479,000.79	63,550.35	542,551.14	
006990	Future Landfill Disposal - Feasibility	COUNCIL	-	60,000.00	-	-	-	60,000.00	-	-	100,000.00	-	-	40,000.00	60,000.00	-	54,560.00	54,560.00	
Sub Activity Subtotal			-	678,305.32	-	641,803.75	-	1,320,109.07	553,780.00	357,621.07	1,020,358.00	28,350.00	-	640,000.00	1,320,109.07	868,837.84	356,494.92	1,225,332.76	
Activity Total			-	678,305.32	-	641,803.75	-	1,320,109.07	553,780.00	357,621.07	1,020,358.00	28,350.00	-	640,000.00	1,320,109.07	868,837.84	356,494.92	1,225,332.76	
Grand Total			12,539,568.80	12,704,731.44	415,000.00	11,756,515.43	90,000.00	37,505,815.67	33,353,819.00	7,703,040.40	1,815,912.68	-	869,629.52	-	4,497,326.89	37,505,815.67	11,386,964.65	14,884,844.75	26,271,809.40

Statement of Comprehensive Income
3rd Quarter Proposed Budget

	Original Budget	Amended Budget	Proposed Budget	Variance	
	\$	\$	\$	\$	
Income					
Revenue					
Recurrent Revenue					
Rates, Levies and Charges	57,018,206	57,018,206	57,879,472	861,266	• Increases to bring in line to actuals - approximately \$240k for general rates and remainder was for additional water and wastewater charges
Fees and Charges	5,276,904	5,345,086	5,587,401	242,315	• Increases in developer applications \$108k • Increases to water sales and water connection fees \$76k • Property transfer fees \$25k • Small increases in other areas
Rental Income	459,715	507,603	518,603	11,000	
Interest Received	1,975,000	2,975,000	2,960,000	(15,000)	• Reduction in interest on overdue rates
Sales Revenue	6,835,007	7,159,007	7,049,000	(110,007)	• Reduction in soil lab private works \$110k
Other Income	1,179,323	1,209,323	1,168,162	(41,161)	• Increase in QGAP for the 23/24 year of \$26k
Grants, Subsidies, Contributions and Donations	8,546,353	20,541,473	25,153,080	4,611,607	• QRA flood recovery funding - \$4.605m (offset by expenditure)
	<u>81,290,508</u>	<u>94,755,698</u>	<u>100,315,718</u>	<u>5,560,020</u>	
Capital Revenue					
Grants, Subsidies, Contribution and Donations	9,471,224	13,735,496	12,756,515	(978,981)	• Movement of multi year capital grants into the 24/25 year including LRCI Rail Trail funding, Memorial Park Ninja Warrior Project, Bridge Renewal Programs and Weighbridge Funding.
Total Income	<u>90,761,732</u>	<u>108,491,194</u>	<u>113,072,233</u>	<u>4,581,040</u>	

	Original Budget	Amended Budget	Proposed Budget	Variance	
	\$	\$	\$	\$	
Expenses					
Recurrent Expenses					
Employee Benefits	27,612,019	28,504,078	29,036,895	532,817	<ul style="list-style-type: none"> • \$282k for QRA flood works - offset by income • \$250k in end of year leave provision and on-cost recovery adjustments
Materials and Services	31,759,777	43,872,222	48,670,541	4,798,319	<ul style="list-style-type: none"> • \$4.5m for QRA flood works - largely offset by revenue with the exception of inclusion of 1 trigger point for January flood activation of \$228k • \$80k for hall hire online portal setup • \$125k for planning consultants to assist the team with volume of development applications
Finance Costs	1,734,655	1,734,654	1,734,654	-	
Depreciation and Amortisation	23,673,214	24,211,788	24,256,028	44,240	• Increases to depreciation
	84,779,665	98,322,744	103,698,118	5,375,375	
Capital Expense	(415,000)	(415,000)	(415,000)	-	
Total Expense	84,364,665	97,907,744	103,283,118	5,375,375	
Net Result	6,397,067	10,583,450	9,789,115	(794,335)	
Net Operating Result	(3,489,157)	(3,567,046)	(3,382,400)	184,645	

10.12 MONTHLY FINANCIAL INFORMATION

File Number: 24.04.2024
Author: Manager Finance & Sustainability
Authoriser: Chief Executive Officer

PRECIS

Monthly financial report as at 31st March 2024.

SUMMARY

The following information provides Council's current position as at 31st March 2024.

OFFICER'S RECOMMENDATION

That the monthly Financial Report including Capital Works and Works for Queensland (W4Q4) as at 31st March 2024 be received and noted.

FINANCIAL AND RESOURCE IMPLICATIONS

Tracking actual revenue and expenditure compared to amended budget as adopted by Council on the 24th January 2024.

LINK TO CORPORATE/OPERATIONAL PLAN

OR5 Continue to give priority to ongoing financial sustainability and prudent budget management.

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

Monitored and reviewed by budget managers.

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

Monthly financial report prepared in accordance with Section 204 of the *Local Government Regulation 2012*.

The budget review has been undertaken in accordance with Section 170(3) of *Local Government Regulation 2012*.

Section 4(b) of the Human Rights Act 2019 (the 'Act') requires public entities to act and make decisions in away compatible with human rights. The Act requires public entities to only limit human rights in certain circumstances and after careful consideration. The human rights protected under the Act are not absolute. This means that the rights must be balanced against the rights of others and public policy issues of significance.

In the decision-making process, Council is to consider the 23 human rights:

- | | |
|---|--|
| 1. Recognition and equality before the law; | 13. Cultural rights—generally; |
| 2. Right to life; | 14. Cultural rights—Aboriginal peoples and Torres Strait Islander peoples; |
| 3. Protection from torture and cruel, inhuman or degrading treatment; | 15. Right to liberty and security of person; |
| 4. Freedom from forced work; | 16. Humane treatment when deprived of liberty; |
| 5. Freedom of movement; | 17. Fair hearing; |

- | | |
|---|---|
| 6. Freedom of thought, conscience, religion and belief; | 18. Rights in criminal proceedings; |
| 7. Freedom of expression; | 19. Children in the criminal process; |
| 8. Peaceful assembly and freedom of association; | 20. Right not to be tried or punished more than once; |
| 9. Taking part in public life; | 21. Retrospective criminal laws; |
| 10. Property rights; | 22. Right to education; |
| 11. Privacy and reputation; | 23. Right to health services. |
| 12. Protection of families and children; | |

POLICY/LOCAL LAW DELEGATION IMPLICATIONS

Budget reviews allows expenditure to be incurred by delegation or approval of Council.

Budget prepared considering the Revenue Policy, Debt Policy and Investment Policy actual result is compared to budget.

ASSET MANAGEMENT IMPLICATIONS

Depreciation is used as a source of funds to enable capital expenditure. The Asset Registers for all Asset Classes will be adjusted as required for capital projects when the expenditure is transferred from Work in Progress.

REPORT

- The amended budget reflects the 2nd quarter budget revision as adopted at the January Council Meeting.
- Recurrent Revenue is currently sitting at 96% compared to the amended budget and Recurrent Expenditure is sitting at 82%.
- Revenue is impacted by timing effects of various income streams including grant revenue.
- Council's current cash holdings at the end of March 2024 was \$58.97m with \$32.07m of this currently classed as restricted cash.
- The ratios at the end of March are all within their respective targets except for the Current Ratio which is currently 4.63 which is outside the target range of between 2.0 and 4.0.
- Council's capital expenditure program is currently sitting at \$14.30m in actual expenditure which equates to approximately 34.0% of the total amended budget. When taking into account committed costs of \$11.38m, the total expended is \$25.683m which represents approximately 61% of the amended budget.

ATTACHMENTS

1. **Capital Expenditure Report - March 2024** [!\[\]\(1e63609ed98a835f4eb8c01936fe5abe_img.jpg\)](#) [!\[\]\(894ed1eaf67f827f170900945f995ae3_img.jpg\)](#)
2. **Monthly meeting report - March 2024** [!\[\]\(667a6241441d64e420cc3455b8ca30eb_img.jpg\)](#) [!\[\]\(cb9705be8985eff5e7983ed16a9ace3c_img.jpg\)](#)

2023/2024 Capex Report for Council

Project Code	Project Description	Grant Funding Body	REVENUE SOURCES							EXPENDITURE BUDGET					EXPENDITURE ACTUALS		
			Depreciation	Restricted Cash	Proceeds from Sale of Fleet	Grant Funding	Loans	Developer Contribution	Total Budgeted Revenue	2023/2024 Adopted Budget	2022/2023 Continued Projects	First Quarter Budget Adjustments	Second Quarter Budget Adjustments	Total Available Budget	Commitments	2023/2024 Actual Expenditure	2023/2024 Actual Expenditure & Commitments
Facilities																	
Caravan Park - Prost																	
006883	Proston Caravan Park - Amenities Refurb	COUNCIL	20,000.00	-	-	-	-	-	20,000.00	20,000.00	-	-	-	20,000.00	2,098.45	1,130.76	3,229.21
Sub Activity Subtotal			20,000.00	-	-	-	-	-	20,000.00	20,000.00	-	-	-	20,000.00	2,098.45	1,130.76	3,229.21
Depot - Kingaroy																	
006747	Kingaroy Depot Car Parking	COUNCIL	-	-	-	-	-	-	-	-	128,409.37	-	128,409.37	-	-	1,312.50	1,312.50
006885	Kingaroy Depot - Solar Power	COUNCIL	200,000.00	-	-	-	-	-	200,000.00	200,000.00	-	-	-	200,000.00	-	14,009.52	14,009.52
007005	Kingaroy Depot Fuel Bowser Pumps	COUNCIL	50,000.00	-	-	-	-	-	50,000.00	-	-	50,000.00	-	50,000.00	31,667.64	-	31,667.64
Sub Activity Subtotal			250,000.00	-	-	-	-	-	250,000.00	200,000.00	128,409.37	50,000.00	128,409.37	250,000.00	31,667.64	15,322.02	46,989.66
Depot - Murgon																	
005836	MacAllister St -Install Security Fencing	COUNCIL	-	24,915.00	-	-	-	-	24,915.00	-	-	24,915.00	-	24,915.00	-	-	-
006886	Murgon Depot - Crib Rm Repairs & H/Starx	COUNCIL	50,000.00	-	-	-	-	-	50,000.00	50,000.00	-	-	-	50,000.00	11,979.84	7,898.42	19,878.26
Sub Activity Subtotal			50,000.00	24,915.00	-	-	-	-	74,915.00	50,000.00	-	24,915.00	-	74,915.00	11,979.84	7,898.42	19,878.26
Depot - Blackbutt																	
006884	Blackbutt Pks Depot Shed - Connect Elec.	COUNCIL	20,000.00	-	-	-	-	-	20,000.00	20,000.00	-	-	-	20,000.00	-	22,008.04	22,008.04
Sub Activity Subtotal			20,000.00	-	-	-	-	-	20,000.00	20,000.00	-	-	-	20,000.00	-	22,008.04	22,008.04
SES - Blackbutt																	
006848	Blackbutt SES Building - roof/ceiling	SES	24,412.00	-	-	73,237.00	-	-	97,649.00	97,649.00	-	-	-	97,649.00	909.09	83,484.63	84,393.72
Sub Activity Subtotal			24,412.00	-	-	73,237.00	-	-	97,649.00	97,649.00	-	-	-	97,649.00	909.09	83,484.63	84,393.72
Hall - Nanango Cultu																	
006887	Nanango Cultural Centre - Replace Chairs	COUNCIL	30,000.00	-	-	-	-	-	30,000.00	30,000.00	-	-	-	30,000.00	-	19,287.14	19,287.14
Sub Activity Subtotal			30,000.00	-	-	-	-	-	30,000.00	30,000.00	-	-	-	30,000.00	-	19,287.14	19,287.14
Hall - Mundure																	
006838	Mundure Hall-ReRoof & Structural Upgrade	CONTRIB	-	118,778.00	-	100,000.00	-	-	218,778.00	-	-	218,778.00	-	218,778.00	40,660.00	137,126.99	177,786.99
Sub Activity Subtotal			-	118,778.00	-	100,000.00	-	-	218,778.00	-	-	218,778.00	-	218,778.00	40,660.00	137,126.99	177,786.99
Hall - Blackbutt Mem																	
006888	DLGGSP - Blackbutt Memorial Hall- ReRoC	LGSP	80,000.00	-	-	120,000.00	-	-	200,000.00	200,000.00	-	-	-	200,000.00	117,021.00	26,794.32	143,815.32
Sub Activity Subtotal			80,000.00	-	-	120,000.00	-	-	200,000.00	200,000.00	-	-	-	200,000.00	117,021.00	26,794.32	143,815.32
Housing																	
006889	Nanango- Railway Ln Rental House- ReRo	COUNCIL	50,000.00	-	-	-	-	-	50,000.00	100,000.00	-	50,000.00	-	50,000.00	-	-	-
006890	Nanango - Appin St Units- Reseal Carpark	COUNCIL	41,500.00	-	-	-	-	-	41,500.00	50,000.00	-	-	8,500.00	41,500.00	-	41,677.31	41,677.31
006891	Nanango-Brighthen Units-Reno 2 Bathm	COUNCIL	40,000.00	-	-	-	-	-	40,000.00	40,000.00	-	-	-	40,000.00	39,863.64	5,678.16	45,541.80
Sub Activity Subtotal			131,500.00	-	-	-	-	-	131,500.00	190,000.00	-	50,000.00	8,500.00	131,500.00	39,863.64	47,355.47	87,219.11
Museum - Boondooma H																	
006012	Boondooma-Homestead Renovations	-	-	-	-	-	-	-	-	-	-	-	-	-	-	25,560.00	25,560.00
006749	Boondooma Homestead - Replace Tourism	COUNCIL	2,100.00	-	-	-	-	-	2,100.00	-	-	2,100.00	2,100.00	-	2,100.00	-	2,100.00
006892	Boondooma Homestead - Restoration	COUNCIL	50,000.00	-	-	-	-	-	50,000.00	50,000.00	-	-	-	50,000.00	-	-	-
Sub Activity Subtotal			52,100.00	-	-	-	-	-	52,100.00	50,000.00	-	-	2,100.00	52,100.00	-	23,460.00	23,460.00
Museum - Nanango Ene																	
006846	SB Energy Centre- Compressor replaceme	COUNCIL	-	-	-	-	-	-	-	-	-	-	-	-	-	2,466.50	2,466.50
Sub Activity Subtotal			-	-	-	-	-	-	-	-	-	-	-	-	-	2,466.50	2,466.50
Swimming Pool - King																	
006029	Kingaroy-Pool-Refurbishment-Concept Plar	COUNCIL	-	-	-	-	-	-	-	-	-	-	-	-	-	678.09	678.09
006761	Kingaroy Memorial Pool - Construction Dr	COUNCIL	-	200,000.00	-	-	-	-	200,000.00	-	200,000.00	-	-	200,000.00	-	-	-
006897	Kingaroy S/Pool-Install Paramobility Pod	COUNCIL	100,000.00	-	-	-	-	-	100,000.00	100,000.00	-	-	-	100,000.00	-	-	-
006987	Heat Pump - Kingaroy Learn to Swim Pool	COUNCIL	-	9,450.00	-	-	-	-	9,450.00	-	-	9,450.00	9,450.00	-	9,450.00	-	9,450.00
006991	Kingaroy S/Pool - Replace L2Swim Heat P	COUNCIL	-	-	-	-	-	-	-	-	-	10,850.00	10,850.00	-	-	-	-
Sub Activity Subtotal			100,000.00	209,450.00	-	-	-	-	309,450.00	100,000.00	200,000.00	10,850.00	1,400.00	309,450.00	-	10,128.09	10,128.09
Swimming Pool - Murg																	
006895	BBRF-Murgon S/Pool- Reseal Joint&Repai	COUNCIL	140,000.00	-	-	-	-	-	140,000.00	140,000.00	-	-	-	140,000.00	90,160.70	12,737.83	102,898.53
Sub Activity Subtotal			140,000.00	-	-	-	-	-	140,000.00	140,000.00	-	-	-	140,000.00	90,160.70	12,737.83	102,898.53
Swimming Pool - Wond																	
006536	Wondai Swimming Pool Refurbishment	BBRF	-	148,516.01	-	101,649.46	-	-	250,165.47	-	335,443.23	-	85,277.76	250,165.47	-	250,165.47	250,165.47
006896	Wondai S/Pool - Install Paramobility Pod	COUNCIL	100,000.00	-	-	-	-	-	100,000.00	100,000.00	-	-	-	100,000.00	-	-	-
006992	LRCL_4_B - Wondai SP - Disabled Car Par	LRCL_4_B	-	-	-	75,000.00	-	-	75,000.00	-	-	75,000.00	75,000.00	280.00	-	280.00	-
Sub Activity Subtotal			100,000.00	148,516.01	-	176,649.46	-	-	425,165.47	100,000.00	335,443.23	75,000.00	85,277.76	425,165.47	280.00	250,165.47	250,445.47
Sp/ground-Murgon																	
006893	LRCL - Murgon PCYC - Bathroom Renovati	LRCL_4_A	-	-	-	150,000.00	-	-	150,000.00	650,000.00	-	-	500,000.00	150,000.00	508,909.09	6,392.00	515,301.09
006894	Murgon PCYC - New Balustrade & Seating	COUNCIL	80,000.00	-	-	-	-	-	80,000.00	80,000.00	-	-	-	80,000.00	-	-	-
Sub Activity Subtotal			80,000.00	-	-	150,000.00	-	-	230,000.00	730,000.00	-	-	500,000.00	230,000.00	508,909.09	6,392.00	515,301.09
General																	
006827	Purchase of 3 new Christmas Trees	COUNCIL	-	96,497.97	-	-	-	-	96,497.97	-	31,315.73	57,052.67	8,129.57	96,497.97	-	96,497.97	96,497.97
Sub Activity Subtotal			-	96,497.97	-	-	-	-	96,497.97	-	31,315.73	57,052.67	8,129.57	96,497.97	-	96,497.97	96,497.97

Project Code	Project Description	Grant Funding Body	Depreciation	Restricted Cash	Proceeds from Sale of Fleet	Grant Funding	Loans	Developer Contribution	Total Budgeted Revenue	2023/2024 Adopted Budget	2022/2023 Continued Projects	First Quarter Budget Adjustments	Second Quarter Budget Adjustments	Total Available Budget	Commitments	2023/2024 Actual Expenditure	2023/2024 Actual Expenditure & Commitments	
Activity Total			1,078,012.00	598,156.98	-	619,886.46	-	-	2,296,055.44	1,927,649.00	695,168.33	386,595.67	-	713,357.56	2,296,055.44	843,549.45	715,335.65	1,558,885.10
Office																		
Admin Office - Kings																		
005483	Council Chambers Audio Video	COUNCIL	-	19,261.75	-	-	-	-	19,261.75	-	-	-	19,261.75	19,261.75	-	19,261.75	19,261.75	
Sub Activity Subtotal			-	19,261.75	-	-	-	-	19,261.75	-	-	-	19,261.75	19,261.75	-	19,261.75	19,261.75	
Info Serv - ICT																		
000379	Computer Infrastructure & Upgrade	COUNCIL	140,000.00	-	-	-	-	-	140,000.00	140,000.00	-	-	-	140,000.00	15,633.54	168,053.84	183,687.38	
000381	Server Hardware	COUNCIL	135,000.00	13,205.53	-	-	-	-	148,205.53	135,000.00	32,467.28	-	19,261.75	148,205.53	-	152,028.10	152,028.10	
000382	Photocopiers & Printers	COUNCIL	32,000.00	-	-	-	-	-	32,000.00	32,000.00	-	-	-	32,000.00	-	35,575.00	35,575.00	
006052	Microwave Radio & Hardware	COUNCIL	35,000.00	-	-	-	-	-	35,000.00	35,000.00	-	-	-	35,000.00	-	14,713.59	14,713.59	
006053	MS Cloud Provisioning	COUNCIL	30,000.00	-	-	-	-	-	30,000.00	30,000.00	-	-	-	30,000.00	-	-	-	
007070	ICT Tablets - In Field	COUNCIL	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Sub Activity Subtotal			372,000.00	13,205.53	-	-	-	-	385,205.53	372,000.00	32,467.28	-	19,261.75	385,205.53	15,633.54	370,370.53	386,004.07	
Activity Total			372,000.00	32,467.28	-	-	-	-	404,467.28	372,000.00	32,467.28	-	-	404,467.28	15,633.54	389,632.28	405,265.82	
Fleet																		
Plant & Fleet Manage																		
006515	Plant and Fleet Replacement 2021-22	COUNCIL	-	1,408,012.23	-	-	-	-	1,408,012.23	-	1,408,012.23	-	-	1,408,012.23	872,594.62	525,702.11	1,398,296.73	
006767	Plant and Fleet Replacement 2022/2023	COUNCIL	-	2,626,274.24	-	-	-	-	2,626,274.24	-	2,626,274.24	-	-	2,626,274.24	1,098,599.17	1,625,564.81	2,724,163.98	
006876	Plant & Fleet Replacement 2023/2024	COUNCIL	1,959,108.00	2,191,392.00	415,000.00	-	-	-	4,565,500.00	4,565,500.00	-	-	-	4,565,500.00	2,682,932.04	34,297.62	2,717,229.66	
Sub Activity Subtotal			1,959,108.00	6,225,678.47	415,000.00	-	-	-	8,599,786.47	4,565,500.00	4,034,286.47	-	-	8,599,786.47	4,654,125.83	2,185,564.54	6,839,690.37	
Activity Total			1,959,108.00	6,225,678.47	415,000.00	-	-	-	8,599,786.47	4,565,500.00	4,034,286.47	-	-	8,599,786.47	4,654,125.83	2,185,564.54	6,839,690.37	
Community & Lifestyle																		
Aerodrome - Kingaroy																		
006583	RAP-Kingaroy Aerodrome Lighting Upgrade	RAP	-	500.00	-	-	-	-	500.00	-	15,000.00	-	14,500.00	500.00	-	412.80	412.80	
006910	CP-Kingaroy Airport Security fence&gate	RAP	30,000.00	-	-	30,000.00	-	-	60,000.00	60,000.00	-	-	-	60,000.00	-	-	-	
006911	CP-Kingaroy Airport Line Marking	COUNCIL	40,000.00	-	-	-	-	-	40,000.00	40,000.00	-	-	-	40,000.00	-	1,854.55	1,854.55	
006912	CP-Kingaroy Airport Stage 1 Masterplan	COUNCIL	10,000.00	-	-	-	-	-	10,000.00	10,000.00	-	-	-	10,000.00	-	-	-	
007003	CP-Kingaroy Aerodrome - Pavement Repair	COUNCIL	43,870.00	-	-	-	-	-	43,870.00	-	43,870.00	-	-	43,870.00	-	28,788.01	28,788.01	
007027	Kingaroy Aerodrome - Fuel Bowser Replac	COUNCIL	13,550.00	14,500.00	-	-	-	-	28,050.00	-	-	-	28,050.00	28,050.00	-	28,050.41	28,050.41	
Sub Activity Subtotal			137,420.00	15,000.00	-	30,000.00	-	-	182,420.00	110,000.00	15,000.00	43,870.00	13,550.00	182,420.00	-	59,105.77	59,105.77	
Aerodrome - Wondai																		
006771	CP - Wondai Aerodrome - Reseal Carpark	COUNCIL	31,130.00	-	-	-	-	-	31,130.00	45,000.00	-	13,870.00	-	31,130.00	-	29,388.24	29,388.24	
Sub Activity Subtotal			31,130.00	-	-	-	-	-	31,130.00	45,000.00	-	13,870.00	-	31,130.00	-	29,388.24	29,388.24	
Cemeteries - Kingaro																		
006772	CP - Taabinga Cemetery - Carpark reseal	COUNCIL	-	-	-	-	-	-	45,000.00	-	-	-	45,000.00	-	-	-	-	
006774	CP - Taabinga Cemetery expansion	COUNCIL	52,000.00	-	-	-	-	-	52,000.00	52,000.00	-	-	-	52,000.00	-	-	-	
006913	CP-All Cemeteries - new signage	COUNCIL	43,405.37	-	-	-	-	-	43,405.37	25,000.00	-	-	18,405.37	43,405.37	-	-	-	
006914	CP-Taabinga Cemetery road formation-law	COUNCIL	-	-	-	-	-	-	30,000.00	-	30,000.00	-	-	-	-	-	-	
Sub Activity Subtotal			95,405.37	-	-	-	-	-	95,405.37	152,000.00	-	30,000.00	26,594.63	95,405.37	-	-	-	
Cemeteries - Murgon																		
006993	Murgon Cemetery - Toilet Emergency Work	COUNCIL	-	20,000.00	-	-	-	-	20,000.00	-	20,000.00	-	-	20,000.00	-	-	-	
Sub Activity Subtotal			-	20,000.00	-	-	-	-	20,000.00	-	20,000.00	-	-	20,000.00	-	-	-	
Cemeteries - Proston																		
006775	CP - Proston Cemetery - Expansion/Road	COUNCIL	30,000.00	-	-	-	-	-	30,000.00	30,000.00	-	-	-	30,000.00	-	-	-	
Sub Activity Subtotal			30,000.00	-	-	-	-	-	30,000.00	30,000.00	-	-	-	30,000.00	-	-	-	
Cemeteries - Blackbu																		
006828	CP - Blackbutt Cemetery - New Plinths	COUNCIL	3,044.63	12,257.28	-	-	-	-	15,301.91	-	12,257.28	-	3,044.63	15,301.91	-	15,251.91	15,251.91	
Sub Activity Subtotal			3,044.63	12,257.28	-	-	-	-	15,301.91	-	12,257.28	-	3,044.63	15,301.91	-	15,251.91	15,251.91	
Cemeteries - Kumbia																		
007033	CP - Kumbia Cemetery Plinths NEW	COUNCIL	10,000.00	-	-	-	-	-	10,000.00	-	-	-	10,000.00	10,000.00	3,500.00	-	3,500.00	
Sub Activity Subtotal			10,000.00	-	-	-	-	-	10,000.00	-	-	-	10,000.00	10,000.00	3,500.00	-	3,500.00	
Saleyards - Coolabun																		
006777	CP - Coolabunia Saleyards-Asset Upgrade	COUNCIL	180,000.00	54,252.28	-	-	-	-	234,252.28	180,000.00	54,252.28	-	-	234,252.28	55,850.26	119,547.43	175,397.69	
006915	CP-Coolabunia Saleyards truckwash upgr	COUNCIL	25,000.00	-	-	-	-	-	25,000.00	25,000.00	-	-	-	25,000.00	-	-	-	
Sub Activity Subtotal			205,000.00	54,252.28	-	-	-	-	259,252.28	205,000.00	54,252.28	-	-	259,252.28	55,850.26	119,547.43	175,397.69	
Tourism - Yallakool																		
006804	Yallakool & Boondooma Dams Upgrade Pn	TED	-	71,160.00	-	23,720.00	-	-	94,880.00	-	94,880.00	-	-	94,880.00	-	94,726.48	94,726.48	
006916	CP-BP Dam Washing machine & Dryers	COUNCIL	30,000.00	-	-	-	-	-	30,000.00	30,000.00	-	-	-	30,000.00	-	29,522.20	29,522.20	
006917	CP-Boondooma Dam Access Ramp & Rec	COUNCIL	25,000.00	-	-	-	-	-	25,000.00	25,000.00	-	-	-	25,000.00	-	-	-	
Sub Activity Subtotal			55,000.00	71,160.00	-	23,720.00	-	-	149,880.00	55,000.00	94,880.00	-	-	149,880.00	-	124,248.68	124,248.68	
Tourism - Lake Boon																		
006918	CP-Boondooma Dam Fuel Bowsers	COUNCIL	27,831.00	-	-	-	-	-	27,831.00	27,831.00	-	-	-	27,831.00	-	25,906.68	25,906.68	
Sub Activity Subtotal			27,831.00	-	-	-	-	-	27,831.00	27,831.00	-	-	-	27,831.00	-	25,906.68	25,906.68	
Activity Total			594,831.00	172,669.56	-	53,720.00	-	-	821,220.56	624,831.00	176,389.56	20,000.00	-	821,220.56	59,350.26	373,448.71	432,798.97	
Plant & Equipment General																		

Project Code	Project Description	Grant Funding Body	Depreciation	Restricted Cash	Proceeds from Sale of Fleet	Grant Funding	Loans	Developer Contribution	Total Budgeted Revenue	2023/2024 Adopted Budget	2022/2023 Continued Projects	First Quarter Budget Adjustments	Second Quarter Budget Adjustments	Total Available Budget	Commitments	2023/2024 Actual Expenditure	2023/2024 Actual Expenditure & Commitments
006853	DisasterResilience-DedicatedStorageNorth	DRFA	-	-	-	-	-	-	-	-	-	-	-	-	370.00	10,113.36	10,483.36
006854	DisasterResilience-DedicatedStorageSouth	DRFA	-	-	-	-	-	-	-	-	-	-	-	-	-	6,563.36	6,563.36
006855	DisasterResilience-DedicatedStorageCentr	DRFA	-	-	-	-	-	-	-	-	-	-	-	-	250.00	9,963.36	10,213.36
006856	DRFA Resilience DRFA - Gen Trailer	DRFA	-	-	-	-	-	-	-	-	-	-	-	-	-	24,123.92	24,123.92
007035	Disaster Resilience DRFA - Vehicle Racks	DRFA	-	-	-	-	-	-	-	-	-	-	-	-	-	5,994.69	5,994.69
Sub Activity Subtotal			-	-	-	-	-	-	-	-	-	-	-	-	620.00	56,758.69	57,378.69
Activity Total			-	-	-	-	-	-	-	-	-	-	-	-	620.00	56,758.69	57,378.69
Parks																	
Parks & Gardens																	
006529	CP - Regional Parks Redevelopment	COUNCIL	-	-	-	-	-	-	-	-	-	-	-	-	-	903.09	903.09
Sub Activity Subtotal			-	-	-	-	-	-	-	-	-	-	-	-	-	903.09	903.09
Spiground-Maidenwell																	
006920	Maidenwell Completion of steps to Coombs	COUNCIL	70,000.00	-	-	-	-	-	70,000.00	70,000.00	-	-	-	70,000.00	-	-	-
Sub Activity Subtotal			70,000.00	-	-	-	-	-	70,000.00	70,000.00	-	-	-	70,000.00	-	-	-
W4Q - Round 4																	
006531	W4Q4-Benarkin Park Renewal	W4Q4	-	-	-	12,810.22	-	-	12,810.22	-	20,000.00	-	7,189.78	12,810.22	-	4,249.42	4,249.42
006532	W4Q4-Murgon QE11 Park-Stage 1	W4Q4	-	-	-	14,102.88	-	-	14,102.88	-	21,596.36	-	7,493.48	14,102.88	-	14,679.34	14,679.34
006752	W4Q4-Kingaroy Lions Park Playground	W4Q4	20,000.00	-	-	101,086.09	-	-	121,086.09	95,000.00	-	-	26,086.09	121,086.09	-	121,086.09	121,086.09
006758	W4Q4-Lions Park Kingaroy Amenities	W4Q4	-	-	-	252,895.03	-	-	252,895.03	269,815.00	-	-	16,919.97	252,895.03	80.80	240,672.61	240,753.41
006759	W4Q4-Wondai 24hr Camping Grounds	W4Q4	20,000.00	-	-	166,583.72	-	-	186,583.72	150,000.00	-	-	36,583.72	186,583.72	-	195,984.25	195,984.25
006806	W4Q4-Tipperary Flat N'go-Water Feature	W4Q4	-	-	-	-	-	-	-	-	-	-	-	-	-	806.11	806.11
006807	W4Q4-Tipperary Flat N'go - Rd & Carpark	W4Q4	-	-	-	63,671.44	-	-	63,671.44	-	63,671.44	10,000.00	10,000.00	63,671.44	6,558.80	50,208.36	56,767.16
006925	W4Q4-Kumbia Park Redevelopment	W4Q4	-	-	-	115,000.00	-	-	115,000.00	115,000.00	-	-	-	115,000.00	766.50	8,147.73	8,914.23
006926	W4Q4-Kingaroy Memorial Park	W4Q4	-	-	-	312,543.82	-	-	312,543.82	321,450.00	-	7,839.60	1,066.58	312,543.82	-	312,543.82	312,543.82
Sub Activity Subtotal			40,000.00	-	-	1,038,693.20	-	-	1,078,693.20	951,265.00	105,267.80	17,839.60	40,000.00	1,078,693.20	7,406.10	948,377.73	955,783.83
Parks - Kingaroy																	
006018	CP K'Roy Apex Park-Carpark, Path & Pairs	COUNCIL	-	-	-	-	-	-	-	-	-	-	-	-	-	1,808.00	1,808.00
006849	DRFA-Memorial Park Footbridge	DRFA	-	-	-	231,030.00	-	-	231,030.00	231,030.00	-	-	-	231,030.00	60,163.37	5,609.26	65,772.63
006875	MIP-Memorial Park Multi Court & Nirja	MIP	200,000.00	-	-	250,000.00	-	-	450,000.00	450,000.00	-	-	-	450,000.00	73,782.90	27,209.50	100,992.40
006929	Kingaroy Carew Park Shelter and Trees	COUNCIL	-	-	-	-	-	-	-	40,000.00	-	-	40,000.00	-	-	-	-
006930	Kumbia Recreation Park Redevelopment	COUNCIL	200,000.00	-	-	200,000.00	-	-	200,000.00	200,000.00	-	-	-	200,000.00	38,383.27	65,411.05	103,794.32
006938	Kingaroy Apex Park Carpark	COUNCIL	71,244.07	-	-	-	-	-	71,244.07	120,000.00	-	-	48,755.93	71,244.07	-	77,472.28	77,472.28
006999	Kingaroy Memorial Park Master/Concept Pl	COUNCIL	-	27,990.00	-	-	-	-	-	-	-	30,239.00	2,249.00	-	-	32,190.00	32,190.00
Sub Activity Subtotal			471,244.07	27,990.00	-	481,030.00	-	-	960,264.07	1,041,030.00	30,239.00	91,004.93	900,264.07	172,329.54	209,700.09	382,029.63	
Parks - Nanango																	
006921	Nanango Pioneer Park walking tracks	COUNCIL	6,000.00	-	-	-	-	-	6,000.00	6,000.00	-	-	-	6,000.00	-	-	-
006922	Nanango Pioneer Park Repair Washouts	COUNCIL	6,000.00	-	-	-	-	-	6,000.00	6,000.00	-	-	-	6,000.00	-	-	-
006923	Nanango Lions Park Replace damaged slid	COUNCIL	7,500.00	-	-	-	-	-	7,500.00	7,500.00	-	-	-	7,500.00	-	-	-
006933	Nanango Butter Factory Park Amenities	COUNCIL	-	-	-	-	-	-	220,000.00	-	-	-	220,000.00	-	-	2,618.18	2,618.18
006934	Nanango Lions Park Shade Sall and Swing	CONTRIB	-	-	-	52,318.00	-	-	52,318.00	52,318.00	-	-	-	52,318.00	-	-	-
006998	Tipperary Flat N'go-Toilet Block Varnish	COUNCIL	15,000.00	-	-	-	-	-	15,000.00	-	-	15,000.00	-	15,000.00	7,409.09	11,520.00	18,929.09
Sub Activity Subtotal			34,500.00	-	-	52,318.00	-	-	86,818.00	291,818.00	15,000.00	220,000.00	86,818.00	7,409.09	14,138.18	21,547.27	
Parks - Blackbutt																	
006919	Blackbutt Les Muller Park	COUNCIL	50,000.00	-	-	-	-	-	50,000.00	50,000.00	-	-	-	50,000.00	-	49,463.80	49,463.80
006931	Benarkin First Settlers Park Playground	COUNCIL	150,000.00	-	-	-	-	-	150,000.00	150,000.00	-	-	-	150,000.00	-	149,613.59	149,613.59
006994	Blackbutt Les Muller Park - Toilet Block	COUNCIL	-	28,500.00	-	-	-	-	28,500.00	-	-	28,500.00	-	28,500.00	-	11,520.00	11,520.00
Sub Activity Subtotal			200,000.00	28,500.00	-	-	-	-	228,500.00	200,000.00	28,500.00	228,500.00	228,500.00	210,597.39	210,597.39		
Parks - Murgon																	
006753	Murgon QEII Park - Stage 2	COUNCIL	-	-	-	-	-	-	-	-	-	-	-	-	1,288.00	-	1,288.00
006927	Murgon Skate Park Half Basketball court	COUNCIL	32,000.00	-	-	-	-	-	32,000.00	32,000.00	-	-	-	32,000.00	-	1,444.93	1,444.93
006928	Murgon QE11 Park Stage 2 Redevelopmer	COUNCIL	300,000.00	-	-	-	-	-	300,000.00	450,000.00	-	-	150,000.00	300,000.00	9,983.00	318,092.30	328,075.30
Sub Activity Subtotal			332,000.00	-	-	-	-	-	332,000.00	482,000.00	150,000.00	332,000.00	332,000.00	11,271.00	319,537.23	330,808.23	
Parks - Wondai																	
006935	DRFA Dingo Creek Carpark	DRFA	-	-	-	180,260.00	-	-	180,260.00	180,260.00	-	-	-	180,260.00	-	184,151.18	184,151.18
006996	Wondai Dingo Creek Park playground light	COUNCIL	-	-	-	-	-	-	-	-	14,776.52	14,776.52	-	-	-	-	-
Sub Activity Subtotal			-	-	-	180,260.00	-	-	180,260.00	180,260.00	14,776.52	14,776.52	180,260.00	184,151.18	184,151.18		
Parks - Proston																	
006877	Proston Lookout - Lookout Redevelopment	COUNCIL	20,454.49	-	-	-	-	-	20,454.49	16,000.00	-	-	4,454.49	20,454.49	-	20,454.49	20,454.49
006878	Proston Lookout Bollards	COUNCIL	-	-	-	-	-	-	-	8,000.00	-	-	8,000.00	-	-	-	-
006924	Proston Railway Park Walking track	COUNCIL	10,000.00	-	-	-	-	-	10,000.00	10,000.00	-	-	-	10,000.00	-	-	-
Sub Activity Subtotal			30,454.49	-	-	-	-	-	30,454.49	34,000.00	-	-	3,454.51	30,454.49	-	20,454.49	20,454.49
Rail Trails																	
006932	Blackbutt to Linville Rail Trail	QRA	-	-	-	-	-	-	-	100,000.00	-	-	100,000.00	-	-	-	-
006936	DRFA Kingaroy-Murgon Rail Trail Crossing	DRFA	-	-	-	423,314.00	-	-	423,314.00	423,314.00	-	-	-	423,314.00	64,006.94	12,012.88	76,019.82
006937	LRCI Kingaroy-Murgon Rail Trail Reseal	LRCI_4_A	-	-	-	994,465.00	-	-	994,465.00	994,465.00	-	-	-	994,465.00	713,259.94	713,259.94	
007026	DTIS - King-Mur Rail Trail Pavement/Cros	DTIS	-	-	-	631,141.00	-	-	631,141.00	-	-	-	631,141.00	123,231.08	38,007.98	161,239.06	
Sub Activity Subtotal			-	-	-	2,048,920.00	-	-	2,048,920.00	1,517,779.00	-	-	531,141.00	2,048,920.00	187,238.02	763,280.80	950,518.82
General																	
006995	REGIONAL-CCTV Install and Server Upgra	COUNCIL	-	55,000.00	-	-	-	-	55,000.00	-	-	55,000.00	-	55,000.00	-	19,886.00	19,886.00
Sub Activity Subtotal			-	55,000.00	-	-	-	-	55,000.00	-	-	55,000.00	-	55,000.00	-	19,886.00	19,886.00

Project Code	Project Description	Grant Funding Body	Depreciation	Restricted Cash	Proceeds from Sale of Fleet	Grant Funding	Loans	Developer Contribution	Total Budgeted Revenue	2023/2024 Adopted Budget	2022/2023 Continued Projects	First Quarter Budget Adjustments	Second Quarter Budget Adjustments	Total Available Budget	Commitments	2023/2024 Actual Expenditure	2023/2024 Actual Expenditure & Commitments
Activity Total			1,178,198.56	111,490.00	-	3,801,221.20	-	-	5,090,909.76	4,768,152.00	105,267.80	125,675.92	91,814.04	5,090,909.76	385,653.75	2,689,220.00	3,074,873.75
Roads																	
W4Q - Round 4																	
006975	W4Q4 Wondai CBD Scott Street	W4Q4	200,000.00	1,094,617.12	-	700,000.00	-	-	1,994,617.12	700,000.00	-	-	1,294,617.12	1,994,617.12	832,961.74	478,969.05	1,311,930.79
Sub Activity Subtotal			200,000.00	1,094,617.12	-	700,000.00	-	-	1,994,617.12	700,000.00	-	-	1,294,617.12	1,994,617.12	832,961.74	478,969.05	1,311,930.79
Bridges																	
006538	Murgon-CherbourgRd-SawpitCkBridge-Gue	COUNCIL	-	104,736.00	-	-	-	-	104,736.00	104,736.00	-	-	-	104,736.00	-	8,839.00	8,839.00
006540	Cushnie-HomecreekLoopRd-TimberBridge	BRP	-	190,000.00	-	583,680.00	-	-	773,680.00	773,680.00	-	-	-	773,680.00	4,900.00	41,487.30	46,387.30
Sub Activity Subtotal			-	294,736.00	-	583,680.00	-	-	878,416.00	878,416.00	-	-	-	878,416.00	4,900.00	50,326.30	55,226.30
KTP																	
005284	Kingaroy-Transformation Project	COUNCIL	-	149,864.75	-	69,284.03	-	-	219,148.78	-	219,148.78	-	-	219,148.78	-	-	-
006211	KTP-Alford St (Youngman-ClendonSt) Wor	COUNCIL	-	-	-	-	-	-	-	-	-	-	-	-	-	1,627.59	1,627.59
006212	KTP-Alford St (GlendonSt-KingaroySt) Work	COUNCIL	-	-	-	-	-	-	-	-	-	-	-	-	-	48,107.52	48,107.52
006213	KTP-Kingaroy St (AlfordSt-HalySt) Works	COUNCIL	-	-	-	-	-	-	-	-	-	-	-	-	-	8,623.36	8,623.36
006214	KTP-Haly St (KingaroySt-GlendonSt) Works	COUNCIL	-	-	-	-	-	-	-	-	-	-	-	-	34,008.25	7,522.40	41,530.65
006215	KTP-Haly St (GlendonSt-YoungmanSt) Work	COUNCIL	-	-	-	-	-	-	-	-	-	-	-	-	-	8,447.39	8,447.39
006216	KTP-Glendon St (AlfordSt-HalySt) Works	COUNCIL	-	-	-	-	-	-	-	-	-	-	-	-	42,450.00	69,464.41	111,914.41
Sub Activity Subtotal			-	149,864.75	-	69,284.03	-	-	219,148.78	-	219,148.78	-	-	219,148.78	76,458.25	143,792.67	220,250.92
Grav Resheet																	
006907	Berarkin-Staines Rd-GR	COUNCIL	350,000.00	-	-	-	-	-	350,000.00	350,000.00	-	-	-	350,000.00	7,525.00	55,770.08	63,295.08
006908	Booie-Nyström Rd-GR	COUNCIL	50,000.00	-	-	-	-	-	50,000.00	50,000.00	-	-	-	50,000.00	-	71,467.13	71,467.13
006939	Wooroolin-Denmark Rd-SR	COUNCIL	65,000.00	-	-	-	-	-	65,000.00	91,839.00	-	26,839.00	-	65,000.00	-	34,998.52	34,998.52
006940	Crawford-Liesegangs Rd-SR	COUNCIL	65,000.00	-	-	-	-	-	65,000.00	86,210.00	-	21,210.00	-	65,000.00	-	69,653.65	69,653.65
006941	Ellesmere-Parker Rd-SR	COUNCIL	-	-	-	-	-	-	-	64,159.00	-	64,159.00	-	-	-	-	-
006942	Benair-Reedy Creek Rd-SR	COUNCIL	100,000.00	-	-	-	-	-	100,000.00	91,317.00	-	8,683.00	-	100,000.00	-	81,691.64	81,691.64
006943	Memerambi-Couchmans Rd-SR	COUNCIL	270,000.00	-	-	-	-	-	270,000.00	166,475.00	-	103,525.00	-	270,000.00	-	282,880.93	282,880.93
006977	Gravel Resheeting Program 2024	COUNCIL	100,000.00	-	-	-	-	-	100,000.00	100,000.00	-	-	-	100,000.00	-	-	-
Sub Activity Subtotal			1,000,000.00	-	-	-	-	-	1,000,000.00	1,000,000.00	-	-	-	1,000,000.00	7,525.00	596,461.95	603,986.95
Pavement Rehab																	
005479	Niagara Road (Wind Farm)	COUNCIL	-	-	-	-	-	90,000.00	90,000.00	-	-	-	-	90,000.00	110,971.44	50,594.22	161,565.66
006188	Kingaroy/Wondai-BuryalHwy/MedianUpgrad	COUNCIL	-	11,623.47	-	-	-	-	11,623.47	-	11,623.47	-	-	11,623.47	-	22,822.07	22,822.07
006674	TIDS-Cornedale-Cornedale Rd-Widening	TIDS	79,778.00	47,888.99	-	59,778.00	-	-	187,444.99	119,556.00	47,888.99	20,000.00	-	187,444.99	-	188,485.51	188,485.51
006675	TIDS-Nanango CBD-Disabled Parking Bay	TIDS	-	7,424.70	-	-	-	-	7,424.70	-	7,424.70	-	-	-	-	3,899.66	3,899.66
006970	RTR-Tingoora Cheilmsford Rd-Pavement R	RTR	449,981.00	-	-	1,480,019.00	-	-	1,930,000.00	1,930,000.00	-	-	-	1,930,000.00	145,422.86	281,743.33	427,166.19
006978	Major Mechanical Repairs Sealed Roads	COUNCIL	800,000.00	-	-	-	-	-	800,000.00	1,000,000.00	-	-	-	800,000.00	200,000.00	800,000.00	-
007004	Wondai Roundabout	LRCI_4_B	-	-	-	873,564.00	-	-	873,564.00	800,000.00	19,617.12	-	53,946.88	873,564.00	98,000.00	8,243.10	106,243.10
Sub Activity Subtotal			1,329,759.00	66,937.16	-	2,413,361.00	-	90,000.00	3,900,057.16	3,849,556.00	86,554.28	20,000.00	-	3,900,057.16	354,394.30	510,143.75	864,538.05
Footpaths & Cycleway																	
006567	LRCI-Blackbutt CBD Footpath	LRCI_3	-	-	-	-	-	-	-	-	-	-	-	-	-	2,748.00	2,748.00
006739	Nanango-Drayton St-Footpath	COUNCIL	-	100,000.00	-	-	-	-	100,000.00	100,000.00	-	-	-	100,000.00	-	-	-
006944	TIDS-Kingaroy-Tessmanns Rd-Footpath	TIDS	96,328.00	-	-	31,810.00	-	-	128,138.00	128,138.00	-	-	-	128,138.00	2,247.63	167,590.52	169,838.15
006945	TIDS-Wooroolin State School-Footpath	TIDS	25,000.00	-	-	25,000.00	-	-	50,000.00	50,000.00	-	-	-	50,000.00	-	67,622.70	67,622.70
006948	STIP-Si Marys-Kent St-Footpath	STIP	78,410.00	-	-	79,000.00	-	-	157,410.00	157,410.00	-	-	-	157,410.00	2,937.60	123,400.99	126,338.59
006949	STIP-Murgon-State&HighSchools-Footpath	STIP	49,610.00	-	-	49,500.00	-	-	99,110.00	99,110.00	-	-	-	99,110.00	20,563.20	62,046.29	82,609.49
006950	STIP-MurgonStateHighSchool-Parking	STIP	235,554.00	-	-	236,500.00	-	-	472,054.00	472,054.00	-	-	-	472,054.00	7,421.11	262,622.62	270,043.73
006951	STIP-Kingaroy-State/HighSchool-Park&Pex	STIP	85,308.00	-	-	58,000.00	-	-	143,308.00	143,308.00	-	-	-	143,308.00	-	103,045.94	103,045.94
Sub Activity Subtotal			570,210.00	100,000.00	-	478,810.00	-	-	1,150,020.00	1,150,020.00	-	-	-	1,150,020.00	33,169.54	789,277.06	822,446.60
Pedestrian Crossing																	
006946	STIP-Murgon State School-CrossingUpgrad	STIP	-	-	-	116,000.00	-	-	116,000.00	116,000.00	-	-	-	116,000.00	17,625.60	89,809.10	107,434.70
Sub Activity Subtotal			-	-	-	116,000.00	-	-	116,000.00	116,000.00	-	-	-	116,000.00	17,625.60	89,809.10	107,434.70
Concrete Medians																	
006947	STIP-KSSiKSHS Markwell St-BusInterchar	STIP	108,900.00	-	-	110,000.00	-	-	218,900.00	218,900.00	-	-	-	218,900.00	3,459.75	310,844.51	314,304.26
Sub Activity Subtotal			108,900.00	-	-	110,000.00	-	-	218,900.00	218,900.00	-	-	-	218,900.00	3,459.75	310,844.51	314,304.26
Bitumen Resealing																	
005855	Bitumen Sealing Various Roads	COUNCIL	-	-	-	-	-	-	-	-	303,789.92	-	303,789.92	-	-	-	-
006686	RTR-Kingaroy-George St-Reseal	RTR	-	28,789.92	-	-	-	-	28,789.92	-	-	-	28,789.92	-	-	28,864.82	28,864.82
006704	RTR-Cheilmsford-Flats Rd-Reseal	RTR	-	-	-	-	-	-	-	-	-	-	-	-	-	1,079.50	1,079.50
006706	RTR-Nanango-Hicken Way-Reseal	RTR	-	-	-	-	-	-	-	-	-	-	-	-	-	616.21	616.21
006716	LRCI-Wondai-Edward St-Reseal	LRCI_3	-	-	-	2,642.72	-	-	2,642.72	-	2,642.72	-	-	2,642.72	-	1,359.80	1,359.80
006717	LRCI-Kingaroy-First Ave-Reseal	LRCI_3	-	90,279.94	-	207,681.89	-	-	297,961.83	-	297,961.83	-	-	297,961.83	201,606.00	34,736.16	236,342.16
006719	LRCI-Kingaroy-Haly St-Reseal	LRCI_3	-	-	-	121,000.00	-	-	121,000.00	-	121,000.00	-	-	121,000.00	-	86,549.80	86,549.80
006721	LRCI-Kingaroy-River Rd-Reseal	LRCI_3	-	-	-	183,000.00	-	-	183,000.00	-	183,000.00	-	-	183,000.00	-	170,978.67	170,978.67
006722	LRCI-Runnymede-Runnymede Rd-Reseal	LRCI_3	-	-	-	169,000.00	-	-	169,000.00	-	169,000.00	-	-	169,000.00	-	135,284.10	135,284.10
006725	LRCI-Taromeo-Old Esk Rd-Reseal	LRCI_3	-	-	-	120,000.00	-	-	120,000.00	-	120,000.00	-	-	120,000.00	-	91,174.24	91,174.24
006727	LRCI-Tingoora-Tingoora Cheilmsford Rd-R	LRCI_3	-	-	-	5,000.00	-	-	5,000.00	-	5,000.00	-	-	5,000.00	-	5,628.21	5,628.21
006953	Nanango-Bushnells Rd-Reseal	COUNCIL	-	50,400.00	-	-	-	-	50,400.00	50,400.00	-	-	-	50,400.00	-	54,046.99	54,046.99
006954	Warrung-Friebergs Rd-Reseal	COUNCIL	-	105,840.00	-	-	-	-	105,840.00	105,840.00	-	-	-	105,840.00	-	69,431.58	69,431.58
006955	Booie-Gatto Rd-Reseal	COUNCIL	-	25,200.00	-	-	-	-	25,200.00	25,200.00	-	-	-	25,200.00	-	26,769.30	26,769.30
006956	Brooklands-Kumbia Rd-Reseal	COUNCIL	-	42,570.00	-	-	-	-	42,570.00	42,570.00	-	-	-	42,570.00	-	44,865.68	44,865.68
006957	Booie-MaCauley Dr-Reseal	COUNCIL	-	119,700.00	-	-	-	-	119,700.00	119,700.00	-	-	-	119,700.00	-	91,033.72	91

Project Code	Project Description	Grant Funding Body	Depreciation	Restricted Cash	Proceeds from Sale of Fleet	Grant Funding	Loans	Developer Contribution	Total Budgeted Revenue	2023/2024 Adopted Budget	2022/2023 Continued Projects	First Quarter Budget Adjustments	Second Quarter Budget Adjustments	Total Available Budget	Commitments	2023/2024 Actual Expenditure	2023/2024 Actual Expenditure & Commitments	
006962	Byee-Silverleaf Rd-Reseal	COUNCIL	429,120.00	-	-	-	-	-	429,120.00	429,120.00	-	-	-	429,120.00	-	304,616.84	304,616.84	
006963	TIDS-Haly Creek-Stuart Valley Dr-Reseal	TIDS	169,920.00	-	-	169,920.00	-	-	339,840.00	339,840.00	-	-	-	339,840.00	-	242,766.38	242,766.38	
006964	Charlestown-Transmitter Rd-Reseal	COUNCIL	238,960.00	-	-	-	-	-	238,960.00	238,960.00	-	-	-	238,960.00	10,465.00	103,258.37	113,723.37	
006965	Wooroolin-Wellers Rd-Reseal	COUNCIL	120,900.00	-	-	-	-	-	120,900.00	120,900.00	-	-	-	120,900.00	-	76,863.32	76,863.32	
006966	Boolie-Darlie St-Reseal	COUNCIL	80,280.00	-	-	-	-	-	80,280.00	80,280.00	-	-	-	80,280.00	-	46,113.53	46,113.53	
006967	Boolie-Battery Court-Reseal	COUNCIL	30,089.00	-	-	-	-	-	30,089.00	30,089.00	-	-	-	30,089.00	-	15,128.63	15,128.63	
006968	Boolie-Tidar Ct-Reseal	COUNCIL	30,089.00	-	-	-	-	-	30,089.00	30,089.00	-	-	-	30,089.00	-	17,102.88	17,102.88	
007029	Silverleaf-Campbells Rd-Reseal	RTR	-	-	-	-	-	-	-	-	-	-	-	-	-	79,697.48	79,697.48	
Sub Activity Subtotal			1,890,345.00	119,069.86	-	1,017,979.61	-	-	3,027,394.47	2,100,000.00	1,202,394.47	-	275,000.00	3,027,394.47	212,071.00	2,021,307.79	2,233,378.79	
General																		
006556	Blackspot-Clendon/MarkwellSt-SafetyUpgr	COUNCIL	-	25,000.00	-	-	-	-	25,000.00	-	25,000.00	-	-	25,000.00	-	-	-	
006682	Advanced Design 22/23	COUNCIL	-	113,958.79	-	-	-	-	113,958.79	-	113,958.79	-	-	113,958.79	-	6,824.53	6,824.53	
006733	Kingaroy-Birt Rd-Dust Suppression Trial	COUNCIL	-	194,114.15	-	-	-	-	194,114.15	-	194,114.15	-	-	194,114.15	28,513.45	112,723.57	141,237.02	
006969	Advanced Design 23/24	COUNCIL	250,000.00	-	-	-	-	-	250,000.00	250,000.00	-	-	-	250,000.00	86,746.60	144,386.56	231,133.16	
006979	Unallocated Renewal Funds	COUNCIL	18,500.00	-	-	-	-	-	18,500.00	178,500.00	-	160,000.00	-	18,500.00	-	-	-	
007001	Blackspot-Appin St/Cairns St-Intersectio	BLKSPOT	-	-	-	247,500.00	-	-	247,500.00	-	-	-	247,500.00	247,500.00	17,910.59	32,824.85	50,735.44	
007011	McCauley Weir Road Reopening and Signs	COUNCIL	90,000.00	-	-	-	-	-	90,000.00	-	90,000.00	-	-	90,000.00	1,928.19	134,849.00	136,777.19	
007012	Mimore Road Sealing	COUNCIL	50,000.00	-	-	-	-	-	50,000.00	-	50,000.00	-	-	50,000.00	28,450.00	-	28,450.00	
Sub Activity Subtotal			408,500.00	333,072.94	-	247,500.00	-	-	989,072.94	428,500.00	333,072.94	-	20,000.00	989,072.94	163,548.83	431,608.51	595,167.34	
Urban Drainage																		
006735	Kingaroy-Leopard Court-Drainage	COUNCIL	-	-	-	-	-	-	-	-	-	-	-	-	-	22.00	22.00	
006741	Kingaroy-Moonya St-Drainage	COUNCIL	-	-	-	-	-	-	-	-	-	-	-	-	-	1,771.62	1,771.62	
006805	North Street Kerb & Channeling	COUNCIL	121,500.00	-	-	-	-	-	121,500.00	121,500.00	-	-	-	121,500.00	-	88,042.16	88,042.16	
Sub Activity Subtotal			121,500.00	-	-	-	-	-	121,500.00	121,500.00	-	-	-	121,500.00	-	89,835.78	89,835.78	
FD & Complimentary																		
006736	Flood Damage - Council Betterment	COUNCIL	-	1,773,283.09	-	-	-	-	1,773,283.09	2,000,000.00	-	26,716.91	-	200,000.00	1,773,283.09	-	-	-
006813	EV03 Betterment Mundure Crossing Road	QRA	-	-	-	-	-	-	-	-	-	-	-	-	23,256.01	21,486.90	44,742.91	
006843	EV04 Betterment Mercer Springe Road	QRA	-	-	-	-	-	-	-	-	-	-	-	-	13,602.75	18,833.75	32,436.50	
006844	EV01 Betterment Dip Road	QRA	-	-	-	-	-	-	-	-	-	-	-	-	26,099.50	36,503.31	62,602.81	
006984	EV03 Betterment Williams Road	QRA	-	-	-	-	-	-	-	-	-	-	-	-	8,743.00	23,867.06	32,610.06	
006986	Couchmans Road Comp Pavement repair	COUNCIL	-	-	-	-	-	-	-	-	-	-	-	-	-	18,763.34	18,763.34	
006997	River Road Pavement repair Comp works	COUNCIL	-	-	-	-	-	-	-	-	-	-	-	-	3,400.00	28,260.00	31,660.00	
007000	Ryan Reagon Rd Comp Works gravel resh	COUNCIL	-	-	-	-	-	-	-	-	-	-	-	-	-	5,161.53	5,161.53	
007002	Maldenwell Glenclyffe Rd-Comp Grav Resh	COUNCIL	-	-	-	-	-	-	-	-	-	-	-	-	-	67,300.11	67,300.11	
007013	Freemans Lane Kingaroy Concrete Pavem	COUNCIL	-	200,000.00	-	-	-	-	200,000.00	-	-	-	200,000.00	200,000.00	-	14,194.91	14,194.91	
007016	EV01 Betterment Flagstone Creek Road	QRA	-	-	-	-	-	-	-	-	-	-	-	-	3,432.10	11,168.09	14,600.19	
007018	East Nanango Road Comp Works seal wor	COUNCIL	-	-	-	-	-	-	-	-	-	-	-	-	-	14,150.40	14,150.40	
007034	CD'ee Road Comp drainage works	COUNCIL	-	-	-	-	-	-	-	-	-	-	-	-	-	2,338.76	2,338.76	
007037	Benair Road Drainage complimentary work	COUNCIL	-	-	-	-	-	-	-	-	-	-	-	-	1,260.00	-	1,260.00	
007038	Wolskis Road Complimentary Seal Works	COUNCIL	-	-	-	-	-	-	-	-	-	-	-	-	2,622.00	-	2,622.00	
007041	EV01 Betterment Finnemores Road	QRA	-	-	-	-	-	-	-	-	-	-	-	-	123,372.73	43.76	123,416.49	
007042	EV01 Betterment Greenview Road	QRA	-	-	-	-	-	-	-	-	-	-	-	-	3,564.20	43.75	3,607.95	
007043	EV01 Betterment Hoggs Road	QRA	-	-	-	-	-	-	-	-	-	-	-	-	5,590.32	43.76	5,634.08	
007044	EV01 Betterment Ironpot Road	QRA	-	-	-	-	-	-	-	-	-	-	-	-	8,415.06	3,742.75	12,157.81	
007045	EV01 Betterment Jerrards Road	QRA	-	-	-	-	-	-	-	-	-	-	-	-	27,478.33	43.75	27,522.08	
007046	EV01 Betterment Kings Bridge Road	QRA	-	-	-	-	-	-	-	-	-	-	-	-	22,549.09	43.78	22,592.85	
007047	EV01 Betterment Lampards Road	QRA	-	-	-	-	-	-	-	-	-	-	-	-	8,148.85	43.75	8,192.60	
007048	EV01 Betterment MWell Upper Yarraman I	QRA	-	-	-	-	-	-	-	-	-	-	-	-	4,362.81	43.76	4,406.57	
007049	EV01 Betterment Manumber Road	QRA	-	-	-	-	-	-	-	-	-	-	-	-	8,681.26	43.75	8,725.01	
007050	EV01 Betterment Nords Road	QRA	-	-	-	-	-	-	-	-	-	-	-	-	8,237.58	43.75	8,281.33	
007051	EV01 Betterment Old Wondai Road	QRA	-	-	-	-	-	-	-	-	-	-	-	-	8,415.05	43.75	8,458.80	
007052	EV01 Betterment Parkers Road	QRA	-	-	-	-	-	-	-	-	-	-	-	-	8,148.84	43.76	8,192.60	
007053	EV01 Betterment Pedersens Road	QRA	-	-	-	-	-	-	-	-	-	-	-	-	9,302.40	43.75	9,346.15	
007054	EV01 Betterment Recreation Drive	QRA	-	-	-	-	-	-	-	-	-	-	-	-	7,971.38	43.76	8,015.14	
007055	EV01 Betterment Smiths Road Inverlaw	QRA	-	-	-	-	-	-	-	-	-	-	-	-	5,856.52	43.75	5,900.27	
007056	EV01 Betterment Trendham Lane	QRA	-	-	-	-	-	-	-	-	-	-	-	-	8,104.47	5,411.76	13,516.23	
007057	EV01 Betterment Trouts Road	QRA	-	-	-	-	-	-	-	-	-	-	-	-	7,705.17	43.75	7,748.92	
007058	EV03 Betterment Arthur Street East	QRA	-	-	-	-	-	-	-	-	-	-	-	-	5,834.34	5,943.25	11,777.59	
007059	EV03 Betterment Nords Road	QRA	-	-	-	-	-	-	-	-	-	-	-	-	16,386.43	43.75	16,430.18	
007060	EV03 Betterment Tim Dwyer Road	QRA	-	-	-	-	-	-	-	-	-	-	-	-	12,149.33	8,190.26	20,339.59	
007061	EV03 Betterment Weeks Road	QRA	-	-	-	-	-	-	-	-	-	-	-	-	12,829.62	11,921.25	24,750.87	
007062	EV04 Betterment Manar Road	QRA	-	-	-	-	-	-	-	-	-	-	-	-	16,053.66	11,934.26	27,987.92	
007063	EV04 Betterment Magee Road	QRA	-	-	-	-	-	-	-	-	-	-	-	-	12,149.32	8,190.25	20,339.57	
007064	EV04 Betterment Walkers Road	QRA	-	-	-	-	-	-	-	-	-	-	-	-	9,880.91	7,679.26	16,560.17	
007065	EV04 Betterment Kearneys Road	QRA	-	-	-	-	-	-	-	-	-	-	-	-	7,779.12	8,079.75	15,858.87	
007066	EV04 Betterment Hodges Road	QRA	-	-	-	-	-	-	-	-	-	-	-	-	7,512.90	7,971.76	15,484.66	
007067	EV04 Betterment Goldsworthy Road	QRA	-	-	-	-	-	-	-	-	-	-	-	-	8,082.30	6,855.25	14,937.55	
007068	Paines Road Comp Works Gravel Resheet	COUNCIL	-	-	-	-	-	-	-	-	-	-	-	-	60,536.45	-	60,536.45	
Sub Activity Subtotal			-	1,973,283.09	-	-	-	-	1,973,283.09	2,000,000.00	-	26,716.91	-	1,973,283.09	526,513.80	348,648.02	875,161.82	
Activity Total			5,629,214.00	4,131,580.92	-	5,737,614.64	-	90,000.00	15,588,409.56	12,562,892.00	1,841,170.47	-	26,716.91	1,211,064.00	15,588,409.56	2,232,627.81	5,861,024.49	8,093,652.30
Water Services																		
W4Q - Round 4																		
006906	W4Q4-Kingaroy Water Security MtWoolool	W4Q4	-	580,000.00	-	1,500,000.00	-	-	2,080,000.00	1,750,000.00	-	-	330,000.00	2,080,000.00	1,893,614.95	38,184.62	1,931,799.57	
Sub Activity Subtotal			-	580,000.00	-	1,500,000.00	-	-	2,080,000.00	1,750,000.00	-	-	330,000.00	2,080,000.00	1,893,614.95	38,184.62	1,931,799.57	
Water - General Oper																		
006503	S1 & S2 - PC, SCADA & Telemetry WATER	COUNCIL	-	183,332.00	-	-	-	-	183,332.00	183,332.00	-	-	-	183,332.00	80,048.00	82,965.00	163,013.00	
006640	S2- PC, SCADA & Telemetry WATER	COUNCIL	-	-	-	-	-	-	-	-	-	-	-	-	162.00	-	162.00	

Project Code	Project Description	Grant Funding Body	Depreciation	Restricted Cash	Proceeds from Sale of Fleet	Grant Funding	Loans	Developer Contribution	Total Budgeted Revenue	2023/2024 Adopted Budget	2022/2023 Continued Projects	First Quarter Budget Adjustments	Second Quarter Budget Adjustments	Total Available Budget	Commitments	2023/2024 Actual Expenditure	2023/2024 Actual Expenditure & Commitments
006898	S3 - PC, SCADA & Telemetry WATER	COUNCIL	17,500.00	-	-	-	-	-	17,500.00	175,000.00	-	-	-	17,500.00	-	-	-
006909	Solar panels for treatment plants	COUNCIL	30,000.00	-	-	-	-	-	30,000.00	30,000.00	-	-	157,500.00	17,500.00	-	-	-
Sub Activity Subtotal			47,500.00	183,332.00	-	-	-	-	230,832.00	388,332.00	-	-	157,500.00	230,832.00	80,210.00	82,965.00	163,175.00
Water - Blackbutt																	
006788	Blackbutt HL PS Switchboard renewal +	COUNCIL	17,500.00	-	-	-	-	-	17,500.00	175,000.00	-	-	-	17,500.00	-	-	-
006899	Blackbutt WTP Switchboard Renewal & PC	COUNCIL	40,000.00	-	-	-	-	-	40,000.00	400,000.00	-	-	360,000.00	40,000.00	-	-	-
Sub Activity Subtotal			57,500.00	-	-	-	-	-	57,500.00	575,000.00	-	-	360,000.00	57,500.00	-	-	-
Water - Kingaroy																	
005547	Gordonbrook WTP - Post Con Contract Wc	COUNCIL	-	-	-	-	-	-	-	-	-	-	-	-	67,328.63	382,426.86	449,755.49
006516	Gordonbrook Off Stream Storage Design	BOR_6	-	278,721.00	-	290,000.00	-	-	568,721.00	278,721.00	-	290,000.00	-	568,721.00	16,608.06	330,240.11	346,848.17
006517	Water Meter Replacement Program - 21/22	COUNCIL	-	-	-	-	-	-	-	-	-	-	-	-	-	3,989.66	-
006566	Gordonbrook Dam Emergency Repairs 202	COUNCIL	-	80,000.00	-	-	-	-	80,000.00	-	-	-	80,000.00	80,000.00	-	-	-
006596	Gordonbrook Hydrological Modelling	COUNCIL	-	88,196.20	-	-	-	-	88,196.20	-	88,196.20	-	-	88,196.20	31,371.39	36,507.53	67,878.92
006783	Gordonbrook Dam Spillway AFC D&C	COUNCIL	-	-	-	800,000.00	-	-	800,000.00	800,000.00	-	-	-	800,000.00	-	-	-
006787	Kingaroy Water Security Trunk Infra Upgr	COUNCIL	-	244,125.00	-	-	-	-	244,125.00	244,125.00	-	-	-	244,125.00	7,182.29	69,206.22	76,388.51
006882	WMR Markwell St Kingaroy	COUNCIL	98,000.00	-	-	-	-	-	98,000.00	98,000.00	-	-	-	98,000.00	-	104,970.39	104,970.39
006900	WMR Alford St Kingaroy (William-Burnett)	COUNCIL	133,000.00	-	-	-	-	-	133,000.00	133,000.00	-	-	-	133,000.00	-	55,260.16	55,260.16
006901	WMR Glendon St Kingaroy(Alford-Markwell)	COUNCIL	78,400.00	-	-	-	-	-	78,400.00	78,400.00	-	-	-	78,400.00	-	46,838.56	46,838.56
006902	Driveln W/Main Bunya Hwy Joint Replacem	COUNCIL	100,000.00	-	-	-	-	-	100,000.00	100,000.00	-	-	-	100,000.00	-	-	-
006976	Jubilee St Kingaroy (End to lanSt)	COUNCIL	30,000.00	-	-	-	-	-	30,000.00	30,000.00	-	-	-	30,000.00	-	18,237.99	18,237.99
Sub Activity Subtotal			439,400.00	691,042.20	-	290,000.00	800,000.00	-	2,220,442.20	1,762,246.00	88,196.20	290,000.00	80,000.00	2,220,442.20	122,490.37	1,047,677.48	1,170,167.85
Water - Nanango																	
006657	WMR Dalby St Nanango (Gipps-ChesterSt)	COUNCIL	-	-	-	-	-	-	-	-	-	-	-	-	-	2,502.93	2,502.93
006785	Nanango WTP & Bores A, B, C, etc	COUNCIL	-	38,711.33	-	-	-	-	38,711.33	340,000.00	38,711.33	-	340,000.00	38,711.33	-	-	-
Sub Activity Subtotal			-	38,711.33	-	-	-	-	38,711.33	340,000.00	38,711.33	-	340,000.00	38,711.33	-	2,502.93	2,502.93
Water - Proston																	
006658	WMR Blake St, Proston (Drake-RodneySt)	COUNCIL	-	99,369.22	-	-	-	-	99,369.22	-	99,369.22	-	-	99,369.22	-	90,916.64	90,916.64
Sub Activity Subtotal			-	99,369.22	-	-	-	-	99,369.22	-	99,369.22	-	-	99,369.22	-	90,916.64	90,916.64
Water - Wondal																	
006659	WMR Mackenzie St, Wondal (Osborne-Enc	COUNCIL	-	158,574.00	-	-	-	-	158,574.00	208,574.00	-	-	50,000.00	158,574.00	-	84,288.97	84,288.97
006660	WMR Mackenzie St, Wondal (Osborne-Sc	COUNCIL	-	108,116.00	-	-	-	-	108,116.00	138,116.00	-	-	30,000.00	108,116.00	-	105,474.58	105,474.58
006661	WMR Cadell St, Wondal (Scott - Kent St)	COUNCIL	-	234,392.67	-	-	-	-	234,392.67	-	234,392.67	-	-	234,392.67	-	103,033.18	103,033.18
006881	Media Replacement Wondal	COUNCIL	140,000.00	-	-	-	-	-	140,000.00	140,000.00	-	-	-	140,000.00	-	22,060.00	22,060.00
Sub Activity Subtotal			140,000.00	501,082.67	-	-	-	-	641,082.67	486,690.00	234,392.67	-	80,000.00	641,082.67	-	314,856.73	314,856.73
Activity Total			684,400.00	2,093,537.42	-	1,790,000.00	800,000.00	-	5,367,937.42	5,302,268.00	460,669.42	290,000.00	685,000.00	5,367,937.42	2,096,315.32	1,677,103.40	3,673,418.72
Wastewater Services																	
Wastewater - General																	
006641	S2- PC, SCADA & Telemetry WASTEWAT	COUNCIL	-	166,747.00	-	-	-	-	166,747.00	166,747.00	-	-	-	166,747.00	9,730.00	131,650.00	141,380.00
006903	S3- PC, SCADA & Telemetry WASTEWAT	COUNCIL	17,500.00	-	-	-	-	-	17,500.00	175,000.00	-	-	157,500.00	17,500.00	-	-	-
006904	Regional Sewer Relining	COUNCIL	1,600,000.00	-	-	-	-	-	1,600,000.00	1,600,000.00	-	-	-	1,600,000.00	87,825.88	70,307.46	158,133.34
Sub Activity Subtotal			1,617,500.00	166,747.00	-	-	-	-	1,784,247.00	1,941,747.00	-	-	157,500.00	1,784,247.00	97,555.88	201,957.46	299,513.34
Wastewater - Kingaroy																	
006905	Kingaroy SPS2 Tessmanns Rd Switchboar	COUNCIL	17,500.00	-	-	-	-	-	17,500.00	175,000.00	-	-	157,500.00	17,500.00	2,851.83	1,668.17	4,520.00
Sub Activity Subtotal			17,500.00	-	-	-	-	-	17,500.00	175,000.00	-	-	157,500.00	17,500.00	2,851.83	1,668.17	4,520.00
Wastewater - Nanango																	
006793	Nanango SPS2 Switchboard renewal, etc.	COUNCIL	21,000.00	-	-	-	-	-	21,000.00	210,000.00	-	-	189,000.00	21,000.00	2,851.82	1,668.17	4,519.99
006794	Nanango SPS3 Switchboard renewal, etc.	COUNCIL	14,000.00	-	-	-	-	-	14,000.00	140,000.00	-	-	126,000.00	14,000.00	2,851.84	1,668.16	4,520.00
Sub Activity Subtotal			35,000.00	-	-	-	-	-	35,000.00	350,000.00	-	-	315,000.00	35,000.00	5,703.66	3,336.33	9,039.99
CEJ - Proston																	
006510	BDWW-WWTP1 SB Renewal	COUNCIL	-	16,500.00	-	-	-	-	16,500.00	-	-	-	16,500.00	16,500.00	-	16,381.97	16,381.97
006796	Proston CED Pump Station Replace & Ren	COUNCIL	21,000.00	-	-	-	-	-	21,000.00	210,000.00	-	-	189,000.00	21,000.00	2,851.82	1,668.19	4,520.01
Sub Activity Subtotal			21,000.00	16,500.00	-	-	-	-	37,500.00	210,000.00	-	-	172,500.00	37,500.00	2,851.82	18,050.16	20,901.98
Activity Total			1,691,000.00	183,247.00	-	-	-	-	1,874,247.00	2,676,747.00	-	-	802,500.00	1,874,247.00	108,963.19	225,012.12	333,975.31
Waste																	
Waste Management - R																	
006607	New Maidenwell Transfer Station	COUNCIL	-	634,601.07	-	-	-	-	634,601.07	250,000.00	54,601.07	330,000.00	-	634,601.07	8,456.54	94,282.18	102,738.72
006780	Nanango Weighbridge & Transfer Station	LGSP	-	242,720.00	-	364,080.00	-	-	606,800.00	303,780.00	303,020.00	-	-	606,800.00	460,713.62	29,515.18	490,228.80
006845	Purchase of new SBRC Skip Bins	COUNCIL	-	28,350.00	-	-	-	-	28,350.00	-	-	-	28,350.00	-	28,350.00	-	28,350.00
006989	Wondal Weighbridge	DRFA	-	221,384.25	-	368,973.75	-	-	590,358.00	-	-	590,358.00	-	590,358.00	517,138.11	20,373.08	537,511.19
006990	Future Landfill Disposal - Feasibility	COUNCIL	-	100,000.00	-	-	-	-	100,000.00	-	-	100,000.00	-	100,000.00	-	54,560.00	54,560.00
Sub Activity Subtotal			-	1,227,055.32	-	733,053.75	-	-	1,960,109.07	553,780.00	357,621.07	1,020,358.00	28,350.00	1,960,109.07	986,308.27	227,080.44	1,213,388.71
Activity Total			-	1,227,055.32	-	733,053.75	-	-	1,960,109.07	553,780.00	357,621.07	1,020,358.00	28,350.00	1,960,109.07	986,308.27	227,080.44	1,213,388.71
Grand Total			13,186,763.56	14,775,882.95	415,000.00	12,735,496.05	800,000.00	90,000.00	42,003,142.56	33,353,819.00	7,703,040.40	1,815,912.68	869,629.52	42,003,142.56	11,383,147.42	14,300,180.32	25,683,327.74



South Burnett Regional Council
Monthly Financial Report
March 2024



Executive Summary

This monthly report is designed to illustrate the interim financial performance and position of South Burnett Regional Council compared to the amended budget, at an organisational level, for the period ended 31 March 2024.

- The amended budget reflects the 2nd quarter budget revision as adopted at the January Council Meeting.
- Recurrent Revenue is currently sitting at 96% compared to the amended budget and Recurrent Expenditure is sitting at 82%.
- Revenue is impacted by timing effects of various income streams including grant revenue.
- Council's current cash holdings at the end of March 2024 was \$58.97m with \$32.07m of this currently classed as restricted cash.
- The ratios at the end of March are all within their respective targets except for the Current Ratio which is currently 4.63 which is outside the target range of between 2.0 and 4.0.
- Council's capital expenditure program is currently sitting at \$14.30m in actual expenditure which equates to approximately 34.0% of the total amended budget. When taking into account committed costs of \$11.38m, the total expended is \$25.683m which represents approximately 61% of the amended budget.

Executive Summary

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1.0 Interim Statement of Financial Performance (Income Statement)

Statement of Comprehensive Income

as at 31 March 2024
75% of Year Complete

	2024 \$	Original Budget \$	Amended Budget \$	Variance %
Income				
Revenue				
Recurrent Revenue				
Rates, Levies and Charges	59,940,135	57,018,206	57,018,206	105%
Fees and Charges	4,787,836	5,276,904	5,345,086	90%
Rental Income	422,169	459,715	507,603	83%
Interest Received	2,565,370	1,975,000	2,975,000	86%
Sales Revenue	3,664,884	6,835,007	7,159,007	51%
Other Income	975,790	1,179,323	1,209,323	81%
Grants, Subsidies, Contributions and Donations	18,342,966	8,546,353	20,541,473	89%
	<u>90,699,151</u>	<u>81,290,508</u>	<u>94,755,698</u>	<u>96%</u>
Capital Revenue				
Grants, Subsidies, Contribution and Donations	5,715,688	9,471,224	13,735,496	42%
Total Income	<u>96,414,839</u>	<u>90,761,732</u>	<u>108,491,194</u>	<u>89%</u>
Expenses				
Recurrent Expenses				
Employee Benefits	21,678,850	27,612,019	28,504,078	76%
Materials and Services	39,611,453	31,759,777	43,872,222	90%
Finance Costs	1,320,918	1,734,655	1,734,654	76%
Depreciation and Amortisation	18,107,560	23,673,214	24,211,788	75%
	<u>80,718,780</u>	<u>84,779,665</u>	<u>98,322,744</u>	<u>82%</u>
Capital Expense				
	4,588,339	(415,000)	(415,000)	-1106%
Total Expense	<u>85,307,119</u>	<u>84,364,665</u>	<u>97,907,744</u>	<u>87%</u>
Net Result	<u>11,107,721</u>	<u>6,397,067</u>	<u>10,583,450</u>	
Net Operating Result	<u>9,980,371</u>	<u>(3,489,157)</u>	<u>(3,567,046)</u>	

2.1 Operating Income Statement Split by Department

Council splits its income statement into the following departments – water, wastewater, waste, fleet, and general operations. The revenue and expenditure for each of these departments is monitored throughout the year to see how they are performing compared to their budget. The below provides a snapshot of the departments on their recurrent revenue and recurrent expenditure.

	Total Revenue				Total Expenditure			
	Actual	Original Budget	Amended Budget	%	Actual	Original Budget	Amended Budget	%
Water	\$ 12,889,153	\$ 11,934,395	\$ 11,979,395	108%	\$ 8,453,934	\$ 11,532,637	\$ 11,617,637	73%
Wastewater	\$ 7,631,268	\$ 7,260,458	\$ 7,260,458	105%	\$ 4,860,127	\$ 5,782,239	\$ 5,797,239	84%
Waste	\$ 7,944,421	\$ 8,178,597	\$ 8,231,312	97%	\$ 5,735,698	\$ 8,767,055	\$ 9,153,433	63%
Plant and Fleet	\$ 137,796	\$ 191,000	\$ 191,000	72%	\$ 641,933	\$ 1,372,800	\$ 1,447,800	44%
Genops	\$ 62,096,512	\$ 53,726,059	\$ 67,093,534	93%	\$ 62,310,954	\$ 60,070,534	\$ 73,202,234	85%
Total	\$ 90,699,151	\$ 81,290,508	\$ 94,755,698	96%	\$ 80,718,780	\$ 84,779,665	\$ 98,322,744	82%

Revenue

- All revenue items are currently tracking above the target of 75% except for Plant and Fleet which is slightly under.
- Water, Wastewater, Waste and Genops are all affected slightly by timing of rates revenue for the January to June period which was levied in March.
- Water is sitting at 108% and is affected by increased water sales from standpipes and additional water usage on rates.
- Waste is affected by timing in waste disposal revenue as invoices for March have not yet been raised.
- Genops is sitting above the target at 93% and will be affected by income received from Queensland Reconstruction Authority and DTMR for flood restoration works as well as favourable bank account interest income.

Expenditure

- Two departments are tracking above the target of 75% for the month. These are Wastewater and GenOps.
- Wastewater has above target expenses for materials and services due to increases in rates paid and remissions on rates for the year as well as fluctuations in work done at various Sewerage Treatment Plants.
- Waste is below target for the month but can be affected by timing of monthly waste expenditure bills that have not been received.
- Expenditure for Fleet is affected by timing of yearly registration and insurance bills as well as timing in use of internal plant by departments for the month.
- Genops continues to be affected by the timing in expenditure compared to budget for the 2022 & 2023 weather events works and accounts for approximately 11% of the variance in the table above. This will be offset by grant income.
- Genops is also affect by timing in annual expenses such as insurance, workers compensation premiums and annual software licences.

2.2 Revenue

2.2.1 Rates Levies and Charges

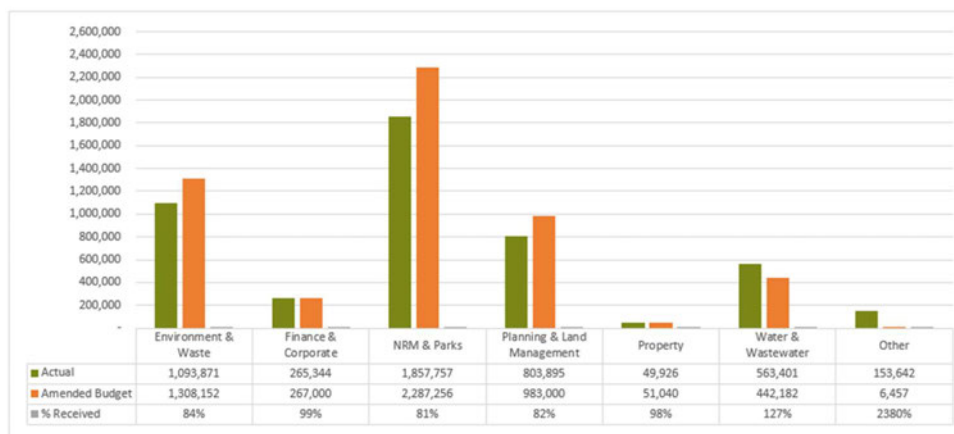
This item shows South Burnett Regional Council's total net income from general rates, service charges (water, sewerage and waste) and special charges.

Rates or Charges	Actuals	Original Budget	Amended Budget
General Rates	\$ 33,087,686	\$ 31,574,666	\$ 31,574,666
Quarry Special Charge	\$ 16,643	\$ -	\$ -
Water Charges	\$ 12,391,225	\$ 11,562,083	\$ 11,562,083
Sewerage Charges	\$ 7,545,051	\$ 7,149,764	\$ 7,149,764
Waste Collection Charges	\$ 3,523,830	\$ 3,370,338	\$ 3,370,338
Community Rescue and Evacuation Levy	\$ 88,995	\$ 90,000	\$ 90,000
Waste Management Levy	\$ 3,292,435	\$ 3,271,355	\$ 3,271,355
Memerambi Estate Levies	-\$ 5,731	\$ -	\$ -
Total	\$ 59,940,135	\$ 57,018,206	\$ 57,018,206

As at 31 March 2024, rates, levies and charges are tracking at 105% has both rates levies have now been issued for the financial year. There have been increases in water consumption charged in the rates levy for this year. There will be some decreases to actuals as people take up discount on the current rates notice during April.

2.2.2 Fees and Charges

User charges are for the recovery of service delivery costs through the charging of fees to users of Council services. Fees are determined in two categories: regulatory and commercial.



As of 31 March 2024, fees and charges are tracking above target at 90%. Main factors affecting the fees and charges figures are:

- Environment and Waste is above target. This income stream is affected by timing of monthly invoices for waste disposal which is offset by yearly food licences having already been issued.
- Finance is above target due to higher than anticipated rates certificates and property transfers.

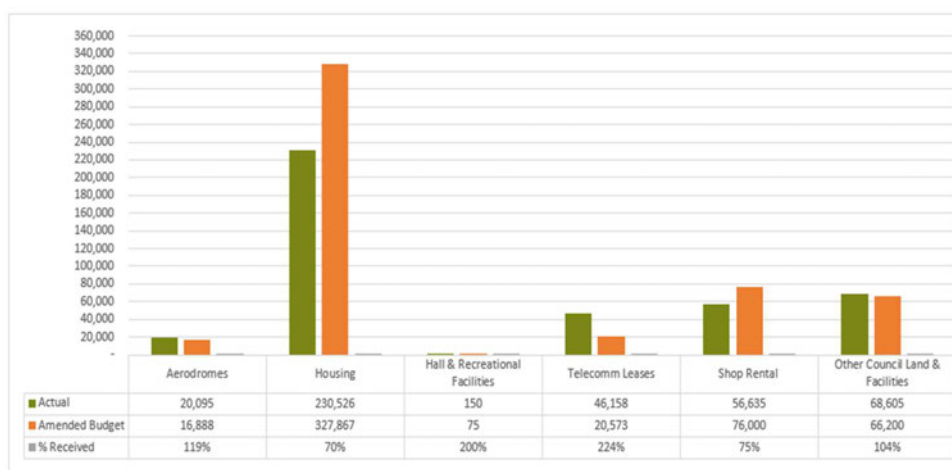
- NRM & Parks is above target and is affected by timing in visitors at Boondooma Dam, timing in cemetery income and saleyard income.
- Planning and Land Management is above target at 82% due to timing in number of planning and building applications.
- Properties is above target due to increases in the hall hire and caravan park fees received.
- Water & Waste Water are above target due to increases in water standpipe sales, bulk water sales and timing from yearly trade waste permits being invoiced and increases in other sewerage discharge fees.
- Other is above target due to increases from developer contributions and the Day at the Dam entry tickets.

2.2.3 Rental Income

Council operates various facilities from which it derives a rental income such as commercial premises, caravan parks, community housing and airport.

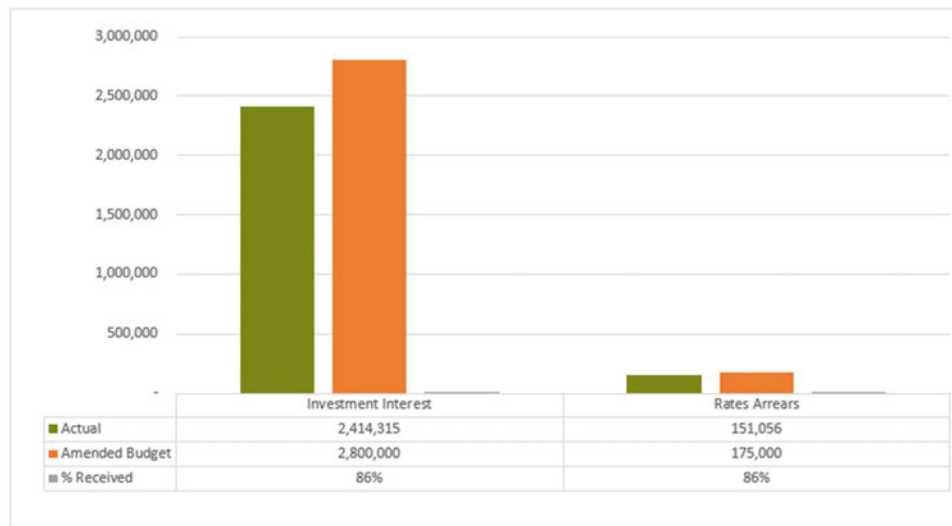
As of 31 March 2024, rental income is tracking at 83% due to timing in annual rental of various facilities. Main factors affecting the rental income figures are:

- Aerodrome and Telecomm annual leases have been issued
- Housing - timing in invoices as March has not yet been processed.



2.2.4 Interest Received

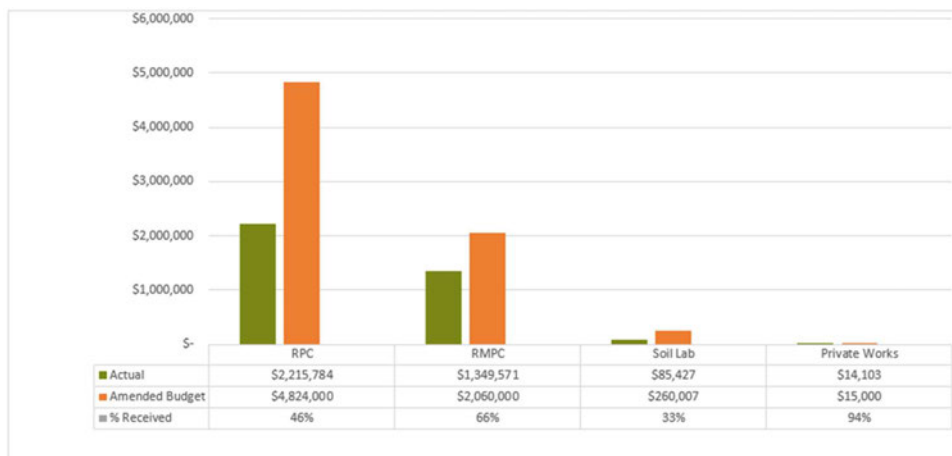
Interest revenue includes interest on investments and rate arrears. As of 31 March 2024, interest received is tracking above target at 86% due to favourable interest rates.



2.2.5 Sales Revenue

Sales revenue is income received from undertaking work for Main Roads, private works and recoverable works conducted by the Soil Laboratory. As of 31 March 2024, sales revenue is tracking below target at 51%.

This is largely due to timing of when RPC and RMPC works for this financial year are scheduled to be performed with an increase in works expected in the January to June 2024 period. Claims of approximately \$306k were in progress at the end of March 2024.



2.2.6 Other Income

Other income is sundry income derived from all other sources.

As of 31 March 2024, other income is tracking above target at 81%. Reasons surrounding this can be found below.

<i>Income Stream</i>	<i>Actual</i>	<i>Original Budget</i>	<i>Amended Budget</i>	<i>% Received</i>
VIC Income	\$ 79,626	\$ 88,100	\$ 88,100	90%
Irrigation Income	\$ -	\$ 31,095	\$ 31,095	0%
Fines	\$ 12,360	\$ 53,073	\$ 53,073	23%
Scrap Steel	\$ 191,777	\$ 289,865	\$ 314,865	61%
Library Sales	\$ 1,611	\$ 2,830	\$ 2,830	57%
Museum Sales	\$ 75	\$ -	\$ -	0%
Agency Income	\$ 81,562	\$ 52,000	\$ 52,000	157%
Tourist Parks	\$ 272,340	\$ 320,000	\$ 320,000	85%
Legal Recovery	\$ 76,685	\$ 80,000	\$ 80,000	96%
Insurance Claims & Workcover	\$ 38,637	\$ 20,000	\$ 20,000	193%
Misc Other	\$ 221,118	\$ 242,360	\$ 247,360	89%
Total	\$ 975,790	\$ 1,179,323	\$ 1,209,323	81%

- VIC Income is above target due to increased sale of goods.
- Irrigation Income is down due to having no hay for sale.
- Fines are below target due to fluctuations in number of infringements throughout the year. There is a possibility that this value will decrease in the future if fines are sent to the State Penalties Enforcement Registry (SPERS) for collection.
- Scrap steel is picked up sporadically during the year and so has a timing factor.
- Legal recovery, and insurance claims are raised and received sporadically during the year based on events and debt collection activities.

2.2.7 Operational Grants

Operating grants include all monies received from State and Federal sources for the purposes of funding the delivery of South Burnett Regional Council services to ratepayers.

As of 31 March 2024, operating grants are tracking above target at 89% due to timing in when operational grants are received and spent. Approximately \$16.66m of the monies received so far this year relates to funding from Queensland Reconstruction Authority (QRA) for expenditure incurred due to weather events.

Contract asset and contract liability movements have been processed up to the end of March.

2.2.8 Capital Grants

Capital grants and contributions include all monies predominantly received from State and Federal government sources for the purposes of funding the capital works program.

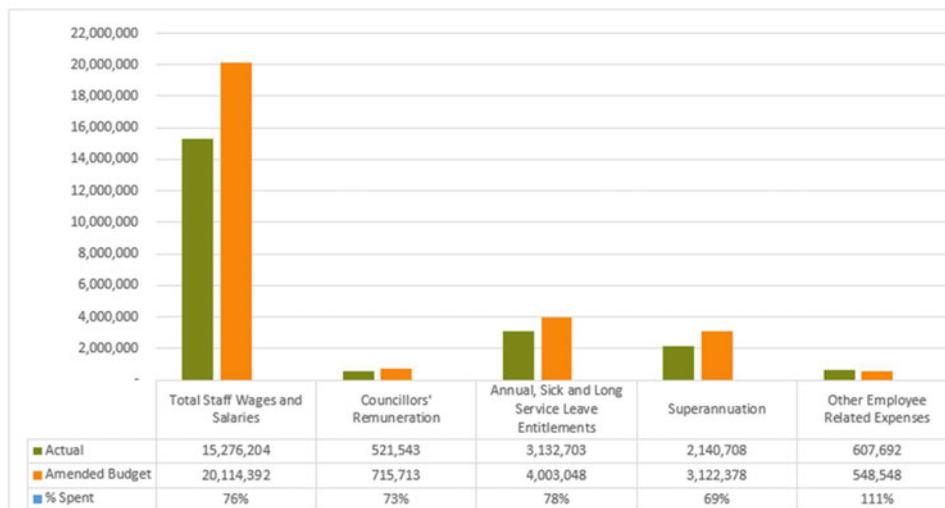
As of 31 March 2024, capital grants are tracking below target at 42%. This is expected to increase over the next few months as capital projects are completed. Contract asset and contract liability movements have been processed for the month.

2.3 Expenditure

2.3.1 Employee Benefits

Employee costs include labour related expenditure such as wages, leave entitlements, WorkCover costs, superannuation, training, personal protective equipment, payroll and fringe benefits taxes.

As of 31 March 2024, employee benefits are tracking just above target at 76%.



2.3.2 Materials and Services

Materials and services cover the purchases of consumables, payments to contractors for the provision of services and utility costs and internal plant charges and recoveries.

As of 31 March 2024, materials and services are tracking above target at 90%.

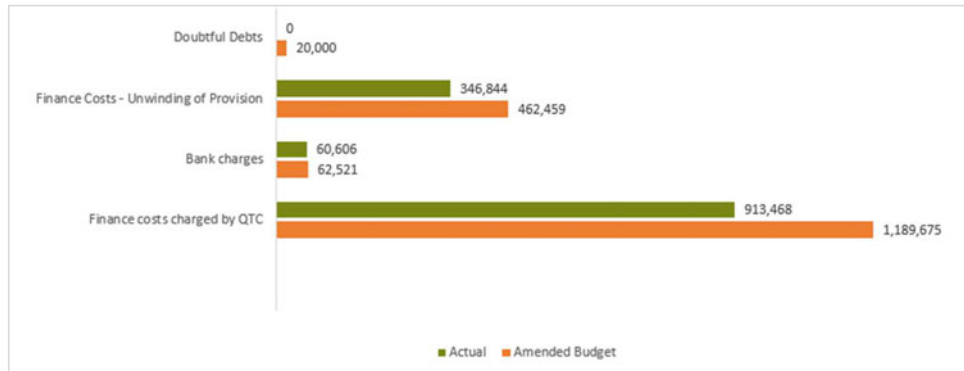
Description	Actual	Original Budget	Amended Budget	% Spent
Donations	830,788	641,631	857,931	97%
Materials	17,465,452	21,062,312	22,900,301	76%
Services	21,871,982	11,017,991	20,093,805	109%
Internal Plant Charges	5,521,404	8,006,570	8,988,912	61%
Internal Plant Recoveries	- 6,078,173	- 8,968,726	- 8,968,726	68%
	39,611,453	31,759,777	43,872,222	

- A majority of variances seen in the materials category so far relate to timing of when invoices are received including timing of yearly insurances and fleet registrations.
- A large portion of the donations relate to programs under the Black Summer Bushfire Grant as well as the yearly rate remissions.
- Expenditure of \$15.56m is associated with the various weather events and has been offset by income from Queensland Reconstruction Authority (QRA).
- There is a degree of timing for waste collection and water usage invoices as they have not yet been received.

2.3.3 Finance Costs

Finance costs relate to interest charged by financial institutions on funds borrowed as well as bank fees and the unwinding of the discount for landfill and quarry provisions.

As of 31 March 2024, finance costs are tracking just above target at 76%.



2.3.4 Depreciation

Depreciation expense is an accounting measure that estimates asset consumption of South Burnett Regional Council's property, infrastructure, plant and equipment based on the most recent asset valuations, useful lives and levels of service.

Depreciation expense varies by asset class based on asset value, componentisation, and useful lives. Other factors that impact on monthly depreciation expense include processing of work in progress and asset disposals. Capitalisation (processing of work in progress) effects depreciation expense as this is the allocation of capital expenditure to the relevant asset/s as at completion date, increasing the value for depreciation.

As of 31 March 2024, depreciation expense was on target at 75%. Depreciation expense will be closely monitored as capitalisation occurs.

Work in progress balance as at 31 March 2024 is \$9.14m, made up of the asset classes listed below.

Asset Class	Opening Balance	Capital Expenditure	Capitalisation	Closing Balance
Plant & Equipment	56,757	1 -	24,124	32,635
Land	66,069	-	-	66,069
Buildings	2,349,510	234,290 -	245,656	2,338,143
Roads	3,826,128	505,311 -	696,015	3,635,424
Water	3,565,812	129,770 -	1,249,050	2,446,532
Wastewater	1,847,423	10,134 -	1,622,527	235,030
Fleet	44,574	185,551 -	118,415	111,709
Waste	229,927	15,863	-	245,789
Office/ICT	29,753	4,125	-	33,878
	12,015,953	1,085,044 -	3,955,788	9,145,210

During March 2024, there was \$3.95m of capital expenditure capitalised. The majority of this capitalisation (~72%) related to Water and Wastewater. Complete capitalisation details in the above summary were:

\$1.623m for Wastewater, \$1.249m for Water, \$696k for Roads, \$246k for Buildings, \$118k for Fleet and \$24k for Plant & Equipment.

The total closing WIP balance at the end of March 2024 was \$9,145,210.

2.3.5 Capital Expense

Capital expense is the net proceeds or loss on assets that have been sold or disposed of during the year.

As Council cannot sell its roads or the majority of its major infrastructure, Council generally receives no revenue when an asset is disposed of. Any value remaining on the asset (therefore its written down value which is the replacement cost less accumulated depreciation) is written off when the asset is renewed or upgraded.

A loss on asset disposal is recognised when a current asset is disposed of (sold, renewed or upgraded) out of Council’s asset register while it still has a written down value on the asset register (that is, before it is fully depreciated) and therefore before its written down value is nil. To dispose of the asset, its written down value is recognised in Council’s accounts as a loss on disposal.

If all assets were 100% depreciated and had zero remaining useful life when they were disposed of there would be no loss on disposal.

Capital expense is sitting at \$4.59m as at 31 March 2024 due to sales income for fleet items sold and revenue from sale of land and buildings, less disposals of assets.

<i>Capital Expense</i>	<i>Actual</i>	<i>Original Budget</i>	<i>Amended Budget</i>
INCOME			
Fleet	- 139,474	- 415,000	- 415,000
Land	- 101,181	-	-
Roads	- 205,000		
DISPOSALS			
Roads	3,187,161	-	-
Fleet	142,784	-	-
Land	391,554	-	-
Buildings	783,559	-	-
Water	149,490	-	-
Wastewater	379,445	-	-
Miscellaneous		-	-
	4,588,339	- 415,000	- 415,000

3.0 Interim Statement of Financial Position (Balance Sheet)

Statement of Financial Position
as at 31 March 2024

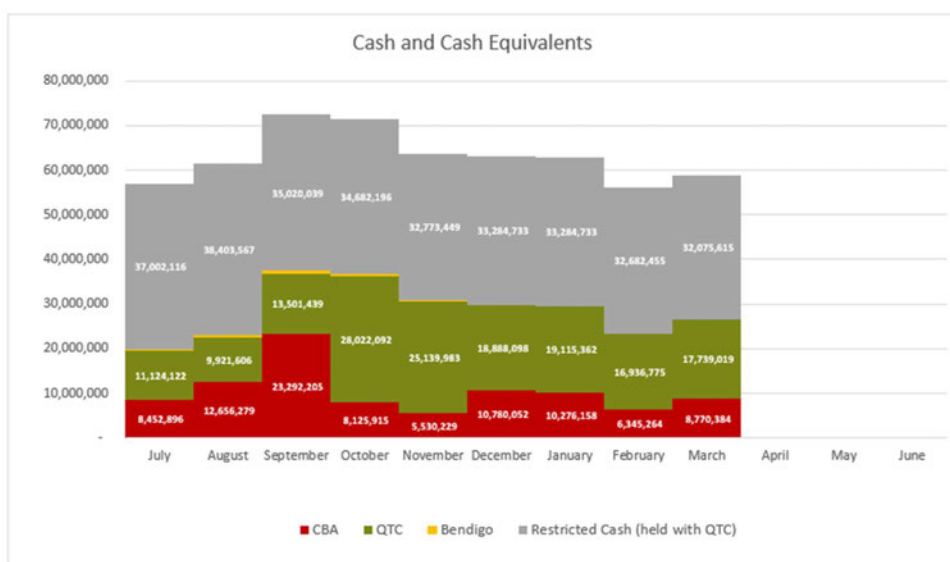
	2024 MARCH \$	Original Budget \$	Amended Budget \$
Current Assets			
Cash and Cash Equivalents	58,969,918	56,343,950	57,102,480
Trade and Other Receivables	31,249,928	11,936,624	12,271,544
Inventories	1,016,353	781,347	840,354
Investments	-	-	-
Total Current Assets	91,236,200	69,061,921	70,214,378
Non-Current Assets			
Trade and Other Receivables	543,637	389,495	389,495
Property, Plant and Equipment	1,051,557,758	1,068,147,535	1,078,200,775
Right of Use Asset	695,950	661,125	669,127
Intangible Assets	6,244,580	6,242,606	6,242,606
Total Non-Current Assets	1,059,041,926	1,075,440,760	1,085,502,003
TOTAL ASSETS	1,150,278,125	1,144,502,682	1,155,716,381
Current Liabilities			
Trade and Other Payables	12,112,769	10,423,308	15,612,900
Borrowings	3,309,663	3,460,548	3,460,548
Lease Liabilities	20,206	18,439	18,637
Provisions	3,992,865	3,931,009	3,915,600
Unearned Revenue	-	2,300,754	2,749,085
Other Liabilities	249,409	1,410,715	1,410,715
Total Current Liabilities	19,684,911	21,544,773	27,167,485
Non-Current Liabilities			
Trade and Other Payables	-	-	-
Borrowings	20,264,608	20,335,543	20,335,543
Lease Liabilities	712,723	686,457	694,284
Provisions	12,375,550	12,444,910	12,241,008
Other Liabilities	4,398,720	1,470,746	2,960,718
Total Non-Current Liabilities	37,751,601	34,937,655	36,231,553
TOTAL LIABILITIES	57,436,512	56,482,428	63,399,038
NET COMMUNITY ASSETS	1,092,841,613	1,088,020,254	1,092,317,343
Community Equity			
Retained Surplus/(Deficiency)	453,258,657	448,318,094	451,452,248
Asset Revaluation Surplus	639,582,956	639,702,160	640,865,095
TOTAL COMMUNITY EQUITY	1,092,841,613	1,088,020,254	1,092,317,343

3.1 Current Assets

3.1.1 Cash and Cash Equivalents

Cash and cash equivalents include cash on hand, all cash and cheques received but not banked at month end, deposits held at call with financial institutions and term deposits with maturities of three months or less.

As of 31 March 2024, Council’s actual cash and cash equivalents balance was \$58.97m. The below table shows the breakup of this balance sheet element (excluding cash drawers).

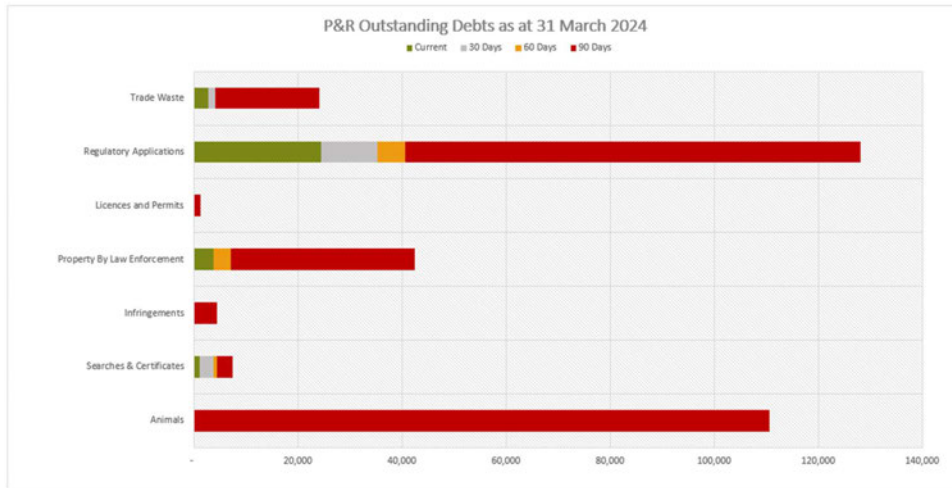


As at the 31 March 2024, the restricted cash balance was \$32.07m. This decreased from last month by \$607k and is made up of decreases in Roads of \$259k, Buildings of \$16k, Waste of \$10k, Plant & ICT of \$185k and Water of \$137k.

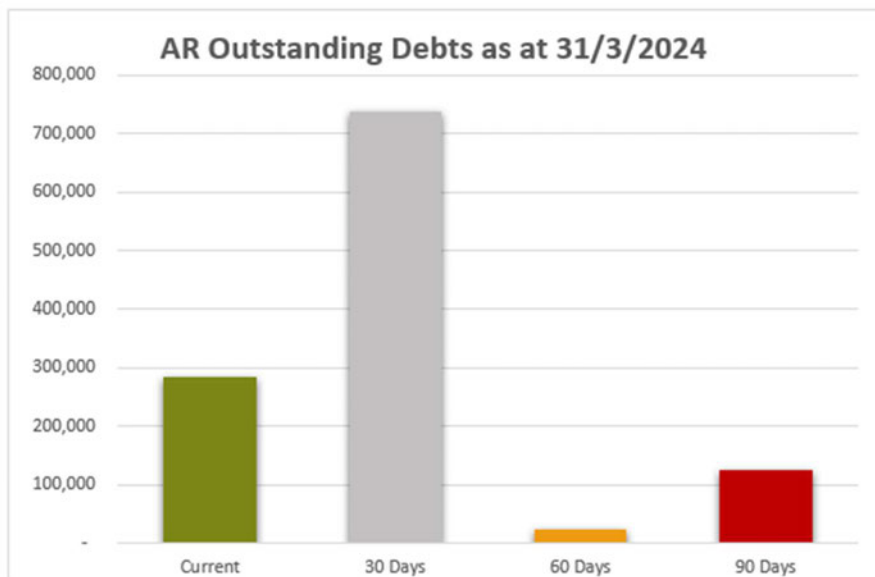
RESTRICTED CASH	Feb-24	Mar-24	Difference
Recurrent Expenditure	505,164	505,164	-
Future Capital Works			
Roads	5,537,697	5,278,534	- 259,163
Buildings	3,571,598	3,555,878	- 15,720
Waste	6,081,782	6,071,747	- 10,035
Land	25,322	25,322	-
Plant & ICT	6,723,725	6,538,995	- 184,730
Water	3,444,971	3,307,778	- 137,192
Wastewater	4,688,110	4,688,110	-
Unspent - Developer Contributions	1,729,986	1,729,986	-
Unspent - Loan Funds	374,100	374,100	-
Total	32,682,455	32,075,615	- 606,840

3.1.2 Trade and Other Receivables

Current trade and other receivables are made up of notices and invoices that have been issued but cash has not yet been collected. The below tables show the breakdown of the components in this balance sheet element – excluding rates.



Property and Rating (P&R) debts above that are overdue by 90 days or more total \$262k and are made up of \$111k in overdue animal registrations, \$95k being actively pursued by Council staff or determination on next steps are being investigated, \$35k can be recovered when properties are sold, and \$21k belong to developer contributions that will be finalised in the future.

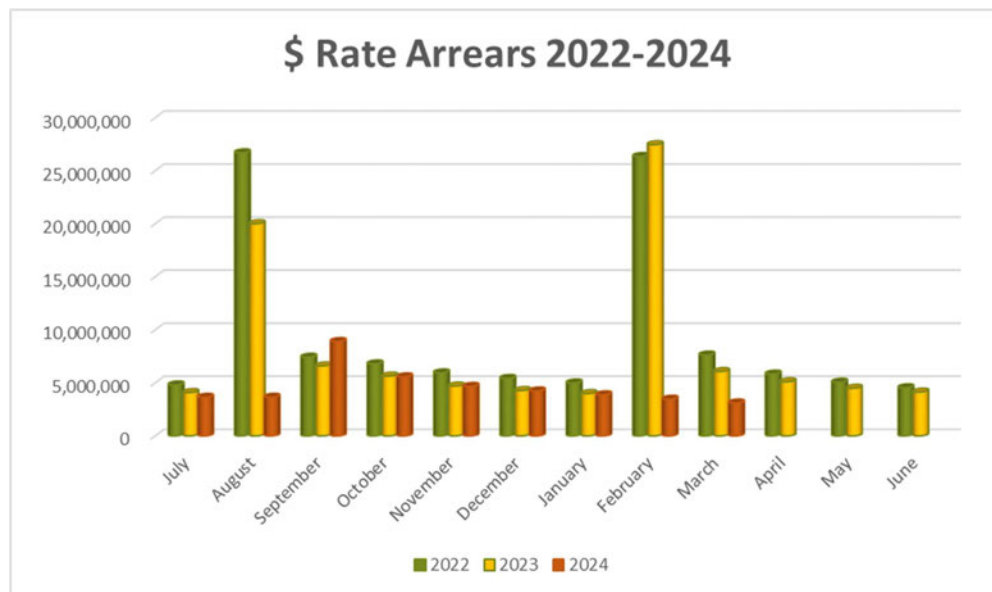


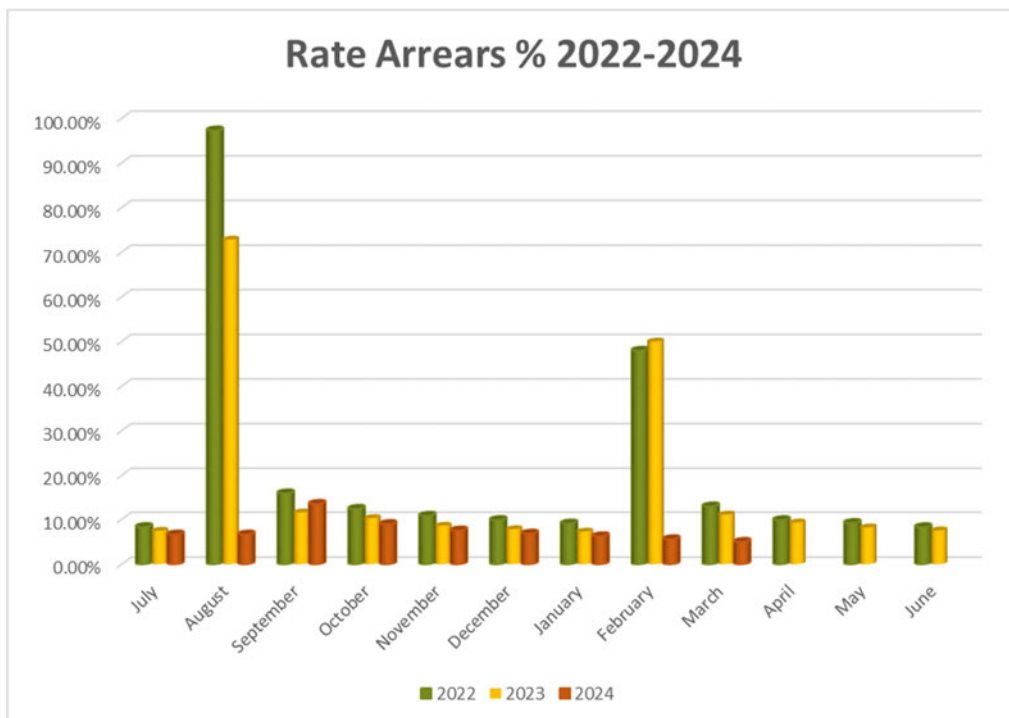
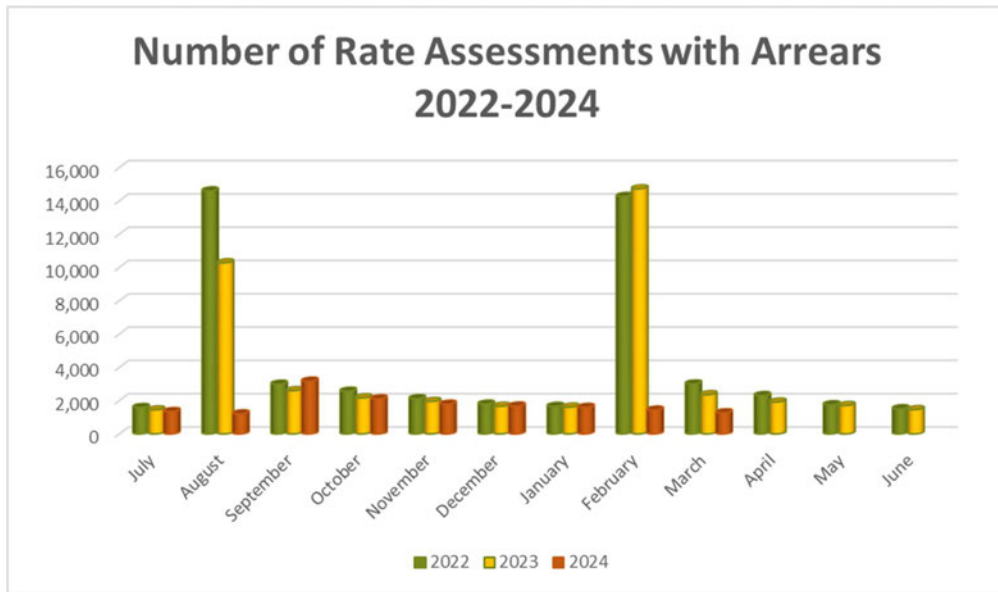
The AR outstanding debts 90+ days is currently \$126k which is 11% of total AR outstanding debts.

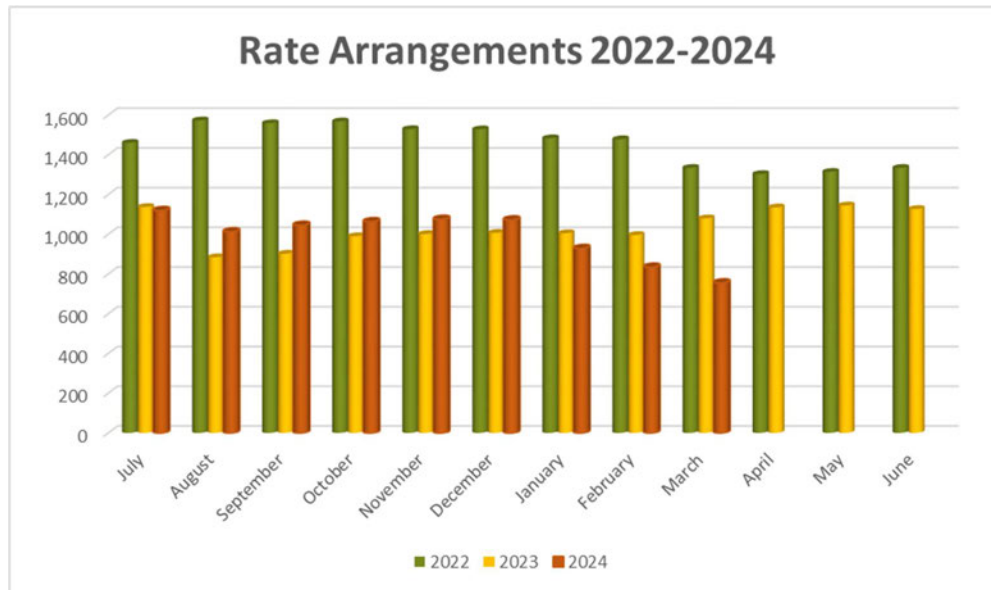
A total of 99% of the value sitting in 90 days remains with debt collectors or have a payment arrangement with Council. 1% is being actively pursued by Council staff.

Rates in arrears as of 31 March 2024 is sitting at \$3.11m or 5.0% which is below the target arrears of 7%. There are currently 756 assessments with rate arrangements in place which accounts for 59.57% of the properties that are in arrears.

Starting in the 2023/24 financial year, the effect of rates levies raised but still current have been removed to avoid distortion of numbers during August and February.







3.1.3 Inventories

Inventories is made-up of Council stores and is valued at cost. Council is continuing to focus on utilising the amount of inventories held more efficiently.

3.2 Non-Current Assets

3.2.1 Trade and Other Receivables

The non-current portion of Trade and Other Receivables is made up of the outstanding Memerambi Estate charges and loans to community organisations.

3.2.2 Property, Plant and Equipment

The total capital amended budget is \$42.0m. Actual spent as of 31 March 2024 is \$14.30m, which is tracking below target at 34.0%. Committed costs of \$11.38m are also identified which takes the actual and committed spend up to 61% of the amended budget.

Capital project budget report is attached separately to this document.

3.2.3 Right of Use Assets

Council’s right of use assets consists of long-term leases that are in place for various land parcels, with most of this value relating to the lease for land at Yallakool which is currently due to end in 2051.

3.2.4 Intangible Assets

Council’s water allocation makes up the intangible asset balance. Water allocations are tested annually for impairment as part of the year end process.

3.3 Liabilities

3.3.1 Trade and other Payables

Trade and Other Payables is made up of creditors, which is recognised upon receipt of invoice at the amount owed. Amounts are generally settled on 30-day terms. Liabilities are also recognised for employee benefits such as wages and salaries, annual leave, RDO and TOIL.

The below information shows the purchases by month split to show the dollar value and respective percentage of purchases that were sourced locally (within the South Burnett). This is a point in time snapshot and will change as more invoices are received.

Accounts Payable - Local Purchases 2023/2024

Report run: 16-Apr-2024

Town of Business	Town of Business Description	January 2024 Purchases	February 2024 Purchases	March 2024 Purchases
LOCAL				
	Total Local	2,805,256.88	2,561,719.11	3,359,281.73
OUTSIDE SBRC				
	Cherbourg	4,450.75	0.00	294.75
	Dalby	1,097.20	4,525.43	4,367.11
	Neighbouring Council	36,405.01	121,721.42	108.60
	Other	4,598,770.42	2,437,728.08	1,732,208.78
	Yarraman	28,197.00	28,442.00	28,197.00
	Total Other	4,668,920.38	2,592,416.93	1,765,176.24
	% Local Purchases	37.53%	49.70%	65.55%

3.3.2 Borrowings

All Council borrowings are with the Queensland Treasury Corporation (QTC). The balance as of 31 March 2024 was \$23,574,271 made up of borrowings in the following departments.

Department	Borrowings
NRM & Parks	\$ 309,825
Finance	\$ 244,826
Property	\$ 267,266
Economic Development	\$ 196,606
Environment & Waste	\$ 479,339
Infrastructure	\$ 8,317,156
Water & Wastewater	\$ 13,759,252
Total	\$ 23,574,271

3.3.3 Lease Liabilities

Lease Liabilities relate to AASB 16 requirements for lessees to calculate the lease liability of any long-term operating lease agreements on the balance sheet using an incremental borrowing rate for the period of the lease. Council has three lease agreements with the Department of Natural Resources, Mines and Energy that have been taken up as part of this standard.

3.3.4 Provisions

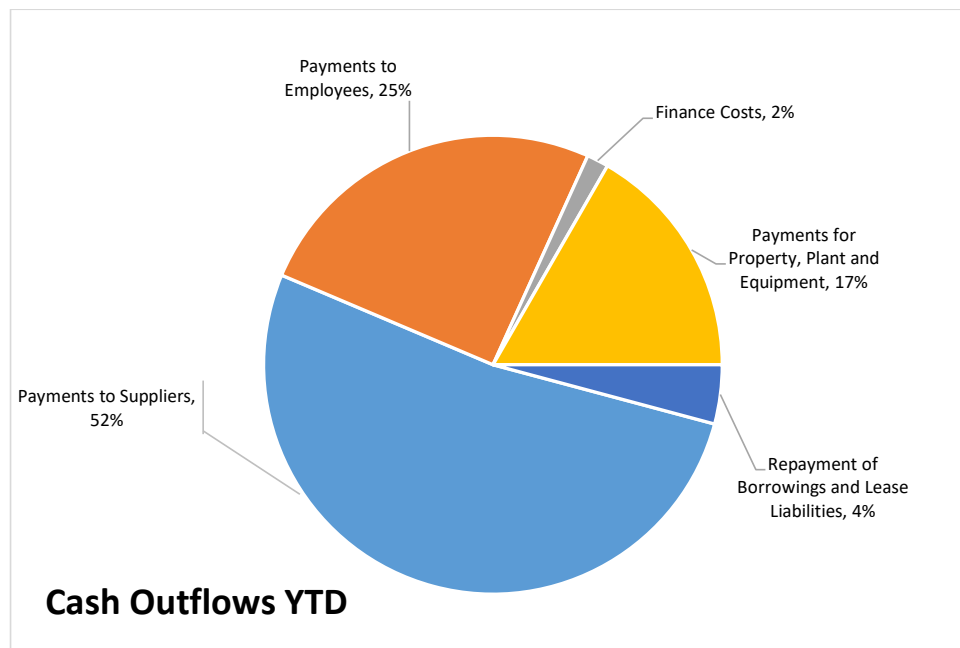
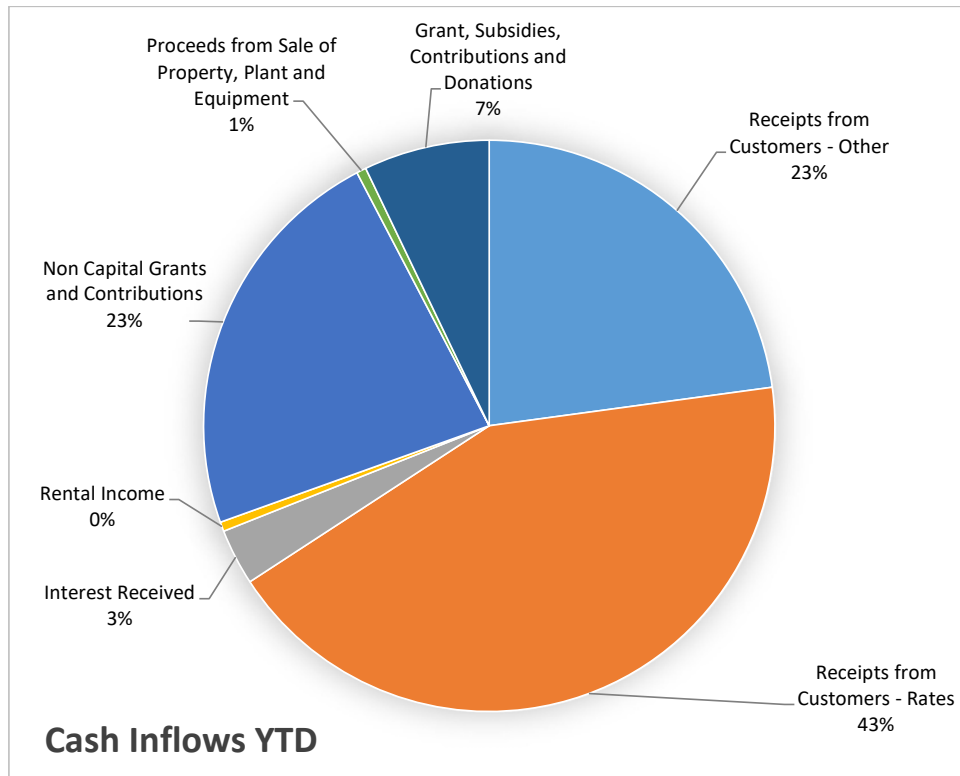
Provisions are made up of landfill and gravel pit expected restoration costs and employee long service leave. Provisions will be impacted by discount rates and end of year calculations.

3.3.5 Other Liabilities

Other liabilities are made up of the State Waste Levy payment received in advance and prepaid rates. Council received upfront payments in June 2022 and June 2023 to cover the next four financial years' worth of State Waste Levy.

4.0 Interim Cash Flow

Monthly Cashflow	Jan	Feb	Mar	YTD	Original Budget	Amended Budget	YTD vs Amended Budget %
Cash Flows from Operating Activities							
Receipts from Customers	\$2,574,441	\$1,556,173	\$5,914,381	\$52,894,449	\$75,792,130	\$79,041,260	67%
Payments to Suppliers and Employees	(\$2,646,179)	(\$9,586,757)	(\$4,846,542)	(\$66,626,824)	(\$63,333,132)	(\$77,929,885)	85%
	(\$71,737)	(\$8,030,584)	\$1,067,839	(\$13,732,375)	\$12,458,998	\$1,111,375	
Interest Received	\$294,919	\$246,873	\$268,585	\$2,565,370	\$1,975,000	\$2,975,000	86%
Rental Income	\$34,983	\$46,200	\$35,948	\$422,169	\$459,715	\$507,603	83%
Non Capital Grants and Contributions	\$1,692,196	\$1,876,576	\$1,480,374	\$18,342,966	\$8,546,353	\$20,541,473	89%
Finance Costs	(\$139,101)	(\$142,532)	(\$138,658)	(\$1,320,918)	(\$1,252,196)	(\$1,252,196)	105%
Net Cash Inflow (Outflow) from Operating Activities	\$1,811,259	(\$6,003,467)	\$2,714,087	\$6,277,213	\$22,187,869	\$23,883,255	26%
Cash Flows from Investing Activities							
Payments for Property, Plant and Equipment	(\$2,467,807)	(\$1,754,613)	(\$1,103,553)	(\$14,318,689)	(\$33,353,819)	(\$42,003,142)	34%
Payments for Intangible Assets	-	-	-	-	-	-	0%
Advances/(Repayments) of Loans and Advances	-	-	-	-	-	-	0%
Proceeds from Sale of Property, Plant and Equipment	-	-	\$205,000	\$445,654	\$415,000	\$415,000	107%
Grant, Subsidies, Contributions and Donations	\$288,894	\$1,169,143	\$573,688	\$5,715,688	\$9,471,224	\$13,735,496	42%
Net Cash Inflow (Outflow) from Investing Activities	(\$2,178,913)	(\$585,470)	(\$324,865)	(\$8,157,346)	(\$23,467,595)	(\$27,852,646)	29%
Cash Flows from Financing Activities							
Proceeds from Borrowings and Leasing Liabilities	-	-	-	-	-	-	0%
Repayment of Borrowings and Leasing Liabilities	\$90,736	\$84,882	\$90,736	(\$3,573,475)	(\$3,351,655)	(\$3,351,655)	107%
Net Cash Inflow (Outflow) from Financing Activities	\$90,736	\$84,882	\$90,736	(\$3,573,475)	(\$3,351,655)	(\$3,351,655)	107%
Cash and Cash Equivalents at the Beginning of the Period	\$63,270,933	\$62,994,015	\$56,489,960	\$64,423,526	\$60,975,332	\$64,423,526	
Net Increase (Decrease) in Cash and Cash Equivalents Held	(\$276,917)	(\$6,504,055)	\$2,479,958	(\$5,453,608)	(\$4,631,382)	(\$7,321,046)	
Cash and Cash Equivalents at the End of the Period	\$62,994,015	\$56,489,960	\$58,969,918	\$58,969,918	\$56,343,950	\$57,102,480	
Restricted Cash	\$33,284,733	\$32,682,455	\$32,075,615	\$32,075,615			
Cash Available for Use	\$29,709,282	\$23,807,505	\$26,894,303	\$26,894,303			
Minimum 3 month operating liquidity				(\$11,234,339)			



5.0 Interim Changes in Equity

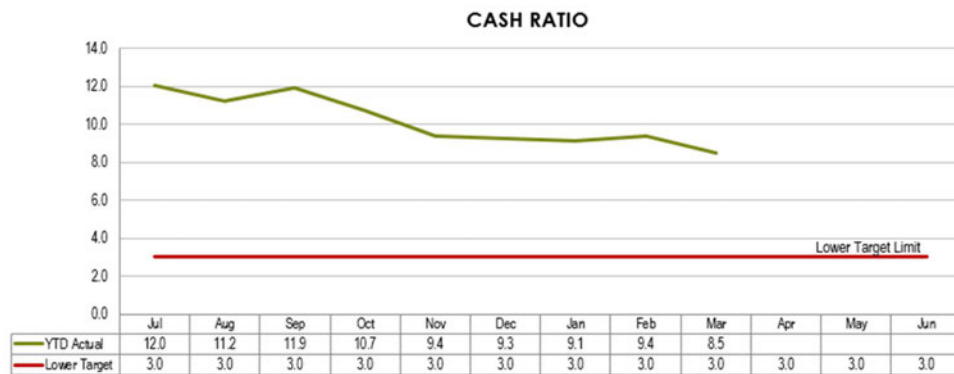
	Jan-24 \$	Feb-24 \$	Mar-24 \$	YTD \$
Asset Revaluation Surplus				
Opening Balance	639,582,956	639,582,956	639,582,956	639,582,956
Incl/(dec) in asset revaluation surplus	-	-	-	-
Closing Balance	639,582,956	639,582,956	639,582,956	639,582,956
Retained Surplus				
Opening Balance	442,598,596	435,608,244	430,153,318	442,150,936
Restricted Cash Released		-	-	-
Net Result	- 6,990,352	- 5,454,926	23,105,339	11,107,721
Closing Balance	435,608,244	430,153,318	453,258,657	453,258,657
Total Community Equity	<u>1,075,191,200</u>	<u>1,069,736,274</u>	<u>1,092,841,613</u>	<u>1,092,841,613</u>

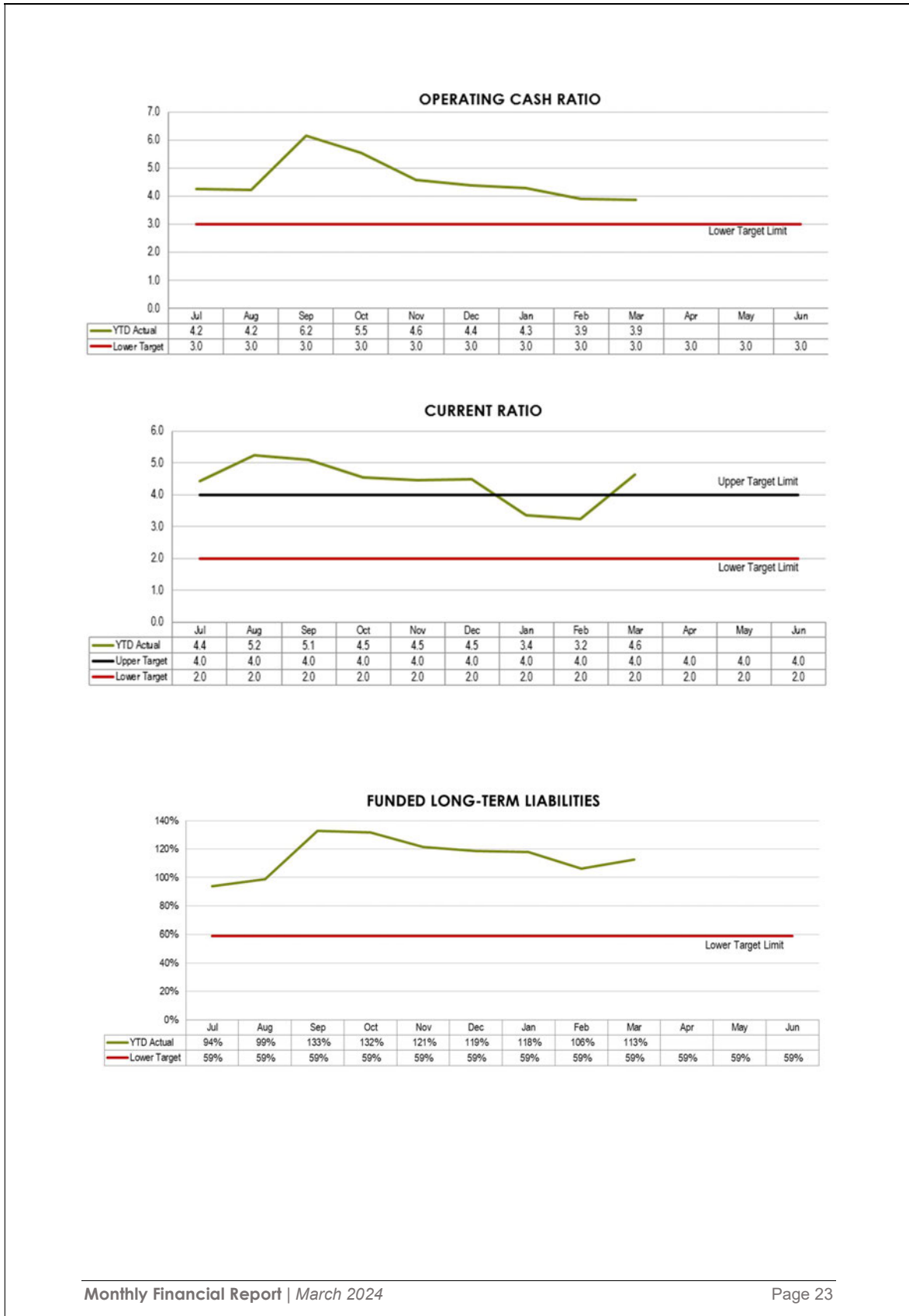
6.0 Financial Ratios

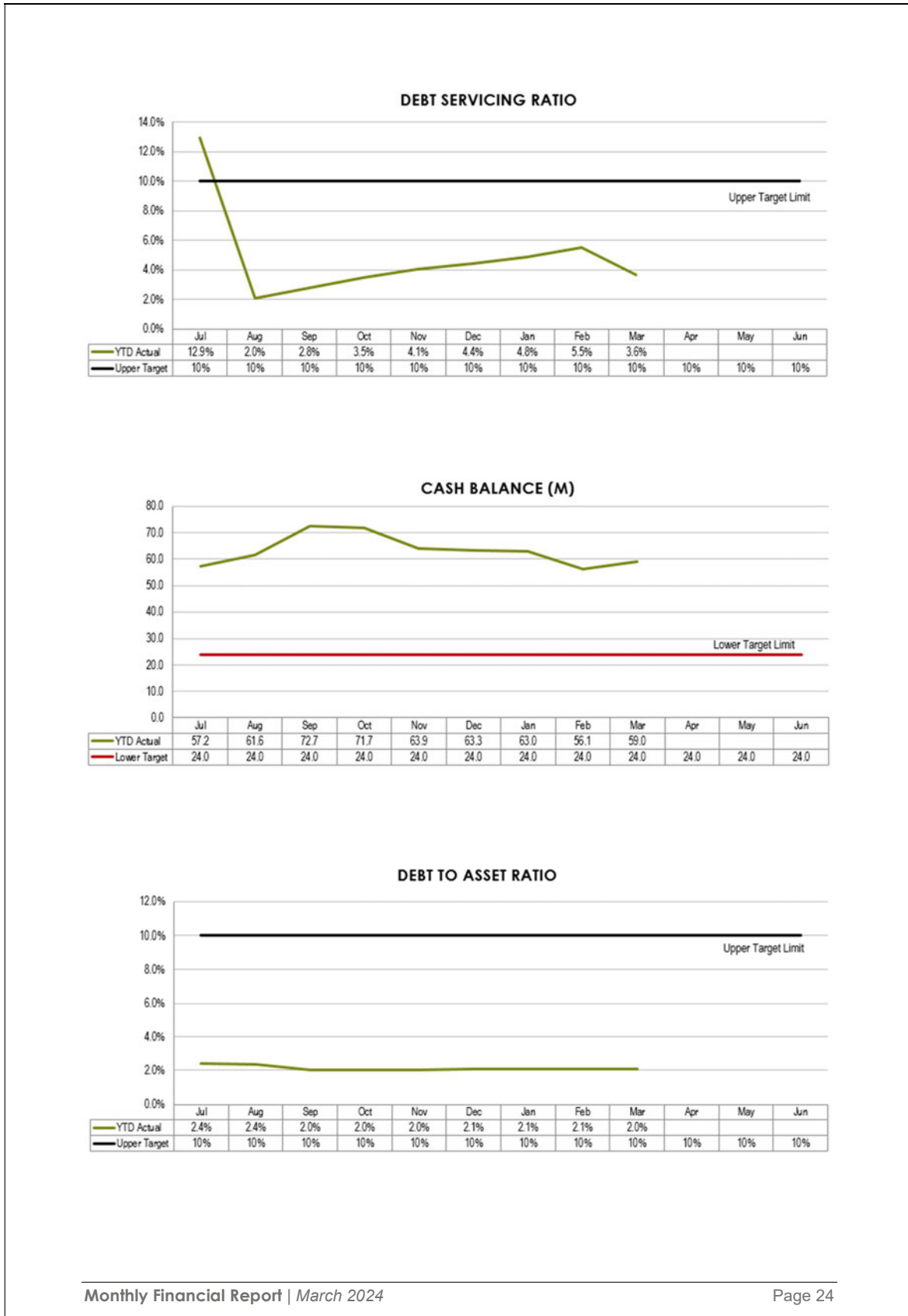
Key Performance Indicators - Monthly Reporting

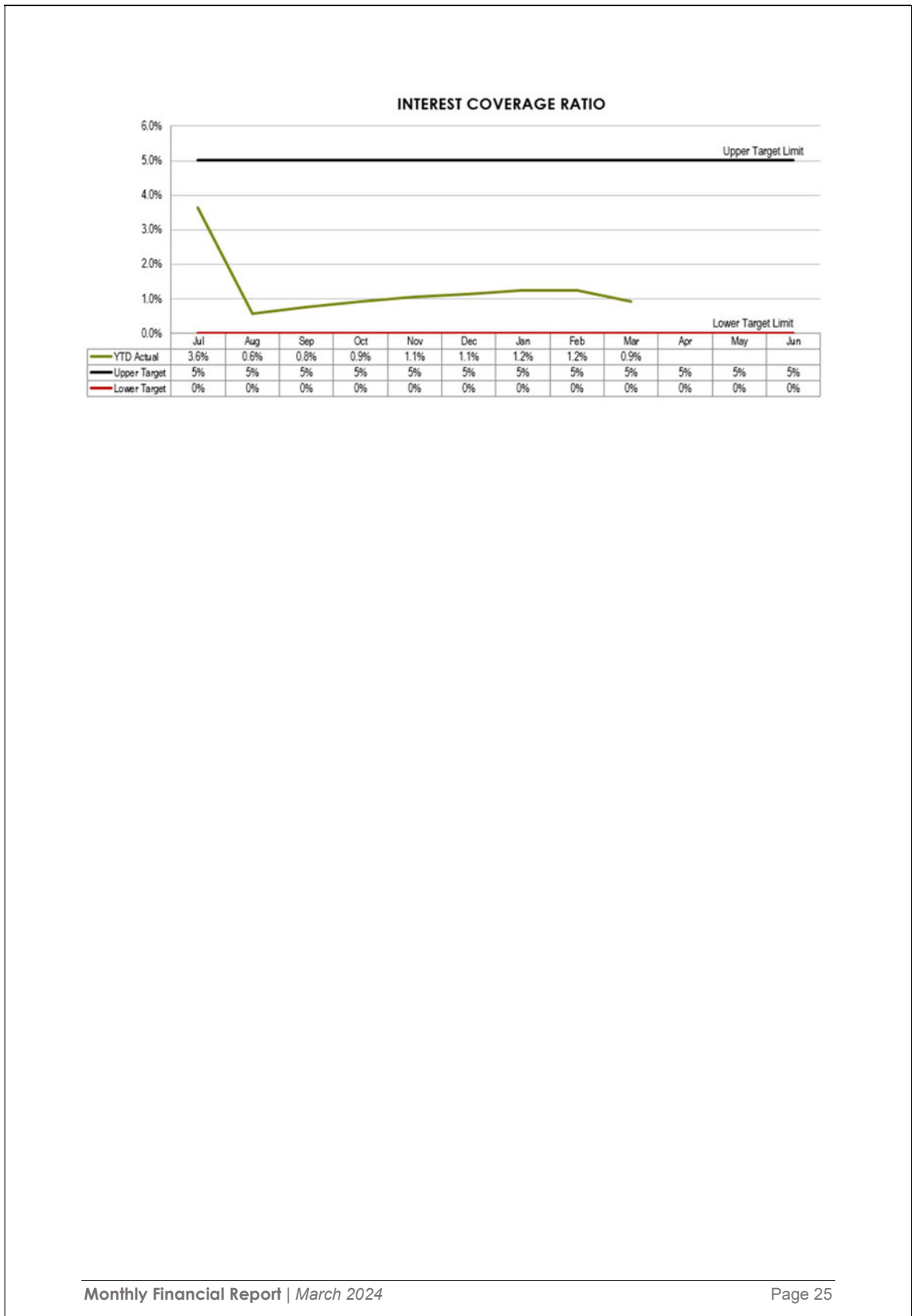
Ratio	Description	Formula	SDRC's Target	Status	Mar-24
Cash Ratio	Number of months operating expenditure covered by total cash held	$\frac{\text{Cash Held}}{(\text{Total Operating Expense} - \text{Depreciation}) / \text{Number of Periods}}$	Target greater than or equal to 3 months	✓	8.48
Operating Cash Ratio	Number of months operating expenditure covered by working cash held	$\frac{\text{Cash Held} - \text{Restricted Cash}}{(\text{Total Operating Expense} - \text{Depreciation}) / \text{Number of Periods}}$	Target greater than or equal to 3 months	✓	3.87
Current Ratio (Working Capital Ratio)	This measures the extent to which Council has liquid assets available to meet short term financial obligations	$\frac{\text{Current Assets}}{\text{Current Liabilities}}$	Target between 2.0 & 4.0	✗	4.63
Funded Long-Term Liabilities	Percentage of Restricted Cash and Long Term Liabilities backed by Cash	$\frac{\text{Cash Held}}{\text{Restricted Cash} + \text{Non} - \text{Current Borrowings}}$	Target greater than or equal to 59%	✓	112.67%
Debt Servicing Ratio	This indicates Council's ability to meet current debt instalments with recurrent revenue	$\frac{\text{Interest Expense} + \text{Loan Redemption}}{\text{Total Operating Revenue}}$	Target less than or equal to 10%	✓	3.65%
Cash Balance - \$M	Total Cash that Council held	Cash Held at Period End	Target greater than or equal to \$24M	✓	58.97
Debt to Asset Ratio	To what extent our debt will be covered by total assets	$\frac{\text{Current and Non} - \text{Current Loans}}{\text{Total Assets}}$	Target less than or equal to 10%	✓	2.05%
Interest Coverage Ratio	This ratio demonstrates the extent which operating revenues are being used to meet the financing charges	$\frac{\text{Net Interest Expense on Debt Service}}{\text{Total Operating Revenue}}$	Target between 0% and 5%	✓	0.92%

All ratios at the end of March are all within their respective targets except the Current Ratio which is sitting at 4.63 which is outside the target of between 2.0 and 4.0. This is a result of high accounts receivable balances due to rates being levied during March.









7.0 Long Term Financial Forecast

Section 171 of the *Local Government Regulation 2012* requires Council to develop a long-term financial forecast, covering a period of at least 10 years, which is 2023/2024 to 2032/2033. The key objective of the long-term financial plan is to understand the Council's financial sustainability for the longer term while focusing on seeking to deliver operational surpluses and to achieve the Council's strategic outcomes as specified in the Corporate Plan.

The long-term financial forecast requires:

- (a) income of the Local Government;
- (b) expenditure of the Local Government; and
- (c) the value of assets, liabilities and equity of the Local Government.

The Local Government must:

- (a) consider its long-term financial forecast before planning new borrowings; and
- (b) review its long-term financial forecast annually.

The below long term financial forecast is based off the original budget for the 2023/2024 year.

7.1 Income and Expenditure Statements

	Year 2 2024/2025	Year 3 2025/2026	Year 4 2026/2027	Year 5 2027/2028
Income				
Revenue				
Recurrent Revenue				
Rates, Levies and Charges	59,547,733	61,907,594	64,197,042	66,589,935
Fees and Charges	5,460,481	5,623,174	5,762,635	5,905,581
Rental Income	475,805	490,079	502,331	514,890
Interest Received	2,044,125	2,105,449	2,158,085	2,212,038
Sales Revenue	7,074,232	7,286,459	7,468,622	7,655,338
Other Income	1,220,600	1,257,220	1,288,654	1,320,868
Grants, Subsidies, Contributions and Donations	7,691,925	7,801,167	7,874,816	7,950,307
	<u>83,514,901</u>	<u>86,471,142</u>	<u>89,252,185</u>	<u>92,148,957</u>
Capital Revenue				
Grants, Subsidies, Contribution and Donations	1,736,347	4,912,610	4,912,610	4,912,610
	<u>1,736,347</u>	<u>4,912,610</u>	<u>4,912,610</u>	<u>4,912,610</u>
Total Income	<u>85,251,248</u>	<u>91,383,752</u>	<u>94,164,795</u>	<u>97,061,567</u>
Expenses				
Recurrent Expenses				
Employee Benefits	27,933,384	28,771,380	29,490,664	30,227,928
Materials and Services	31,714,350	32,665,795	33,482,457	34,619,536
Finance Costs	1,507,538	1,707,995	1,827,239	1,684,851
Depreciation and Amortisation	24,366,345	24,511,435	24,683,976	24,918,239
	<u>85,521,617</u>	<u>87,656,605</u>	<u>89,484,336</u>	<u>91,450,554</u>
Capital Expense				
	(415,000)	(427,450)	(438,136)	(449,089)
Total Expense	<u>85,106,617</u>	<u>87,229,155</u>	<u>89,046,200</u>	<u>91,001,465</u>
Net Result	<u>144,631</u>	<u>4,154,597</u>	<u>5,118,595</u>	<u>6,060,103</u>
Net Operating Result	<u>(2,006,716)</u>	<u>(1,185,463)</u>	<u>(232,151)</u>	<u>698,404</u>

	Year 6 2028/2029	Year 7 2029/2030	Year 8 2030/2031	Year 9 2031/2032	Year 10 2032/2033
Income					
Revenue					
Recurrent Revenue					
Rates, Levies and Charges	69,097,666	71,714,740	74,446,827	77,310,761	80,302,017
Fees and Charges	6,052,096	6,202,278	6,356,212	6,514,000	6,675,725
Rental Income	527,763	540,957	554,482	568,343	582,552
Interest Received	2,267,339	2,324,023	2,382,123	2,441,676	2,502,718
Sales Revenue	7,846,721	8,042,889	8,243,961	8,450,060	8,661,312
Other Income	1,353,892	1,387,742	1,422,438	1,458,002	1,494,451
Grants, Subsidies, Contributions and Donations	8,027,684	8,106,995	8,188,289	8,271,615	8,357,026
	<u>95,173,161</u>	<u>98,319,624</u>	<u>101,594,332</u>	<u>105,014,457</u>	<u>108,575,801</u>
Capital Revenue					
Grants, Subsidies, Contribution and Donations	4,912,610	4,912,610	4,912,610	4,912,610	4,912,610
	<u>4,912,610</u>	<u>4,912,610</u>	<u>4,912,610</u>	<u>4,912,610</u>	<u>4,912,610</u>
Total Income	<u>100,085,771</u>	<u>103,232,234</u>	<u>106,506,942</u>	<u>109,927,067</u>	<u>113,488,411</u>
Expenses					
Recurrent Expenses					
Employee Benefits	30,983,626	31,758,211	32,552,179	33,365,982	34,200,120
Materials and Services	35,177,520	36,056,963	36,958,402	38,192,377	38,829,438
Finance Costs	1,531,135	1,368,226	1,221,417	1,113,003	1,012,926
Depreciation and Amortisation	25,093,550	25,623,912	25,898,760	26,121,313	26,392,534
	<u>92,785,831</u>	<u>94,807,312</u>	<u>96,630,758</u>	<u>98,792,675</u>	<u>100,435,017</u>
Capital Expense					
	(460,316)	(471,824)	(483,620)	(495,711)	(508,104)
Total Expense	<u>92,325,515</u>	<u>94,335,488</u>	<u>96,147,138</u>	<u>98,296,964</u>	<u>99,926,913</u>
Net Result	<u>7,760,256</u>	<u>8,896,747</u>	<u>10,359,804</u>	<u>11,630,103</u>	<u>13,561,498</u>
Net Operating Result	<u>2,387,330</u>	<u>3,512,313</u>	<u>4,963,574</u>	<u>6,221,782</u>	<u>8,140,784</u>

7.2 Financial Position

	Year 2 2024/2025	Year 3 2025/2026	Year 4 2026/2027	Year 5 2027/2028
Assets				
Current Assets				
Cash and Cash Equivalents	\$ 60,240,449	\$ 59,565,937	\$ 59,310,756	\$ 60,296,940
Receivables	\$ 8,178,519	\$ 8,315,275	\$ 8,373,092	\$ 8,508,190
Inventories	\$ 773,547	\$ 765,847	\$ 758,247	\$ 750,747
Total Current Assets	\$ 69,192,515	\$ 68,647,059	\$ 68,442,095	\$ 69,555,877
Non-Current Assets				
Receivables - Non-Current	\$ 239,104	\$ -	\$ -	\$ -
Infrastructure, Property, Plant and Equipment	\$ 1,069,614,742	\$ 1,075,731,672	\$ 1,077,910,646	\$ 1,080,090,400
Intangible Assets	\$ 6,234,633	\$ 6,233,999	\$ 6,233,999	\$ 6,233,999
Right Of Use Assets	\$ 636,295	\$ 611,465	\$ 586,634	\$ 561,934
Total Non-Current Assets	\$ 1,076,724,774	\$ 1,082,577,136	\$ 1,084,731,280	\$ 1,086,886,333
Total Assets	\$ 1,145,917,289	\$ 1,151,224,195	\$ 1,153,173,374	\$ 1,156,442,210
Liabilities				
Current Liabilities				
Payables	\$ 9,927,312	\$ 10,000,967	\$ 10,067,866	\$ 10,136,004
Borrowings	\$ 3,435,981	\$ 3,777,907	\$ 3,422,237	\$ 3,581,764
Provisions	\$ 4,145,374	\$ 3,983,141	\$ 3,943,433	\$ 4,034,207
Unearned Revenue	\$ 2,308,854	\$ 2,317,054	\$ 2,325,354	\$ 2,333,754
Other Liabilities	\$ 1,470,746	\$ -	\$ -	\$ -
Total Current Liabilities	\$ 21,288,267	\$ 20,079,069	\$ 19,758,890	\$ 20,085,730
Non-Current Liabilities				
Payables - Non-Current	\$ 667,520	\$ 648,074	\$ 628,243	\$ 607,879
Borrowings - Non-Current	\$ 22,697,222	\$ 24,919,315	\$ 21,497,078	\$ 17,917,355
Provisions - Non-Current	\$ 13,099,395	\$ 13,258,254	\$ 13,851,087	\$ 14,333,066
Other Liabilities - Non-Current	\$ -	\$ -	\$ -	\$ -
Total Non-Current Liabilities	\$ 36,464,137	\$ 38,825,643	\$ 35,976,408	\$ 32,858,301
Total Liabilities	\$ 57,752,404	\$ 58,904,713	\$ 55,735,297	\$ 52,944,031
Net Assets	\$ 1,088,164,885	\$ 1,092,319,482	\$ 1,097,438,077	\$ 1,103,498,179
Equity				
Retained Earnings	\$ 448,462,725	\$ 452,617,322	\$ 457,735,917	\$ 463,796,019
Revaluation Reserve	\$ 639,702,160	\$ 639,702,160	\$ 639,702,160	\$ 639,702,160
Total Equity	\$ 1,088,164,885	\$ 1,092,319,482	\$ 1,097,438,077	\$ 1,103,498,179

	Year 6 2028/2029	Year 7 2029/2030	Year 8 2030/2031	Year 9 2031/2032	Year 10 2032/2033
Assets					
Current Assets					
Cash and Cash Equivalents	\$ 56,169,579	\$ 61,766,239	\$ 65,861,858	\$ 70,746,563	\$ 81,121,270
Receivables	\$ 8,725,953	\$ 8,381,563	\$ 8,380,451	\$ 8,528,740	\$ 8,432,393
Inventories	\$ 743,347	\$ 736,047	\$ 728,847	\$ 721,747	\$ 714,747
Total Current Assets	\$ 65,638,879	\$ 70,883,850	\$ 74,971,155	\$ 79,997,050	\$ 90,268,410
Non-Current Assets					
Receivables - Non-Current	\$ -	\$ -	\$ -	\$ -	\$ -
Infrastructure, Property, Plant and Equipment	\$ 1,088,677,957	\$ 1,090,319,062	\$ 1,093,396,730	\$ 1,097,780,678	\$ 1,100,296,407
Intangible Assets	\$ 6,233,999	\$ 6,233,999	\$ 6,233,999	\$ 6,233,999	\$ 6,233,999
Right Of Use Assets	\$ 537,234	\$ 512,534	\$ 487,834	\$ 463,133	\$ 438,433
Total Non-Current Assets	\$ 1,095,449,190	\$ 1,097,065,595	\$ 1,100,118,563	\$ 1,104,477,811	\$ 1,106,968,839
Total Assets	\$ 1,161,088,070	\$ 1,167,949,445	\$ 1,175,089,718	\$ 1,184,474,861	\$ 1,197,237,249
Liabilities					
Current Liabilities					
Payables	\$ 10,205,271	\$ 10,275,698	\$ 10,347,312	\$ 10,420,146	\$ 10,494,227
Borrowings	\$ 3,640,606	\$ 3,813,514	\$ 577,949	\$ 605,452	\$ 634,497
Provisions	\$ 4,143,471	\$ 5,251,299	\$ 6,506,673	\$ 5,658,353	\$ 4,189,433
Other Liabilities	\$ 2,342,254	\$ 2,350,854	\$ 2,359,554	\$ 2,368,354	\$ 2,377,254
Total Current Liabilities	\$ 20,331,602	\$ 21,691,365	\$ 19,791,489	\$ 19,052,305	\$ 17,695,411
Non-Current Liabilities					
Payables - Non-Current	\$ 586,966	\$ 565,488	\$ 543,432	\$ 520,781	\$ 497,519
Borrowings - Non-Current	\$ 14,274,769	\$ 10,461,254	\$ 9,883,305	\$ 9,277,933	\$ 8,643,355
Provisions - Non-Current	\$ 14,636,297	\$ 15,076,154	\$ 14,356,506	\$ 13,478,752	\$ 14,694,377
Other Liabilities - Non-Current	\$ -	\$ -	\$ -	\$ -	\$ -
Total Non-Current Liabilities	\$ 29,498,032	\$ 26,102,897	\$ 24,783,243	\$ 23,277,466	\$ 23,835,251
Total Liabilities	\$ 49,829,634	\$ 47,794,262	\$ 44,574,732	\$ 42,329,771	\$ 41,530,661
Net Assets	\$ 1,111,258,435	\$ 1,120,155,182	\$ 1,130,514,986	\$ 1,142,145,089	\$ 1,155,706,587
Equity					
Retained Earnings	\$ 471,556,275	\$ 480,453,022	\$ 490,812,826	\$ 502,442,929	\$ 516,004,427
Revaluation Reserve	\$ 639,702,160	\$ 639,702,160	\$ 639,702,160	\$ 639,702,160	\$ 639,702,160
Total Equity	\$ 1,111,258,435	\$ 1,120,155,182	\$ 1,130,514,986	\$ 1,142,145,089	\$ 1,155,706,587

7.3 Cash Flow

	Year 2 2024/2025	Year 3 2025/2026	Year 4 2026/2027	Year 5 2027/2028
Cash Flows from Operating Activities				
<i>Receipts:</i>				
Receipts from Customers	\$ 81,494,120	\$ 80,587,708	\$ 83,180,220	\$ 85,970,629
Interest Received	\$ 2,044,125	\$ 2,105,449	\$ 2,158,085	\$ 2,212,038
Rental Income	\$ 475,805	\$ 490,079	\$ 502,331	\$ 514,890
Non-Capital Grants and Contributions	\$ 7,691,925	\$ 7,801,167	\$ 7,874,816	\$ 7,950,307
<i>Payments:</i>				
Payment to Suppliers	-\$ 65,398,682	-\$ 67,705,708	-\$ 67,305,509	-\$ 69,288,232
Borrowing Costs	-\$ 1,100,496	-\$ 1,256,379	-\$ 1,401,836	-\$ 1,243,782
Net Cash Provided (or Used) in Operating Activities	\$ 25,206,797	\$ 22,022,316	\$ 25,008,107	\$ 26,115,850
Cash Flows from Investing Activities				
<i>Receipts:</i>				
Proceeds from Sale of PPE	\$ 415,000	\$ 427,450	\$ 438,136	\$ 449,089
Grants, Subsidies, Contributions and Donations	\$ 1,736,347	\$ 4,912,610	\$ 4,912,610	\$ 4,912,610
<i>Payments:</i>				
Payments for PPE	-\$ 25,798,757	-\$ 30,600,907	-\$ 26,836,127	-\$ 27,071,170
Net Cash Provided (or Used) in Investing Activities	-\$ 23,647,410	-\$ 25,260,847	-\$ 21,485,381	-\$ 21,709,471
Cash Flows from Financing Activities				
<i>Receipts:</i>				
Proceeds from Borrowings	\$ 5,800,000	\$ 6,000,000	\$ -	\$ -
<i>Payments:</i>				
Repayments of Borrowings	-\$ 3,462,889	-\$ 3,435,981	-\$ 3,777,907	-\$ 3,420,195
Net Cash Provided (or Used) in Financing Activities	\$ 2,337,111	\$ 2,564,019	-\$ 3,777,907	-\$ 3,420,195
Net Increase/(Decrease) in Cash and Cash Equivalents	\$ 3,896,498	-\$ 674,512	-\$ 255,181	\$ 986,184
Cash and Cash Equivalents at Beginning of Period	\$ 56,343,950	\$ 60,240,449	\$ 59,565,937	\$ 59,310,756
Cash and Cash Equivalents at End of Period	\$ 60,240,449	\$ 59,565,937	\$ 59,310,756	\$ 60,296,940

	Year 6 2028/2029	Year 7 2029/2030	Year 8 2030/2031	Year 9 2031/2032	Year 10 2032/2033
Cash Flows from Operating Activities					
<i>Receipts:</i>					
Receipts from Customers	\$ 88,882,356	\$ 92,560,416	\$ 95,460,522	\$ 98,699,139	\$ 102,472,202
Interest Received	\$ 2,267,339	\$ 2,324,023	\$ 2,382,123	\$ 2,441,676	\$ 2,502,718
Rental Income	\$ 527,783	\$ 540,957	\$ 554,482	\$ 568,343	\$ 582,552
Non capital grants and contributions	\$ 8,027,684	\$ 8,106,995	\$ 8,188,289	\$ 8,271,615	\$ 8,357,026
<i>Payments:</i>					
Payment to Suppliers	-\$ 70,885,155	-\$ 71,522,959	-\$ 74,375,342	-\$ 78,755,244	-\$ 78,804,938
Borrowing costs	-\$ 1,082,245	-\$ 918,406	-\$ 747,567	-\$ 692,837	-\$ 668,596
Net Cash Provided (or Used) in Operating Activities	\$ 27,737,742	\$ 31,091,026	\$ 31,462,508	\$ 30,532,692	\$ 34,440,965
Cash Flows from Investing Activities					
<i>Receipts:</i>					
Proceeds from sale of PPE	\$ 460,316	\$ 471,824	\$ 483,620	\$ 495,711	\$ 508,104
Grants, subsidies ,contributions & donations	\$ 4,912,610	\$ 4,912,610	\$ 4,912,610	\$ 4,912,610	\$ 4,912,610
<i>Payments:</i>					
Payments for PPE	-\$ 33,654,284	-\$ 27,238,193	-\$ 28,949,605	-\$ 30,478,439	-\$ 28,881,439
Net Cash Provided (or Used) in Investing Activities	-\$ 28,281,358	-\$ 21,853,759	-\$ 23,553,375	-\$ 25,070,118	-\$ 23,460,725
Cash Flows from Financing Activities					
<i>Receipts:</i>					
Proceeds from Borrowings	\$ -	\$ -	\$ -	\$ -	\$ -
<i>Payments:</i>					
Repayments of borrowings	-\$ 3,583,744	-\$ 3,640,607	-\$ 3,813,515	-\$ 577,869	-\$ 605,533
Net Cash Provided (or Used) in Financing Activities	-\$ 3,583,744	-\$ 3,640,607	-\$ 3,813,515	-\$ 577,869	-\$ 605,533
Net Increase/(Decrease) in Cash and Cash Equivalents	-\$ 4,127,361	\$ 5,596,660	\$ 4,095,618	\$ 4,884,705	\$ 10,374,707
Cash and Cash Equivalents at Beginning of Period	\$ 60,296,940	\$ 56,169,579	\$ 61,766,239	\$ 65,861,858	\$ 70,746,563
Cash and Cash Equivalents at End of Period	\$ 56,169,579	\$ 61,766,239	\$ 65,861,858	\$ 70,746,563	\$ 81,121,270

7.4 Changes in Equity

	Year 2 2024/2025	Year 3 2025/2026	Year 4 2026/2027	Year 5 2027/2028
Asset Revaluation Surplus				
Opening Balance	\$ 639,702,160	\$ 639,702,160	\$ 639,702,160	\$ 639,702,160
Increase/(Decrease) in Asset Revaluation Surplus	\$ -	\$ -	\$ -	\$ -
Closing Balance	\$ 639,702,160	\$ 639,702,160	\$ 639,702,160	\$ 639,702,160
Retained Surplus				
Opening Balance	\$ 448,318,094	\$ 448,462,725	\$ 452,617,322	\$ 457,735,917
Net Result	\$ 144,631	\$ 4,154,597	\$ 5,118,595	\$ 6,060,103
Closing Balance	\$ 448,462,725	\$ 452,617,322	\$ 457,735,917	\$ 463,796,019
Total Community Equity	\$ 1,088,164,885	\$ 1,092,319,482	\$ 1,097,438,077	\$ 1,103,498,179

	Year 6 2028/2029	Year 7 2029/2030	Year 8 2030/2031	Year 9 2031/2032	Year 10 2032/2033
Asset Revaluation Surplus					
Opening Balance	\$ 639,702,160	\$ 639,702,160	\$ 639,702,160	\$ 639,702,160	\$ 639,702,160
Increase/(Decrease) in Asset Revaluation Surplus	\$ -	\$ -	\$ -	\$ -	\$ -
Closing Balance	\$ 639,702,160	\$ 639,702,160	\$ 639,702,160	\$ 639,702,160	\$ 639,702,160
Retained Surplus					
Opening Balance	\$ 463,796,019	\$ 471,556,275	\$ 480,453,022	\$ 490,812,826	\$ 502,442,929
Net Result	\$ 7,760,256	\$ 8,896,747	\$ 10,359,804	\$ 11,630,103	\$ 13,561,498
Closing Balance	\$ 471,556,275	\$ 480,453,022	\$ 490,812,826	\$ 502,442,929	\$ 516,004,427
Total Community Equity	\$ 1,111,258,435	\$ 1,120,155,182	\$ 1,130,514,986	\$ 1,142,145,089	\$ 1,155,706,587

8.0 Investments

Council had \$58.94m held in bank accounts on 31 March 2024. Out of this balance, 84.5% was held with QTC with an end of month interest rate of 4.93%, 15.2% was with Commonwealth Bank with an interest rate of 4.85% and the remaining 0.3% was sitting with Bendigo Bank with no interest rate identified at this stage.

Institution	Rating	Rate at 30/06/2023	Current Rate
QTC	A1+	4.15%	4.93%
CBA General Account (new)	A1+	4.60%	4.85%
CBA General Account	A1+	4.60%	4.85%

Investment Portfolio Report

as at 31/3/2024

	Financial Institution			TOTAL
	Queensland Treasury	Bendigo Bank	Commonwealth Bank of Australia	
Opening Investment Balance 1 July 2023	47,968,495	375,308	15,917,155	64,260,958
Interest Rate	4.93%	0.00%	4.85%	
Deposits	14,000,000	403,352	130,175,008	144,578,360
Redemptions	-	604,926	-	152,106,614
Balance	47,968,495	173,733	8,590,476	56,732,704
Interest Income	1,894,640	-	361,668	2,256,308
Admin Charge	-	83	-	48,585
Net Interest Income	1,846,138	83	361,668	2,207,723
Ending Investment Balance as at 31/3/2024	49,814,633	173,650	8,952,143	58,940,426
% to Portfolio	84.52%	0.29%	15.19%	
Short Term Rating	A1+	A2	A1+	
Individual Counter - Party Limit	100%	10%	30%	
Maximum Funds Limit	No Limit	\$20M	\$20M	

9.0 Works for Queensland Round 4 (W4Q4)

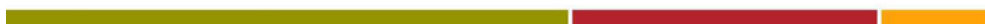
The Works for Queensland Round 4 has a total budget of \$5.63m with a grant period spanning from July 2021 to June 2024. Council has received a total of 90% of the grant funding (\$2,815,000 during July 2021 and \$2,252,000 during January 2024) with these funds being posted as a contract liability in the balance sheet until funds have been used. So far Council has spent around \$3.78m over the life of the W4Q4 funding with \$1.57m of this on eligible projects for this financial year.

10.0 Rates Update

During March 2024 the Rates Department have processed:

- 100 rates searches
- 171 rates requests
- 138 transfers of properties
- 28 amalgamations and splits

Rate levy notices for the period January to June 2024 were issued on 18 March 2024 with the discount period ending 22 April 2024.



10.13 CONTRACTUAL ARRANGEMENTS ENTERED IN TO OVER \$200,000 (EX GST)**File Number:** 240410**Author:** Strategic Procurement Coordinator**Authoriser:** Chief Executive Officer**PRECIS**

Contractual arrangements entered in to over \$200,000 (ex Gst)

SUMMARY

Pursuant to Local Government Regulation 2012, Ch6, Pt4, S237 a Local Government must as soon as practicable after entering into a contractual arrangement worth \$200,000 or more (ex Gst) publish the relevant details on the website and within a conspicuous place in the Local Government Public Officer.

OFFICER'S RECOMMENDATION

That this report be received for information.

BACKGROUND

Pursuant to *Local Government regulation 2012, Ch6, Division 3, S229* a Local Government may enter in to a medium or large sized contractual arrangement without first inviting written quotes or tenders whereby an exception has been applied.

However, in accordance with Council's Procurement Policy Purchasing threshold table 3.6.3, minimum quotation requirements must still be sought to demonstrate Council continues to have regard to the five (5) Sound Contract Principles detailed in *section 104(3) of the Local Government Act 2009*

Pursuant to Local Government Regulation 2012, Ch6, Pt4, S237 a Local Government must as soon as practicable after entering into a contractual arrangement worth \$200,000 or more (ex Gst) publish the relevant details on the website and within a conspicuous place in the Local Government Public Officer.

The relevant details of the contractual arrangements are published or displayed for at least 12 months and contain details such as:

- the person with whom the local government has entered into the contractual arrangement;
- the value of the contractual arrangement;
- the purpose of the contractual arrangement.

Procurement have provided the listing of all contracts entered into over \$200K during the current 2023-2024 year in this report.

ATTACHMENTS

1. **Contracts over \$200K for 2023-2024 YTD** [↓](#) 

2023 / 2024				
Entity	Commencement	Value (ex. GST)	Description of Contract	Procurement Methodology/Market Approach
AKR Builders Pty Ltd	12-Dec-23	\$508,909.09	SBRC 2324_04 Murgon PCYC Toilet Renovation	Public Tender - Tenderlink
ATC Consulting Engineers & Project Managers	13-Dec-23	\$239,260.00	SBRCQ 2223_136 Temporary Works Engineer	Vendor Panel - RFQ – s234 Local Buy
BG&E Pty Ltd	25-Sep-23	\$234,890.00	SBRCQ 2324_06 Gordonbrook 150ML Offstream Storage Detailed Design	Vendor Panel - RFQ – s234 Local Buy
Conpak QLD Pty Ltd	17-Jan-24	\$228,000.00	SBRCQ 2324_75 Wondai Roundabout and CBD Streetscape Project	SBRC Pre-Qual Panels – s232
Daimler Trucks Sunshine Coast	28-Jun-23	\$345,339.01	SBRCQ 2223_77 Fuso Truck Shogun 8x4	Vendor Panel - RFQ – s234 Local Buy
Daimler Trucks Sunshine Coast	20-Dec-23	\$798,133.36	SBRCQ 2324_18 Replace Water Trucks (3)	Vendor Panel - RFQ – s234 Local Buy
Datacom Systems Pty Ltd	16-Aug-23	\$296,489.54	Microsoft EA Year 3 - 01/09/23 to 31/08/24	Exception s234 LGR Local Buy
Downs Roadside Engineering Pty Ltd	28-Feb-24	\$391,594.00	SBRCQ 2324_63 Design of Floodway Betterment Projects	Vendor Panel - RFQ – s234 Local Buy
Ergon Energy Corporation	3-Aug-23	\$375,054.54	Water Road changes to Electricity Supply	Exception 235 (f) TMR
Harman Concreting Pty Ltd	17-Jan-24	\$234,900.00	SBRCQ 2324_76 Wondai Roundabout and CBD Streetscape Project	SBRC Pre-Qual Panels – s232
Karreman Quarries Pty Ltd	29-Jan-24	\$909,663.30	Felix 90543 MBM Gravel Supply	SBRC Pre-Qual Panels – s232
NC Webber Building Services	14-Feb-24	\$517,138.11	SBRC 2324_08 Design and Construction for Wondai WF Weighbridge	Public Tender - Tenderlink
NC Webber Building Services	14-Feb-24	\$455,295.95	SBRC 2324_07 Design and Construction of Nanango WF Weighbridge	Public Tender - Tenderlink
Pensar Structures Pty Ltd	25-Jan-24	\$1,901,908.57	SBRC 2324_09 Mt Wooroolin Potable Water Reservoir Duplication	Public Tender - Tenderlink
RDO Equipment Pty Ltd	02-Feb-24	\$427,000.00	SBRCQ 2324_14 170HP Wheel Loader	Vendor Panel - RFQ – s234 Local Buy
Restore All Qld	6-Jul-23	\$566,134.15	SBRCQ 2122_26 Cleaning Contract Public Amenities 23/24 Financial Year	Public Tender - Tenderlink
Restore All Qld	15-Jan-24	\$202,207.09	SBRC 1819_10 Kingaroy Cleaning Contract (for 2024 period)	Public Tender - Tenderlink
RPQ Spray Seal	25-Oct-23	\$1,204,704.35	Bitumen Reseal Various Roads SBRC 2223_04 Preferred Supplier	Preferred Supplier Contract SBRC 2223_04 s233
RPQ Spray Seal	20-Nov-23	\$675,810.00	Reseal Kingaroy to Murgon Rail Trail SBRC 2223_04 Preferred Supplier	Preferred Supplier Contract SBRC 2223_04 s233

2023 / 2024				
Entity	Commencement	Value (ex. GST)	Description of Contract	Procurement Methodology/Market Approach
RSPCA QLD Inc	1-Aug-23	\$354,940.00	Pound Management Fees	Public Tender - Tenderlink
Sanders Bobcat & Mini Excavator Hire	21-Jul-23	\$408,181.82	SBRC 2223_13 Boondooma Dam Management Fee	Public Tender - Tenderlink
Sanders Bobcat & Mini Excavator Hire	21-Jul-23	\$320,000.00	SBRC 2223_14 Bjelke Petersen Dam Management Fee	Public Tender - Tenderlink
SB Waste Management	6-Dec-23	\$267,500.00	Supervision & Maintenance Nanango Waste Facility	Extension of current contract until new operator Proterra Group start contract - Tenderlink
South Burnett Security & Traffic Control	15-Jan-24	\$510,000.00	SBRC 2223_06 Traffic Control Maidenwell Bunya Mountains Rd Preferred Supplier	Preferred Supplier Contract SBRC 2223_06 s233
Technology One	6-Jul-23	\$795,731.35	Technology One SaaS Fee	Exception s234 LGR Local Buy
Yesberg Earthmoving	1-Sep-23	\$3,256,021.46	SBRCQ 2324_01 DRFA REPA Zone 10,11 & Priority Seal Works	SBRC Pre-Qual Panels – s232
Yesberg Earthmoving	4-Aug-23	\$1,196,067.27	SBRCQ 2223_59 DRFA REPA Zone 10 Unsealed	SBRC Pre-Qual Panels – s232
Yesberg Earthmoving	26-Oct-23	\$363,309.66	SBRCQ 2223_87 DRFA REPA Drainage 1	SBRC Pre-Qual Panels – s232 & Vendor Panel - RFQ – s234 Local Buy
Yesberg Earthmoving	27-Nov-23	\$2,071,542.45	SBRCQ 2324_43 DRFA REPA Zone 7 Unsealed	SBRC Pre-Qual Panels – s232 & Vendor Panel - RFQ – s234 Local Buy
Yesberg Earthmoving	22-Dec-2023	\$1,424,968.22	SBRCQ 2324_49 DRFA REPA Zone 6 Unsealed	SBRC Pre-Qual Panels – s232 & Vendor Panel - RFQ – s234 Local Buy
Yesberg Earthmoving	30-Jan-24	\$2,504,743.54	SBRCQ 2324_51 DRFA REPA Zone 12 Unsealed	SBRC Pre-Qual Panels – s232 & Vendor Panel - RFQ – s234 Local Buy
Yesberg Earthmoving	31-Jan-24	\$488,582.59	SBRCQ 2324_50 DRFA REPA Zone 6 and 7 Sealed	SBRC Pre-Qual Panels – s232 & Vendor Panel - RFQ – s234 Local Buy
Yesberg Earthmoving	02-Apr-24	\$201,606.00	SBRCQ 2324_11 V2 First Ave Rehabilitation	SBRC Pre-Qual Panels – s232 & Vendor Panel - RFQ – s234 Local Buy

10.14 CONFIRMING COUNCILS ATTENDANCE ALGA NATIONAL GENERAL ASSEMBLY 2-5 JULY 2024

File Number: 24/04/2024
Author: Executive Assistant
Authoriser: Chief Executive Officer

PRECIS

Confirming Councillors and Chief Executive Officer (CEO) interest in attending Australian Local Government Association (ALGA) National General Assembly in Canberra 2-4 July 2024 and the Australian Council of Local Government on 5 July 2024.

SUMMARY

The 2024 National General Assembly of Local Government (NGA) – incorporating the Regional Cooperation and Development Forum – will be held in Canberra 2-4 July 2024.

The theme of the 2024 NGA is “Building Community Trust” which acknowledges the critical importance of trust in our democracy’s different level of government, its institutions, and amongst its citizens. The conference program features a range of high profile and engaging speakers who will explore ideas about what creates trust, and how we nurture it.

OFFICER’S RECOMMENDATION

That Cr _____ and _____ with _____ being the reserve from South Burnett Regional Council attend the ALGA National General Assembly and Australian Council of Local Government 2024 with Council meeting the normal cost of attendance.

FINANCIAL AND RESOURCE IMPLICATIONS

Attendance at the ALGA National General Assembly includes conference registration, travel and accommodation. Councillors also have been budgeted to attend some of the conferences.

LINK TO CORPORATE/OPERATIONAL PLAN

OR12 Advocate strongly to key stakeholders, including state and federal governments, on regional priorities, including funding opportunities.

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

ALGA is traditionally held during a Parliamentary sitting week. Attendance at the Congress allows for deputation and face to face meetings with Members of Parliament and the Federal Ministry.

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

N/A

POLICY/LOCAL LAW DELEGATION IMPLICATIONS

Council appoints representatives to attend by resolution each year.

ASSET MANAGEMENT IMPLICATIONS

N/A

REPORT

Final attendance to ALGA 2023 was Cr Potter and Cr Erkens. (See resolution below).

10.1 CONFIRMING COUNCILS ATTENDANCE ALGA NATIONAL GENERAL ASSEMBLY 13-15 JUNE 2023

RESOLUTION 2023/371

Moved: Cr Scott Henschen

Seconded: Cr Kathy Duff

That the Mayor, Cr Potter and Cr Erkens with Cr Schumacher being the reserve from South Burnett Regional Council attend the ALGA National General Assembly 2023 with Council meeting the normal cost of attendance.

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

Against: Nil

CARRIED 7/0

All council resolutions were submitted to the agenda committee for consideration in this year's General Assembly. At the time of the preparation of the report no advice has been received as to the inclusion in the final agenda.

ATTACHMENTS

1. **National General Assesmbly and Australian Council of Local Government 2024 Date Announcement Email** [↓](#) 

From: [REDACTED]
Sent: Tue, 19 Dec 2023 10:55:44 +1000
To: "Council Information General Email Account" <info@sbrc.qld.gov.au>
Subject: [EXTERNAL] Invitation to submit motions to ALGA's 2024 National General Assembly
Attachments: 2024-NGA-Motions-Discussion-Paper.pdf

Please be cautious

This email originated outside of SBRC..

Please distribute to the Mayor/Shire President/CEO/General Manager

I'm delighted to officially invite you to our Australian Local Government Association Annual Conference, the National General Assembly of Local Government (NGA), which will be occurring in Canberra from 2 to 4 July 2024 at the National Convention Centre. In addition, the Federal Government has again offered to host Mayors at the Australian Council of Local Government (ACLG) on 5 July 2024.

As a result, ALGA is now calling for councils to submit motions for the 2024 NGA. Attending this Conference to debate policy motions that will be considered by the ALGA Board, the NGA is your opportunity to shape the federal advocacy agenda that ALGA will undertake on behalf of Australian local governments.

The theme of our 2024 NGA will be "Building Community Trust". ALGA is seeking motions that align with this theme and identify opportunities for new federal programs and policies that will support councils to build trust, both in our communities and as a local delivery partner for the Australian Government.

This [REDACTED] will help you prepare your council's motions, which can be submitted online at www.alga.com.au until Friday 29 March 2024.

Next year's Conference is shaping up to be even bigger than this year's record setting event, and we are again so proud to be partnering with the Federal Government to incorporate the ACLG into the week.

This year's ACLG was the first to be held in ten years and was a wonderful opportunity for us to speak directly to Federal Ministers with one voice about the challenges and opportunities in our communities.

Further information about both the 2024 NGA and ACLG – including registration details – will be provided to your councils in the New Year. Should you require any further details, please do not hesitate to contact ALGA on (02) 6122 9400 or at alga@alga.asn.au.

I look forward to receiving your 2024 NGA motions and welcoming you to Canberra next July.

Yours sincerely,

[REDACTED]

10.15 CONFIRMING ATTENDANCE AT THE LGAQ CIVIC LEADERS SUMMIT 21-22 MAY 2024 - GOLD COAST**File Number:** 24-04-2024**Author:** Coordinator Executive Services**Authoriser:** Chief Executive Officer**PRECIS**

Confirming attendance at the LGAQ Civic Leaders Summit 21-22 May 2024 at the Gold Coast

SUMMARY

The LGAQ Civic Leaders Summit is a unique event in local government in Australia which brings together Queensland mayors, deputy mayors, councillors, CEO's and senior officers.

OFFICER'S RECOMMENDATION

That _____ and _____ attend the 2024 LGAQ Civic Leaders Summit as delegates, and the following councillors attend as observers:

FINANCIAL AND RESOURCE IMPLICATIONS

Councillors have been budgeted to attend some the conferences.

LINK TO CORPORATE/OPERATIONAL PLAN

OR12 Advocate strongly to key stakeholders, including state and federal governments, on regional priorities, including funding opportunities.

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

NA

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

NA

POLICY/LOCAL LAW DELEGATION IMPLICATIONS

Council appoints representatives to attend by resolution each year.

ASSET MANAGEMENT IMPLICATIONS

NA

REPORT

N/A

ATTACHMENTS

1. Email - Civic Leaders Summit [↓](#) 

From: [REDACTED] >
Sent: Friday, 12 April 2024 1:48 PM
To: [REDACTED]
Subject: [EXTERNAL] The Civic Leaders Summit program is now live

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The LGAQ Civic Leaders Summit program is now live

Dear Mark,

The LGAQ Civic Leaders Summit is a unique event in local government in Australia which brings together Queensland mayors, deputy mayors, councillors, CEO's and senior officers.

This summit is our high-level 'retreat', where we'll combine compelling professional development with networking – all under the 'Chatham House Rule', creating an air of openness that makes Civic Leaders so special.

The theme for this year's summit is **Enhancing local leadership**. We will explore different ways leaders can create and sustain trust and influence through their relationships to foster liveability in Queensland communities of all sizes.

Please [take a look at the program](#) – which I think is a particularly strong one – and get in touch if you have any questions.

I look forward to seeing you in May on the Gold Coast for our Civic Leaders Summit.

Kind regards,

Alison Smith

Chief Executive Officer

Local Government Association of Queensland



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25 Evelyn Street, Newstead, Brisbane Qld 4006

ask@gaq.asn.au · 1300 542 700

10.16 BRISBANE VALLEY HERITAGE TRAILS INC (BVHTS) STONEHOUSE 150TH CELEBRATION

File Number: 04-04-2024
Author: Executive Assistant
Authoriser: Chief Executive Officer

PRECIS

Request from Brisbane Valley Heritage Trails Inc. (BVHTs) to prepare items to be placed in a time capsule to be unearthed in twenty-five years times.

SUMMARY

Seeking Council to prepare items to be included in the time capsule for Stonehouse 150th Celebrations.

Cr Little was appointed the Councillor Representative on the Brisbane Valley Heritage Trails Inc at the Post Election meeting on 4 April 2024

OFFICER'S RECOMMENDATION

1. That _____ attend the Stonehouse 150th celebration as the South Burnett Regional Council representative and submit the following into the time capsule:

-

FINANCIAL AND RESOURCE IMPLICATIONS

No direct financial or resource implications arise from this report

LINK TO CORPORATE/OPERATIONAL PLAN

OR12 Advocate strongly to key stakeholders, including state and federal governments, on regional priorities, including funding opportunities.

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

Cr Little was appointed the Councillor Representative on the Brisbane Valley Heritage Trails Inc at the Post Election meeting on 4 April 2024

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

No direct legal implications arise from this report

POLICY/LOCAL LAW DELEGATION IMPLICATIONS

No direct policy/local law/delegation implications arise from this report

ASSET MANAGEMENT IMPLICATIONS

No direct asset management implications arise from this report

ATTACHMENTS

1. **Email Request from BVHTs** [!\[\]\(cbdaabc045e868d548585bd2fc81fadf_img.jpg\)](#) [!\[\]\(864146f184856220db926863bc515ac7_img.jpg\)](#)
2. **Letter for Stonehouse 150th Celebration - Time Capsule** [!\[\]\(9eae861726046b12ea3e9c21c0030792_img.jpg\)](#) [!\[\]\(221b5f48cdafaf94e952d26578747e44_img.jpg\)](#)

From: [REDACTED]
Sent: Tuesday, 2 April 2024 7:13 AM
To: Mayor's Office
Subject: [EXTERNAL] Stonehouse 150th Celebration
Attachments: Mayor Letter.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Please be cautious
This email originated outside of SBRC..

Good Morning & Congratulations Mayor Duff

Invitations have been sent out to all local schools to participate in the placing of items for a Time Capsule at the Stonehouse 150th Celebration. Please find attached a request for an item from the South Burnett Regional Council. Also, as a corporate member of BVHTs the SBRC has always had a representative who attends our meeting and receives the monthly minutes. With the new council structure we are requesting that this tradition continues and a representative is appointed. The meetings are held at Moore Hall the 1st Thursday of each month - 9.00am for 9.30am. start and we suggest that the Div 2 Councillor Little be the representative for 2 reasons. One that Blackbutt is on the BVRT and two the closeness of Blackbutt to Moore.

Thanking you in anticipation

Gail Bawden

Brisbane Valley Heritage.Trails Inc



March 2024

Dear South Burnett /Somerset and Toowoomba Regional Council Mayor,

As we celebrate the Sesquicentenary of Stonehouse in 2024, we reflect upon the significant role played by our forebears. We should pause and give thought to the pioneers of the 1800s who endured incredible hardships to make the country we enjoy today.

Our group, Brisbane valley Heritage Trails Inc (BVHTs) is privileged to join in the celebration as it is acknowledged in the history books as an important component of the beginning of settlement by the Williams Family in the Brisbane River valley and beyond.

The third objective of our Mission Statement is to provide readily accessible learning experience about the history of the Brisbane Valley for the community in general and the touring public in particular. This is the aim of the celebration of the Sesquicentennial and the hosting of the 150th years by Stonehouse & Friends as the custodians of the iconic heritage listed landmark is indeed a milestone.

The role of the precinct cannot be overstated as Stonhouse has a -noteworthy place in the history, not only of the Somerset and South Burnett Regions but indeed of Queensland. In circa 1874 they served as the district's hotel, inn, post office and stagecoach stop and quickly became famous, earning a mention in the 1880s folk song, "Brisbane Ladies".

We are issuing an invitation to all our members including the three Councils to prepare items to be placed in a Time Capsule to be unearthed in twenty-five (25) years time. We invite Council representatives to attend Stonehouse Saturday 27th July (Open Day 1) to place the items in the capsule Because of space restrictions items are limited to :-

(a) Photographs

(b) Small Letter - A5 size

(c) Newspaper Articles. If unable to make the festival, contact John or Loretta Eastwood to discuss how to have the items delivered to Stonehouse.

You can all be justly proud of your town for the lifestyle and opportunities your community enjoys today.

Yours Sincerely



Gail Bawden: President Brisbane valley Heritage Trails Inc 2024



10.17 CUSTOMER PHONE-CALLS, AFTER-HOURS CALLS AND LONE-WORKER MONITORING**File Number:** 24-4**Author:** Manager Corporate, Governance and Strategy**Authoriser:** Chief Executive Officer**PRECIS**

The review of call system, after-hours calls services and lone-worker monitoring.

SUMMARY

Council is reviewing its phone call systems including monitoring calls, the engagement of after-hours call service providers and lone-worker monitoring. The provision of these services is being reviewed and options are being considered.

OFFICER'S RECOMMENDATION

That South Burnett Regional Council:

1. note the ongoing investigation of options for Council's phone call system and options available for local call placement;
2. review the provision of out-of-hours phone services, and lone-worker monitoring; and
3. with recommendations to be brought back to the Ordinary Council Meeting in May 2024.

FINANCIAL AND RESOURCE IMPLICATIONS

Changes to phone services will impact financial and other resources. Investigations into options will be fully costed and be presented to Council for consideration.

LINK TO CORPORATE/OPERATIONAL PLAN

Corporate Plan 2021-26 – OR8 High level implementation of Council's Customer Service Charter.

Operational Plan 2023-24 – the OPFC/01 – Maintain Council's call centre and customer service delivery across the customer service centres of Blackbutt, Nanango, Kingaroy, Wondai / Murgon, Proston

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

Council has ongoing communication with the current out-of-hours service provider, who have made a commitment to continue to provide services to Council during its investigations and will provide support if the decision is made to transition to a new service arrangement.

Ongoing internal communications includes:

- People and Culture, through the WHS group – feedback from staff on the existing out-of-hours and lone-working monitoring services. Staff provided a good response which is being considered.
- Liveability department formed a working group to discuss lone-working monitoring with the distribution of current scripting details and contact information.
- ICT are providing technical advice for phone systems and lone-worker monitoring applications and devices.

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

Legal requirements will be considered as the review progresses, particularly legislation relating to workplace health and safety, privacy and human rights.

POLICY/LOCAL LAW DELEGATION IMPLICATIONS

The outcome of the review may necessitate the review of policies and procedures and consideration of local law provisions.

ASSET MANAGEMENT IMPLICATIONS

The impact on IT and fleet assets, particularly the provision of equipment for lone-worker monitoring will be fully investigated and costed.

REPORT

Council is reviewing the existing services it uses for:

- during office hours phone answering
- Phone call recording
- Out-of-hours phone services
- Lone worker monitoring

Once fully investigated, all details will be included in a full report to Council for consideration.

Phone system during office hours

The existing phone system used by the Customer Service team to answer incoming calls during business hours is Touchpoint. Each call is automatically answered with a voice recording and placed in a queue. The call is answered by a customer service officer located in any customer service centre across the region.

Initial investigations have been undertaken on alternative phone queuing and answering options. The phone system has the capability to redirect calls to particular offices rather than a central phone call queue. Although the capability exists, further investigation is required to identify any potential unintended consequences of introducing this capability and possible mitigation of issues.

Phone call recording

As part of the ongoing review of services, it is proposed to investigate recording of incoming phone calls for training and customer quality. The existing phone system has phone call recording capabilities. It is proposed to only record customers' incoming calls to the general Council phone number.

It is noted that policy will need to be reviewed to include phone call recording and how Council will manage recordings. A recorded announcement will advise customers that the call is being recorded should this be implemented.

Out-of-hours phone services

In January 2024, a tender was released to engage a service provider for out-of-hours phone call and lone worker monitoring. Only one submission was received. In accordance with procurement guidelines, and due to the low value of the contract, other service providers were approached to provide quotes and two responses were received. The three quotes received are being evaluated and will be included in the consideration of options for out-of-hours phone services.

The existing contract expired in March 2024. Council met with the current provider, and they have offered to continue providing services while options are considered. They have also committed to providing support during the transition to a new system or provider should this be the result of a Council Decision.

As part of a full review, investigations are also being undertaken on the cost and logistics of Council to have its out-of-hours calls taken by Council's customer service officers rather than an external

provider. Considerations include wage costs, additional costs, logistics and equipment needed to provide out-of-hours call services by Council staff.

Lone-worker monitoring

Peak Services provided lone-worker monitoring services. Peak have been transitioning their clients from manual call-in monitoring services to the use of a mobile phone application. As part of the tender, Peak advised that they will no longer be providing any lone-worker monitoring in the future.

Council's Fleet branch has been investigating existing equipment within vehicles, existing alternative equipment and technology-based solutions that can be used for Council to undertake its own lone-worker monitoring.

ATTACHMENTS

Nil

11 PORTFOLIO - INFRASTRUCTURE PLANNING, WORKS (CONSTRUCTION & MAINTENANCE), WATER & WASTEWATER, PLANT & FLEET

11.1 ANALYSIS OPTIONS FOR WATER IMPROVEMENTS

File Number: 24.04.2024

Author: Manager Water & Wastewater

Authoriser: Chief Executive Officer

PRECIS

Water Treatment Plant Options analysis

SUMMARY

Council understands the challenges faced in treating drinking water to meet the Health and Aesthetic values set by the Australian Drinking Water Guidelines (ADWG). The report provides the recommendation to conduct a Water Quality Options Assessment that will investigate options and analysis of alternative treatment systems to improve reticulated water quality across Council's potable water schemes in Kingaroy, Nanango, Murgon, Wondai and Blackbutt. The report also identifies the need to introduce air scouring to reduce the build up of bio-film in water mains.

OFFICER'S RECOMMENDATION

That South Burnett Regional Council:

1. Budget \$100,000 in the 24/25 Water and Wastewater Operational budget to commence a Water Quality Options Assessment and seek a matching co-contribution from the Queensland Government; and
2. Budget \$100,000 in the 24/25 Water and Wastewater Operational budget to air scour the Kingaroy reticulation network to reduce biofilm in water mains.

FINANCIAL AND RESOURCE IMPLICATIONS

The Water Quality Options Assessment will provide an options analysis of the Capital investment required by Council to upgrade its water treatment plant capability. This will also assist Council to make the best strategic decisions for future budget and amend and drive the 10-year capital works plan. The analysis will also include an affordability assessment to understand the impact on ratepayers if Council was to self-fund or receive external contributions. The resolution seeks to budget \$100,000 with seeking an additional matching contribution from the Queensland Government as well as any further support they could offer. If the co-contribution is unsuccessful, Council would expect to commence with a staged approach with Kingaroy, Nanango, Wondai/Murgon, and Blackbutt.

LINK TO CORPORATE/OPERATIONAL PLAN

1. OPI/05 Review current Asset Management Plan and strategy for Water and Wastewater assets (Asset management plan developed in accordance with Council and community service levels)
2. OPI/06 Operate water and wastewater infrastructure in accordance with approved operations manuals and public health requirements and statutory timeframes for reporting achieved.

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

Previous deputations have been undertaken. Most recently the Mayor, Cr Erkens and senior staff made representations to the A/Director General of the Department of Regional Development, Manufacturing and Water

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

Nil

POLICY/LOCAL LAW DELEGATION IMPLICATIONS

Nil

ASSET MANAGEMENT IMPLICATIONS

The assessment will describe the costs associated for capital investment and additionally detail future depreciation values, maintenance, and operational costs.

REPORT

Council understands the challenges faced in treating drinking water to meet the Health and Aesthetic values set by the Australian Drinking Water Guidelines (ADWG). The report provides the recommendation to undertake a high-level Water Quality Options Assessment which would consider possible treatment plant upgrades (likely Reverse Osmosis), and consider allocation availability, asset life cycle costs, capital costs with ongoing operational and maintenance costs. The analysis would also seek to undertake an affordability assessment in conjunction with the forward works program for Water and Wastewater, including assessment of social impacts on the community. The options analysis would form one of the first steps in developing business cases for government support.

Recent discoloured water complaints have illuminated to Council the public desire for better water quality. SBRC have recently had more than 200 discoloured water complaints. During the Christmas period and early 2024, elevated iron and manganese levels have been detected. Oxidising of these dissolved metals causes the discolouration of the water.

The WWW team will implement an air scouring program to remove biofilm form the inside of pipework. The biofilm can reduce chlorine residuals and cause discoloured appearance at times. Air scouring does not remove iron and manganese form the water. So, at times, oxidation of the dissolved metal can occur. Council has previously undertaken air scouring of the Murgon water main reticulation system for example.

ATTACHMENTS

Nil

11.2 CAIRNS STREET & APPIN STREET WEST, NANANGO - BLACKSPOT PROJECT**File Number:** 24.04.2024**Author:** Manager Infrastructure Planning**Authoriser:** Chief Executive Officer**PRECIS**

Cairns St/ Appin St West, Nanango Project

SUMMARY

The Cairns Street / Appin Street West, Nanango Project was successful in attaining federal funding under the Blackspot Program for 2023/24 to the value of \$247,500. The project has been tendered to the market with responses greater than the funded value and Council should consider pavement reconstruction works prior to changes in geometry.

OFFICER'S RECOMMENDATION

That South Burnett Regional Council investigate pavement rehabilitation options for the Cairns/Appin Street intersection as part of its 2024/25 design program and reapply for additional funding in a future Blackspot program.

FINANCIAL AND RESOURCE IMPLICATIONS

Council endorsed the submission of a nomination in July 2022 and was subsequently approved in March 2023 by the Federal Government for delivery of the works in 2023/24. Officers have been to tender to engage a suitable contractor to deliver the works in accordance in March 2024. The results concluded a financial between the available funding (\$247,500) and the quoted value of works was well in excess by approximately \$80,000 due to market inflation and limited competition with no proposed co-contribution from Council.

LINK TO CORPORATE/OPERATIONAL PLAN

2. PROVIDING KEY INFRASTRUCTURE FOR OUR TOWNS AND VILLAGES – Develop, renew and maintain community infrastructure through sound asset management principles

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

NIL

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

NIL

POLICY/LOCAL LAW DELEGATION IMPLICATIONS

NIL

ASSET MANAGEMENT IMPLICATIONS

NIL

REPORT

The Blackspot program has been a successful federally funded initiative to address infrastructure locations where there is a known crash history across Australia. It is reliant on crashes to create data addressing the social and economic costs as a result of them occurring and then consider an infrastructure cost to offset them from reoccurring. Successful projects that have been delivered

across the South Burnett over previous years under this funding model include the D'Aguiar Highway/ Coolabunia Road intersection, the Bunya Highway/ Taylor Road intersection and the Glendon/ Markwell roundabout upgrade.

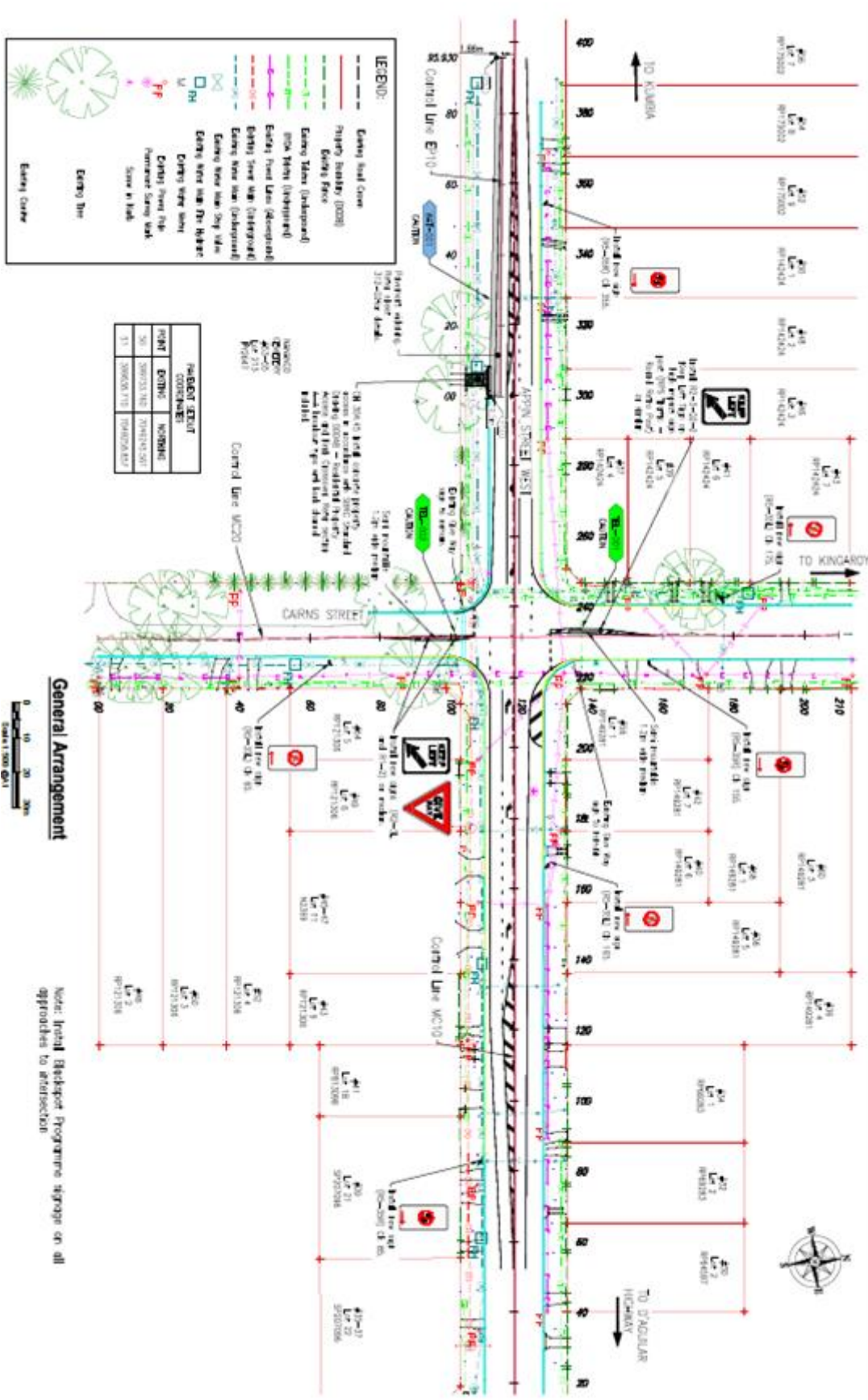
The Cairns Street/ Appin Street West intersection is associated with the heavy vehicle bypass of the Nanango CBD, allowing larger vehicle combinations avoid higher pedestrian zones. The route is well utilised with more than 2,000 vehicles per day traversing this intersection and 380 of these being commercial in nature (buses, trucks etc). There is a slight crest on the western side of the intersection that limits the line of sight for turning vehicles and there have been five crashes in the previous five years as at 2022. The proposal was to introduce right turning lanes on Appin Street West for turning into Cairns Street from both directions including street lighting and to provide additional separation on opposing turn movements, as detailed in Figure 1 attached. The pavement of this intersection is also showing various levels of fatigue and due to the realignment of vehicle movements, additional fatigue could be a risk to Council. Pavement reconstruction will likely be a substantial cost and design processes are being reviewed to review pavement works that may be required as part of geometric design projects.

Council endorsed the submission of a nomination in July 2022 and was subsequently approved in March 2023 by the Federal Government for delivery of the works in 2023/24. Officers have been to tender to engage a suitable contractor to deliver the works in accordance in March 2024. The results concluded a financial between the available funding (\$247,500) and the quoted value of works was well in excess by approximately \$80,000 with no proposed co-contribution from Council.

It is recommended to Council that officers contact the Department Infrastructure, Transport, Regional Development, Communication and the Arts who oversees the program, to advise of Council's financial position and to withdraw from proceeding with the project this financial year. There will be opportunities to reapply for this project in a future round and a report will be provided to Council once further investigated and reassessed.

ATTACHMENTS

1. Cairns Street & Appin Street West - Project Map [↓](#) 



12 PORTFOLIO - COMMUNITY DEVELOPMENT, ARTS & HERITAGE AND LIBRARY SERVICES

12.1 REGIONAL ARTS DEVELOPMENT FUND - FUNDING APPLICATION

File Number: 24-04-2024

Author: Manager Community & Lifestyle

Authoriser: Chief Executive Officer

PRECIS

Regional Arts Development Fund Application

SUMMARY

The Regional Arts Development Fund is delivered as a partnership between the Queensland Government through Arts Queensland and enables Councils to tailor their programs to suit the needs of the community. South Burnett Regional Council have been a partner of this program for many years.

OFFICER'S RECOMMENDATION

That South Burnett Regional Council

1. Submit an application to the Regional Arts Development Fund
2. Approve the submission for a maximum amount of \$42,000

FINANCIAL AND RESOURCE IMPLICATIONS

The funding investment that Council can apply for is \$42,000 for a population of 25,001 – 50,000 which represent a 60% investment from Arts Queensland. Council's contribution at 40% would be \$28,000, an increase of \$12,000 on previous years, for an overall \$70,000 of funding per annum.

LINK TO CORPORATE/OPERATIONAL PLAN

GR5 Continue to provide and investigate options to improve our arts, heritage, museums, visitor information and tourism infrastructure.

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

The Arts, Culture and Heritage Committee.

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

Nil

POLICY/LOCAL LAW DELEGATION IMPLICATIONS

Nil

ASSET MANAGEMENT IMPLICATIONS

Nil

REPORT

Council in partnership with Arts Queensland have been delivering funding to the community through the Regional Arts Development Fund for a number of years. This has been offered to Council on a year by year basis through a competitive application.

Arts Queensland have reviewed their program with some key changes which include

- four year funding on a 2+2 year contract
- alignment of program to financial years
- simplified guidelines
- reduced reporting; and
- alignment to Creative Together 2020 – 2030 priorities

Arts Queensland have also reviewed their investment tiers with South Burnett Region Council eligible to apply for \$42,000 with a \$28,000 investment from Council. This represents an overall increase of the current financial year from \$40,000 to \$70,000 per annum if successful.

Council offer to the community three (3) kinds of funding options per year. They are;

- Quick Response Grants of \$500 - \$1,000 that is open all year
- RADF Project Funding of \$1,000 - \$3,000 with 2 round per year
- Major Project Funding for Regional Projects \$3,000 - \$15,000 with one round per year

All applications are assessed through the Arts, Culture and Heritage Committee.

ATTACHMENTS

1. **Regional Arts Development Fund Guidelines**  
2. **South Burnett RADF Funding Guidelines**  

Regional Arts Development Fund - Guidelines

Established in 1991, the Regional Arts Development Fund (RADF) promotes the role and value of arts, culture and heritage as key drivers of diverse and inclusive communities and strong regions. Delivered in partnership with local government, RADF is a multi-year program of co-investment in local arts and cultural priorities across Queensland, as determined by local communities.

RADF delivers quality arts and cultural experiences, and aligns to [Grow 2022-2026](#), the second action plan for [Creative Together 2020-2030](#).

Program objectives

RADF drives social change and strengthens communities through community grants programs and council-led initiatives that:

- increase access to arts and cultural experiences in regional Queensland
- grow employment and capacity building opportunities for artists across regional Queensland
- deliver against local arts and cultural priorities and promote the value of arts, culture and heritage.

What RADF investment can be used for

RADF investment supports programs delivered by the council including:

Council projects

- council-initiated or council-led arts and cultural activities, projects and events
- council-initiated professional development opportunities for local artists and arts workers (such as mentorships, incubator programs and provision of space or services)
- other activities such as RADF committee training, marketing and promotion.

Local grants programs (open or specifically targeted)

- grants for artists or arts and cultural workers for professional development activities, new work or projects
- grants for professional organisations and community groups for arts and cultural activities, projects or events

Councils determine the best use of RADF investment from the Fund to achieve the objectives of the Fund, in ways most relevant to their local communities. In developing their program, councils may consider:

- if local arts community grants programs, council-led arts initiatives, or a combination of both, will best meet local needs and demand
- if RADF investment is best spread across a range of smaller activities, or directed to a larger scale initiative that will make a substantial contribution to local arts and cultural priorities
- opportunities to collaborate with neighbouring councils to address shared priorities (such as enhancing liveability or cultural tourism)
- opportunities to leverage investment to attract partners for larger projects such as cultural infrastructure, significant events, public art or place-making activities.

Investment Tiers

Eligible local councils can submit a proposal for investment guided by the population and co-investment tiers below:

RADF Tier	Population	\$ % Arts Qld	\$ % Council	Arts Qld max investment
1	0 to 5,000	90	10	\$26,250
2	5,001 to 25,000	70	30	\$31,500
3	25,001 to 50,000	60	40	\$42,000
4	50,001 to 200,000	50	50	\$52,250
5	200,000 +	40	60	\$105,000

Councils may consider submitting a proposal for investment above their population tier’s maximum amount or ratio (up to a maximum of \$120,000) where they can provide strong justification, including:

- their financial contribution is at a higher level than the defined % ratios, or they have secured partners who are investing in their local RADF program
- they can demonstrate capacity for exceptional delivery of RADF objectives
- they can demonstrate strong achievement of all assessment criteria.

Eligibility

To be eligible, councils must:

- have an active Australian Business Number (ABN) that is in the name of the council
- have satisfied the reporting requirements of any previous Arts Queensland funding
- be one of the 59 [eligible Queensland local councils](#).

Eligible and ineligible costs

In addition to the items listed in the [General Funding Guidelines](#):

- you **can** include costs towards delivery of:
 - community grants programs
 - council-led initiatives
- you **cannot** include:
 - agents’ fees or management fees for participating artists
 - equipment purchases or digital upgrades
 - rent, utilities and standard council operating costs
 - expenses associated with council staff involved in RADF activities, including fees or wages, travel, accommodation and living-away-from-home allowances.

Arts Queensland RADF investment decisions

Arts Queensland considers proposals for RADF investment via a competitive process. Demand for investment is high, and moderation of proposals aims to ensure balance across areas such as geographic region, art forms, target groups and Queensland Government priorities.

In addition to a council’s ability to meet the assessment criteria (set out below), the following elements will also be considered:

- the diverse nature of Queensland communities
broader Queensland and local council priorities pertaining to the importance of industry development and community within a region.

Proposals that seek Arts Queensland funding and confirm council co-investment in accordance with the relevant population tier will be reviewed by Arts Queensland.

Proposals that request Arts Queensland funding above the relevant population tier will be assessed and moderated by the Fund Assessment Panel.

All funding recommendations are approved by the Director-General.

Please note:

- as part of the assessment process, additional information may be requested.
- councils must not assume they will receive the amount of investment requested or enter into commitments based on that assumption before receiving formal notification of the outcome of their proposal. Nor should councils assume that they will receive the same level of funding again in the future.

Assessment Criteria

The Fund Assessment Panel will assess applications against the following criteria, which align with the [General Funding Guidelines](#) criteria:

High quality

- produces or contributes to high-quality arts and cultural initiatives for local communities
- proven capacity to effectively support and deliver arts and cultural services
- evidence of delivery against local arts and cultural priorities.

Strong impact

- creates new employment opportunities and skills development for artists and arts workers in Queensland
- builds new audiences and markets and reputation for Queensland arts and cultures
- demonstrates community demand and stakeholder involvement in RADF priority setting, decision making and evaluation
- where applicable, demonstrates support for activities that involve Aboriginal people and Torres Strait Islander people, including adhering to cultural protocols
- helps deliver government priorities including alignment to *Creative Together* and the principles of the [Cultural Engagement Framework](#).

Sustainable value

- demonstrates value for money
- demonstrates sound governance, and ethical business practices, including paying amounts not less than industry award rates, recommended or agreed minimum rates
- proposed activity has a strong delivery plan, including understanding potential risks and their management.

Submitting your proposal

Councils can submit their proposal, budget, support materials, and appropriate cultural permissions, through SmartyGrants.

Arts Queensland will provide a unique link to all 59 eligible councils on 4 March 2024.

Councils must submit their proposal by RADF closing date and time listed below.

Open	Close	Notification	Activity Start Date
4 March 2024	12pm, 2 May 2024	June 2024	From 1 July 2024

For support with technical issues related to the online submission, please contact an Arts Queensland Grants Officer by telephone (07) 3034 4016 or toll-free 1800 175 531 or email investment@arts.qld.gov.au.

Note: Arts Queensland reserves the right to modify the Fund Guidelines at any time. Applicants will be notified of changes.



CEO APPROVED: ID 3047561
Version 2 – July 2023
Liveability – Community & Lifestyle

Regional Art Development Fund Guidelines

PRIVACY COLLECTION NOTICE: South Burnett Regional Council collects your personal information for the purpose of processing this form and for use in any Council matters. Your personal information is handled in accordance with the *Information Privacy Act 2009* and will only be disclosed to a third party as per the South Burnett Regional Council Information Privacy Policy. **A hard copy of this electronic document is considered uncontrolled when printed.**

About the grant program				
<p>The Regional Arts Development Fund (RADF) is delivered as a partnership between the Queensland Government through Arts Queensland and eligible local governments in Queensland.</p> <p>RADF promotes the role and value of arts, culture and heritage as key drivers of diverse and inclusive communities and strong regions. RADF invests in local arts and cultural priorities, as determined by local communities across Queensland.</p> <p>RADF is a flexible fund, enabling local councils to tailor RADF programs to suit the needs of their communities.</p> <p>RADF supports arts and cultural activities that:</p> <ul style="list-style-type: none"> • provide value for South Burnett Regional Council communities. • build local cultural capacity, cultural innovation, and community well-being. • deliver Queensland Government’s objectives for the community: 				
Key objectives				
<p>Key objects of the South Burnett Regional Council’s RADF funding are:</p> <ol style="list-style-type: none"> 1. Local delivery and participation in the Arts: <ul style="list-style-type: none"> ○ to support local creatives to deliver cultural activities within the South Burnett region. 2. Technical and professional skills development: <ul style="list-style-type: none"> ○ to facilitate access to affordable development workshops and training, by subsidising the costs of bringing professional tutors to the South Burnett region to teach creative groups valuable skills; or ○ attendance by local professional and emerging artists at summer schools, workshops, or conferences. 				
Funding				
<p>The minimum grant amount is \$500 and maximum grant amount is \$3,000.</p>				
Key dates				
Funding Round	Application Open	Application close	Outcome advised	Project delivery timeframe
Round 1	1 February	28 February	*30 April	1 May – 30 April
Round 2 **	1 August	31 August	*31 October	1 November – 31 October
<p>* Subject to Arts, Culture and Heritage Advisory Committee meeting dates ** Subject to available funding</p>				

Quick Response Grant
<p>This grant aims to provide ‘quick response’ financial assistance to art and cultural professionals to provide or undertake professional development seminars or workshops, conferences, or appropriate arts events that cannot be funded by other means because of their nature or timing.</p> <p>This grant is open all year round or until funds are exhausted. Applications can be submitted at any time and will be reviewed on the last Friday of the month. Outcomes will be advised fourteen (14) working days after the first business day of the following month.</p> <p>Assistance of up to \$1000 is available. Quotes are required.</p>
Eligible applicants
<p>Individuals</p> <p>Professional artists, emerging professional artists, arts workers, cultural workers, or project coordinators who:</p> <ul style="list-style-type: none"> • are based in the South Burnett region, or if based outside the area, can demonstrate how the project will directly benefit arts and culture in the council area. • are permanent residents or Australian citizens. • are aged 18 years of age or above or have a legal guardian co-sign the application and agree to take financial responsibility of the funding. • have an Australian Business Number (ABN). Individuals that do not have an ABN are eligible to apply if they provide written agreement from an eligible organisation to act as an auspice for the project. • Have \$20 million Public Liability Insurance to cover the project in its entirety. <p>Groups</p> <p>Any of the following groups may be eligible to apply</p> <ul style="list-style-type: none"> • arts, culture and heritage organisations based in the South Burnett region, or if based outside the area, can demonstrate how the project will directly benefit arts and culture in the council area. • applicants are required to be incorporated organisations with \$20 million public liability insurance. Unincorporated groups are eligible to apply, providing that their application is made through an eligible organisation acting as an auspice.
Definitions
<p>“<i>Emerging Artist</i>” refers to an artist who is at an early stage in their career. Emerging artists will have a demonstrated and recent track record of some professional work in their art form area and will have created a modest body of artistic work.</p> <p>If applying as an Emerging Artist, applicants must demonstrate in their application that they are working or engaging with industry professionals in the delivery of their project. Fees associated with the engagement of industry professionals are eligible.</p> <p>“<i>Established Artist</i>” refers to an artist who is at a mature stage in their career, who has specialised training in the art form, who has created an extensive body of independent work, who has garnered regional, state, national or international recognition from their peers as having reached an advanced level of achievement.</p> <p>Applicants must demonstrate they are an Established or Emerging Artist by uploading support materials such as their CV, links to their websites, portfolios or past exhibitions, letters of support from professional peers, and/or any other files they feel evidence their application as an Established or Emerging Artist.</p> <p>All applicants will be assessed on their capacity to deliver the project based on their demonstrated skills and experience provided in the application form and uploaded support material.</p>
Ineligible applicant, applications, and projects
<p>The following are ineligible for funding through the RADF Program:</p> <ul style="list-style-type: none"> • projects that commence before notification of successful funding. • late or incomplete applications. • applicants who have an outstanding debt to Council. • applicants that have not acquitted a previous RADF grant

Applicants must
<ul style="list-style-type: none"> • deliver their project within 12-months of grant approval date. • discuss their idea/project with the RADF Liaison Officer. • have appropriate insurance. • demonstrate ability to ensure sound workplace health and safety practices are employed. • be able to demonstrate project viability. • have met acquittal conditions for any previous RADF and/or council grants they may have received.
Eligible expenses
<p>Funding will only cover costs related directly to delivering the project or activity itself, in accordance with the key objectives, such as:</p> <ul style="list-style-type: none"> • artist/tutor professional fees. • artist/tutor fees for preparation and delivery time. • artist/tutor travel expenses. • artist/tutor accommodation expenses. • venue hire. • registration fees for South Burnett professional artists, emerging artists, and arts practitioners to attend summer schools/conferences/workshops. • publishing costs for promotional and marketing materials or associated costs
Ineligible expenses
<p>Funding will not cover</p> <ul style="list-style-type: none"> • projects for which art workers are paid less than the recommended rates. • craft workshops - unless a professional artist/tutor or arts worker is employed to apply his or her skills to achieve an arts development outcome. • school arts activities EXCEPT where activities form part of broader community cultural development process or are part of a professional arts development. • competitions or eisteddfods. • framing or freight. • entertainment costs. • organisations' operational expenses. • purchase of capital items. • catering costs, openings, launches, and parties are not eligible for RADF grants, even if they are part of an exhibition or community project. (These activities can be included in your RADF project however, alternative funding must be sourced). • accredited study, training or university courses. • organisations offering professional development for staff. • course materials not covered by the registration/participation fee. • accommodation, meals, and travel associated with attendance at summer schools, conferences or workshops. • individuals funded to attend a McGregor Summer/Winter school or equivalent institution will not be eligible to attend that event for two (2) years thereafter.
Goods and Services Tax (GST)
<p>All quotes and project budgets must be GST exclusive. An applicant's GST registration status will not impact the total amount paid if successful. For advice on GST, please contact the Australian Taxation Office (ATO) on 13 24 78 or via the ATO website.</p>
How to apply
<ul style="list-style-type: none"> • application must be made via Smart grants on Council's website. • contact Council's Community Development Team for further support.

Assessment	
Applications will be assessed by the Arts, Culture and Heritage Advisory Committee ('ACHAC') based on the assessment criteria.	
Assessment Criteria	
Pre-eligibility Check	All applications are checked to determine applicant and project eligibility and to ensure that they are complete. Ineligible and incomplete applications will not progress to assessment.
Assessment	Alignment with program objectives
	<ul style="list-style-type: none"> The project aligns with local arts and cultural objectives
	Demonstrated community need
	<ul style="list-style-type: none"> The project is clearly and concisely communicated. The need for the project is clearly demonstrated and relevant consultation, evidence and support is provided
	Level of community benefit
	<ul style="list-style-type: none"> The community benefit and intended outcomes of the project are clearly articulated and well developed.
	Value for money
	<ul style="list-style-type: none"> The budget is balanced, realistic and expenditure items are relevant to the project. The applicant demonstrates additional investment. The applicant provides a sound budget and project plan.
Approval	Capacity to deliver the project
	<ul style="list-style-type: none"> The applicant demonstrates skills, experience, and internal resources to deliver the project to a high standard, on time and within budget.
A recommendation will be made by the Art, Culture and Heritage advisory committee with approval by the General Manager Liveability	
Applicant Checklist	
<ul style="list-style-type: none"> Public Liability Certificate of Currency A current CV for all arts or creative professionals involved in the project Tutors must provide a quote for each item requiring grant funding Letter of confirmation from artist/arts worker to deliver training Letter of confirmation from key venues, such as galleries, involved in the project where relevant Two letters from creative professionals and collaborators, arts and cultural organisations, and/or members of your project's specific target groups that provide relevant comments in support of your application. 	
Notification of outcome	
<ul style="list-style-type: none"> applicants are advised by preferred contact method of the outcome of their application. Successful applicants will be advised of their requirements, terms and conditions in the Funding Agreement. unsuccessful applicants are invited to seek feedback about their application by contacting the Council. 	
Funding agreement	
<ul style="list-style-type: none"> successful applicants must enter into a Funding Agreement with Council within 30 days of notification of outcome to receive funding applicants may be requested to resubmit budgets or support material for the project prior to receiving the grant payment. if the applicant has an auspice arrangement with an incorporated organisation, the Funding Agreement and payment will be made with that incorporated organisation 	
RADF Reporting / Acquittal	
All activities that receive RADF funding are required to complete and submit a Project Outcome report. The Project Outcome Report includes information about the success of your project, budget and support material, statistical information and photographic or video evidence of the event is required. Outcome reports require high resolution images and/or video. These may be utilised by Council and/or Arts Queensland on their websites or through other media channels.	
Reports must be submitted online via the Smarty Grants portal www.sbrc	

All projects are required to report on their contribution towards RADF Key Performance Outcomes (KPOs):

IMPACT

- RADF invests in a diversity of local arts and cultural projects
- RADF engages local communities in arts and cultural activities
- RADF supports local employment and strengthening of local arts sector

QUALITY

- RADF supports quality arts and cultural initiatives based on local priorities
- Local communities value RADF

REACH

- RADF supports engagement with new and diverse artists, audiences, and communities
- RADF contributes to diversity and inclusive communities; growing strong regions; and providing training, education, and employment

VIABILITY

- RADF builds strong partnerships between arts and non-arts sectors
- RADF leverages additional investment
- RADF funding is used effectively and appropriately

Change/Cancellation of project

If for any reason the project is not able to proceed as approved, you must contact the RADF Liaison Officer immediately.

If an amendment is being proposed, this must be submitted via a Change of Project form for approval by ACHAC. Note: proposed changes to end dates must fall within 12 months of the initial approved end date.

Cancelled projects are required to return all RADF funds to the Council.

If funds are partially expended, then this must be detailed in the Outcome Report and remaining funds returned to Council with the Outcome Report.

Case study opportunity

Arts Queensland and Council select case studies each year to highlight successful grant recipients. Individuals or groups wishing to be involved in a case study may contact Council to assist this element prior to project delivery.

Acknowledgement

Logo and acknowledgement

RADF funded activities must acknowledge the Queensland Government and Council in all promotional material and publications using the below acknowledgment text and logos. Copies will be provided to you by Council.

This project was funded by the Regional Arts Development Fund (RADF), a partnership between the South Burnett Regional Council and Queensland Government to support local arts and culture in regional Queensland.



Related Policies / Procedures

Community Grants Program Policy – Strategic005

Contact

Please return your completed form to the following address, or email info@sbrc.qld.gov.au
 For enquiries, please contact (07) 4189 9100
 South Burnett Regional Council
 PO Box 336, Kingaroy Qld 4610

13 PORTFOLIO - NATURAL RESOURCE MANAGEMENT, RURAL SERVICES, AGRICULTURAL INNOVATION, COMPLIANCE AND ENVIRONMENTAL HEALTH

13.1 SYSTEMATIC INSPECTION PROGRAM

File Number: 24-04-2024

Author: Acting Manager Environment & Planning

Authoriser: Chief Executive Officer

PRECIS

This report updates Council on an amended timeframe for the Systematic Inspection Program previously adopted by Council, in accordance with the *Animal Management (Cats and Dogs) Act 2008* and seeks Council's approval of the proposed revised dates.

SUMMARY

That the below resolution that was adopted at the 14 February 2024 Ordinary meeting be amended.

13.1 SYSTEMATIC INSPECTION PROGRAM

RESOLUTION 2024/279

Moved: Cr Scott Henschen

Seconded: Cr Danita Potter

That Council approve a Systematic Inspection Program for properties within the South Burnett Regional Council's jurisdiction in accordance with section 113 of the *Animal Management (Cats and Dogs) Act 2008* to monitor compliance with the requirements of the *Animal Management (Cats and Dogs) Act 2008*, more specifically the requirement to register dogs.

The properties to be included in the Systematic Inspection Program are potentially all properties within the South Burnett area.

The Systematic Inspection Program will be conducted between the hours of 8.00am and 5.00pm Monday to Friday, commencing on Monday 4 March 2024 and concluding on Friday 31 May 2024.

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

Against: Nil

CARRIED 6/0

OFFICER'S RECOMMENDATION

That South Burnett Regional Council approve a Systematic Inspection Program for properties within the South Burnett Regional Council's jurisdiction in accordance with section 113 of the *Animal Management (Cats and Dogs) Act 2008* to monitor compliance with the requirements of the *Animal Management (Cats and Dogs) Act 2008*, more specifically the requirement to register dogs.

The properties to be included in the Systematic Inspection Program are potentially all properties within the South Burnett area.

The Systematic Inspection Program be conducted between the hours of 8.00am and 5.00pm Monday to Friday, commencing on Monday 29 April 2024 and concluding on Friday 28 June 2024.

BACKGROUND

Council at its February meeting 2024 approved a Systematic Inspection Program that was due to commence in March and end in May 2024. Due to several operational constraints (resourcing), the approved dates have not been met.

With the recent commencement of some key roles in the responsible Directorate, the program has been reviewed and revised, resulting in the dates being amended. The proposed dates do not impact on the program and the program will be completed this financial year. In order to meet its statutory obligations with providing a minimum 14 day public notice, together with programmed resources, the dates have been amended to commence mid to late April and conclude late June.

The proposed inspection program will be undertaken in residential town areas between the hours of 8.00am and 5.00pm, from Monday 29 April 2024 and concluding no later than Friday 28 June 2024.

ATTACHMENTS

1. **February 2024 Systematic Report** [↓](#) 

13.1 SYSTEMATIC INSPECTION PROGRAM**File Number:** 14-02-2024**Author:** Manager Facilities and Parks**Authoriser:** Chief Executive Officer**PRECIS**

Systematic Inspection Program in accordance with the *Animal Management (Cats and Dogs) Act 2008*.

SUMMARY

The *Animal Management (Cats and Dogs) Act 2008* provides for Council to approve a Systematic Inspection Program in order for staff to proactively investigate compliance with the legislation.

OFFICER'S RECOMMENDATION

That Council approve a Systematic Inspection Program for properties within the South Burnett Regional Council's jurisdiction in accordance with section 113 of the *Animal Management (Cats and Dogs) Act 2008* to monitor compliance with the requirements of the *Animal Management (Cats and Dogs) Act 2008*, more specifically the requirement to register dogs.

The properties to be included in the Systematic Inspection Program are potentially all properties within the South Burnett area.

The Systematic Inspection Program will be conducted between the hours of 8.00am and 5.00pm Monday to Friday, commencing on Monday 4 March 2024 and concluding on Friday 31 May 2024.

FINANCIAL AND RESOURCE IMPLICATIONS

There should be an increase in the revenue realised for Animal Registration and the fines issued based upon the number of animals that were found during the dog registration compliance campaign conducted in 2022. This should offset the expense of this initiative.

LINK TO CORPORATE/OPERATIONAL PLAN

Safeguarding our Environment – A sustainable environment, proactively and responsibly managed in partnership with the community for future generations.

EN9 Develop and implement a systematic programme to identify and take action to address stray / feral / pests and wild animals.

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

There will be notification to the public via a media release at the end of February pending approval from Council.

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

All dogs over the age of three (3) months are obliged to be registered with the local authority, in which the animal resides, as required by the state's Animal Management legislation. This systematic inspection program seeks to proactively check to see if animal owners are complying with their obligations.

POLICY/LOCAL LAW DELEGATION IMPLICATIONS

Council has the ability to undertake these house-to-house inspections in order to ascertain compliance with the legislation. The *Animal Management (Cats and Dogs) Act 2008* provides the necessary head of power to conduct the registration checking activities.

ASSET MANAGEMENT IMPLICATIONS

N/A

REPORT

That Council undertake an approved Systematic Inspection Program of properties within the South Burnett Regional Council's jurisdiction in accordance with section 113 of the *Animal Management (Cats and Dogs) Act 2008*.

The properties to be included in the Systematic Inspection Program are to be within as well as outside of the designated town areas for animal management purposes of the townships of Kingaroy, Kumbia, Crawford, Memerambi, Taabinga, Wooroolin Nanango, Maidenwell, Brooklands, Blackbutt, Benarkin, Maidenwell, Wondai, Proston, Tingoorra, Mondure, Hivesville and Murgon in order to monitor compliance with the requirements of the *Animal Management (Cats and Dogs) Act 2008*, more specifically dog registration.

The Systematic Inspection Program will be conducted between the hours of 8.00am and 5.00pm Monday to Friday, commencing on Monday 4 March 2024 and concluding on Friday 31 May 2024.

ATTACHMENTS

Nil

14 PORTFOLIO - DISASTER MANAGEMENT, WASTE AND RECYCLING MANAGEMENT

Nil

15 PORTFOLIO - RURAL RESILIENCE & DISASTER RECOVERY, PARKS & GARDENS, PROPERTY & FACILITY MANAGEMENT, FIRST NATIONS AFFAIRS

15.1 KINGAROY BUILDING/FACILITIES SUPPLY OF SERVICES CONTRACT

File Number: 24/04/2024

Author: Land Investigations Officer

Authoriser: Chief Executive Officer

PRECIS

Tender for the cleaning of Kingaroy buildings/facilities supply of service contract.

SUMMARY

Council to call for tender for cleaning of Council buildings and facilities in Kingaroy as per Council's procurement policy.

OFFICER'S RECOMMENDATIONS

That South Burnett Regional Council call for tender for the cleaning of Council buildings and facilities in Kingaroy.

FINANCIAL AND RESOURCE IMPLICATIONS

Current contract is above the threshold for renewal during the restrictions in place during Caretaker mode.

LINK TO CORPORATE/OPERATIONAL PLAN

South Burnett Regional Council Corporate Plan

EC5 Continue to support, renew and maintain pools, libraries, halls and Customer Service Centres across our region at agreed service levels.

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

Council has extended the current contractor for a four month period in line with existing contractual conditions. This is to allow Facilities staff time to review the contract and to arrange it for tender. The renewal period occurred during Caretaker mode due to Council elections.

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

No direct legal implications arise from this report.

POLICY/LOCAL LAW DELEGATION IMPLICATIONS

The normal contractual risks and mitigation strategies have been applied in assessing tenders as per Council's Procurement Policy.

ASSET MANAGEMENT IMPLICATIONS

Maintain the Kingaroy Council facilities are clean and operational for staff and visitors. Ongoing maintenance costs to occur from the Facilities operational budget.

REPORT

Council to call for tender for cleaning of Council buildings and facilities in Kingaroy as per Council's procurement policy.

The current contract between Council and contractor expires on 30 April 2024, however we have agreed on an extension of four months to facilitate the tender process. This was required due to Council being in caretaker mode for the 2024 Local Council Elections as per Local Government Regulations.

There is approximately 24 sites to be cleaned in Kingaroy which includes buildings and facilities. Please see a list below.

- Kingaroy Administration/Chambers and toilets
- Finance building
- Library and Economic Development
- ICT building and toilets
- Kingaroy Town Hall toilets
- Kingaroy Airport Terminal and toilet block
- WWW building and toilets
- P&C building and toilets
- Kingaroy Information Art and Heritage Precinct and toilets
- Kingaroy Depot buildings and toilets

ATTACHMENTS

Nil

15.2 REQUEST TO APPLY FOR THE PLAY OUR WAY PROGRAM

File Number: 24/04/2024
Author: Acting General Manager Liveability
Authoriser: Chief Executive Officer

PRECIS

Request to apply for the Play Our Way Program.

SUMMARY

Application for funding under the Play Our Way Program, which funds projects that provide new sport and recreation programs or facilities that are safe, accessible and inclusive for women and girls.

OFFICER'S RECOMMENDATION

That South Burnett Regional Council endorse the application for funding under the Play Our Way Program

FINANCIAL AND RESOURCE IMPLICATIONS

Grant funding provides additional funds for Community benefit. Grant does not require matching contribution from Council.

LINK TO CORPORATE/OPERATIONAL PLAN

OPL/47 Investigate a Safer Communities Program for Council for protecting community assets and open spaces through the operation and installation of security cameras.

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

Consultation has been held within internal sections of Council, St Johns School, Kingaroy State High School, Kingaroy Swimming Pool lessee and Go Getta Girls. Further consultation will occur with relevant stakeholders prior to the commencement of the project.

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

No direct Legal Implications

POLICY/LOCAL LAW DELEGATION IMPLICATIONS

No direct Policy/ Local Law Delegation Implications

ASSET MANAGEMENT IMPLICATIONS

Council owned parks that are currently undergoing redevelopment will have new lighting and CCTV security installed.

REPORT

The Play Our Way Program provides funding to eligible applicants with the aim to reduce the inequality that women and girls experience in sport and recreation by providing safe, accessible and inclusive sporting facilities and programs. The program offers funding through two Streams;

Stream 1: Facilities, or

Stream 2: Participation and Equipment.

For this program Council would apply for Stream 1: Facilities, which involves modifying, upgrading or building facilities that are safe, inclusive and meet the needs of women and girls participating in sport and physical recreation.

The total funding available for this program is \$1,500,000 and the minimum amount available is \$50,000. The grant amount will be up to 100 percent of total project costs and no co-contribution is required. If successful, applicants have three years to complete their project.

If successful, the project that Council would deliver will involve upgrading the lighting and installing CCTV in Kingaroy Memorial Park and Murgon Skatepark. These sites are currently being redeveloped as part of other grant funded projects and the installation of more effective lighting and CCTV would assist in ensuring community safety and deter criminal behaviour in these areas. Consultation has occurred with the Treasurer of the Go Getta Girls, who are in support of the application and would appreciate better lighting in Memorial Park and a security camera near the Go Getta Girls Clubhouse.

As part of the grant application process, an Expression of Interest must be submitted and a response will be given by the Department on whether Council can proceed with submitting an official grant application.

Applications for the grant close 29 April 2024.

ATTACHMENTS

1. **Play Our Way - Grant Opportunity Guidelines** [↓](#) 
2. **Go Getta Girls Letter of Support** [↓](#) 



Australian Government

Department of Health and Aged Care

Play Our Way Program Grant Opportunity Guidelines GO6763

Opening date:	18 March 2024
Closing date and time:	2:00pm (Canberra time) on 29 April 2024
Commonwealth policy entity:	Department of Health and Aged Care (department)
Administering entity:	Community Grants Hub
Enquiries:	If you have any questions, contact the department via email: Grant.ATM@health.gov.au Questions should be sent no later than 5:00pm (Canberra time) 5 business days before the close date.
Type of grant opportunity:	Open Competitive

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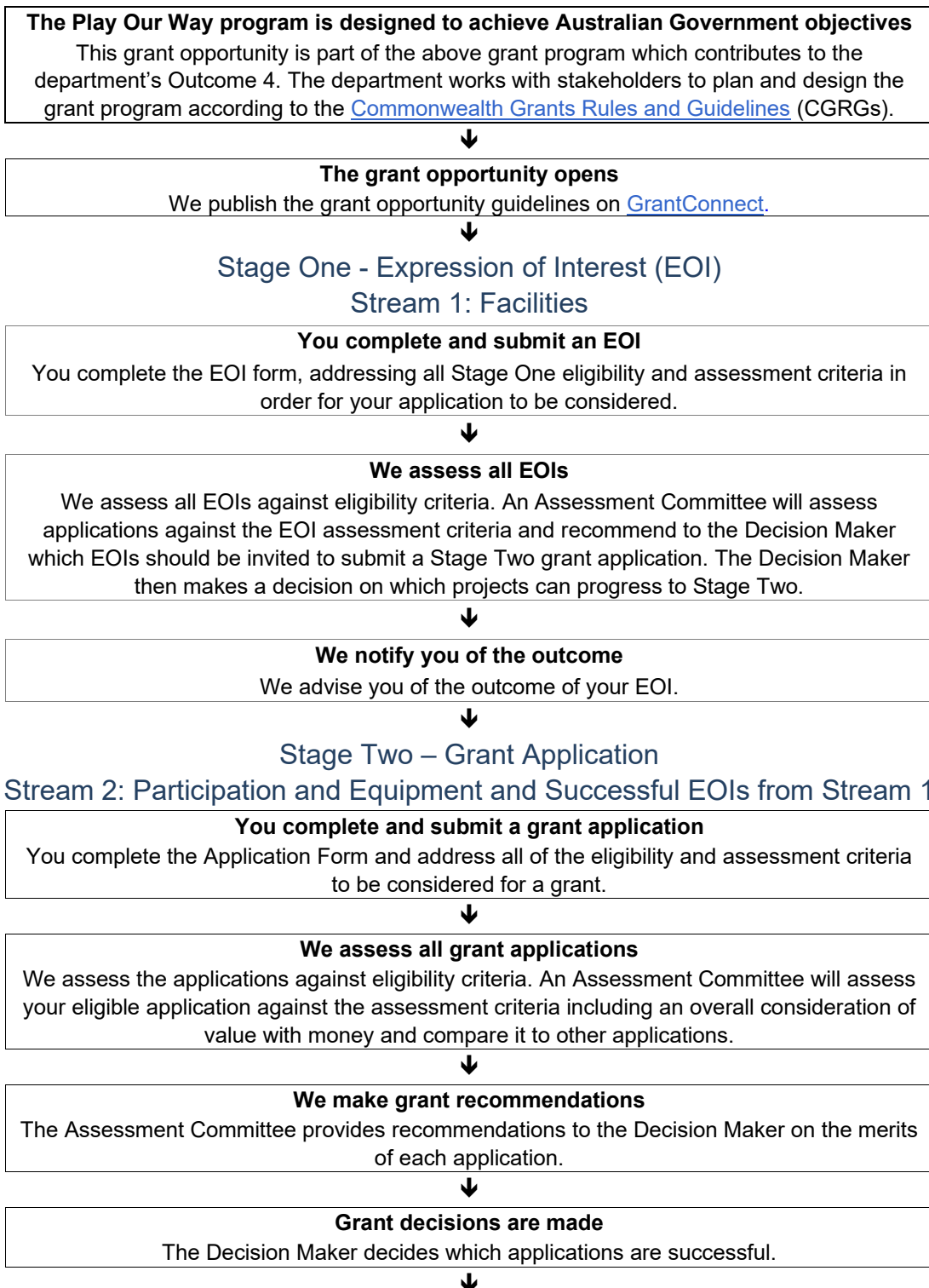
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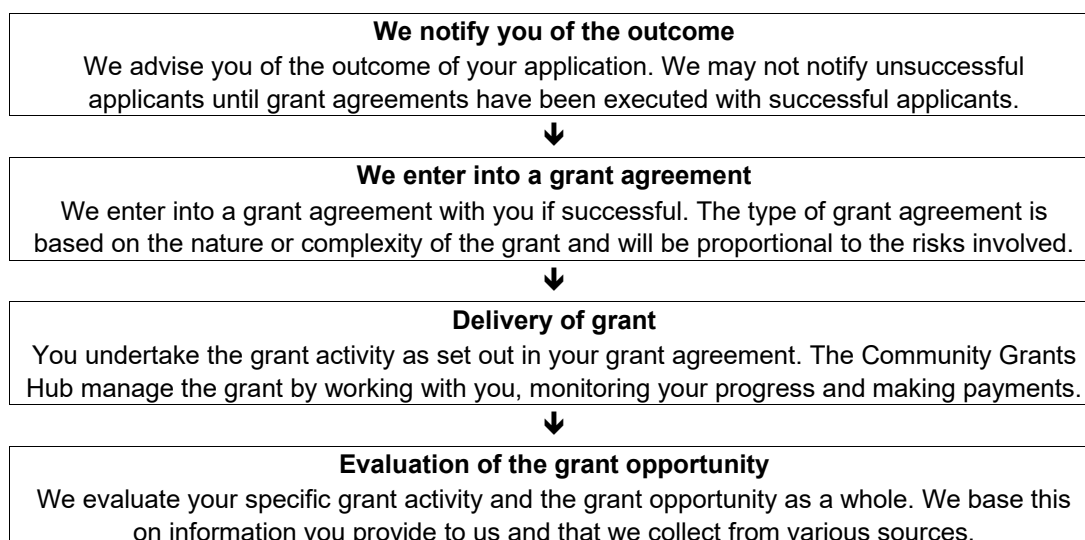
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1. Play Our Way program grant opportunity processes





1.1 Introduction

These guidelines contain information for the *Play Our Way* grant opportunity.

You must read these guidelines before filling out an application.

This document sets out:

- the purpose of the grant program/grant opportunity
- the eligibility and assessment criteria
- how grant applications are considered and selected
- how grantees are notified and receive grant payments
- how grantees will be monitored and evaluated, and
- responsibilities and expectations in relation to the opportunity.

2. About the grant program

On 19 August 2023, the Prime Minister; Minister for Finance, Women and the Public Service; and Minister for Aged Care and Sport announced the \$200 million¹ *Play Our Way* program (the program) to promote equitable access, build more suitable facilities, and support grassroots initiatives to engage women and girls² in sport and physical activity throughout their lives.

The design of the *Play Our Way* program has been assisted by experts across sport and government, inclusive of an Advisory Panel who have lived experience navigating community sport through to professional sport, supporting *Play Our Way* to address discrimination and inequality and invest in the most needed facilities and programs in the most needed areas.

The media release is available at <https://www.health.gov.au/ministers/the-hon-anika-wells-mp/media/securing-a-sporting-legacy-for-women-and-girls>.

¹ \$200 million includes Government administration costs.

² See glossary for the inclusive approach to the phrase 'women and girls' intended in these guidelines.

The program contributes to the Department of Health and Aged Care's Outcome 4: Sport and Physical Activity, Program 4.1: Sport and Physical Activity.

The *Play Our Way* program will run over three years from 2024-25 to 2026-27.

The objectives of the program are to:

- build and upgrade sport and physical activity facilities to better meet the needs of women and girls, and prioritise equitable and enduring access and use of these facilities for the purposes of women and girls' participation in sport and physical activity
- foster positive experiences for women and girls through quality sport and physical activity participation initiatives, including equipment, that are modern, inclusive, welcoming, safe³, and tailored to the needs of women and girls, including those experiencing intersectional disadvantage⁴
- provide enduring programs and initiatives that address barriers for women and girls to participate in sport and physical activity and build a culture of equality, respect and inclusion in sport and physical activity
- address discrimination and inequality that women and girls encounter and provide opportunities to participate in, contribute to, and remain involved in, all aspects of sport and physical activity for life.

The intended outcomes of the program are to decrease the discrimination and inequality women and girls experience through:

- improved sport and physical activity facilities and equipment that are safe, modern, and tailored to meet the needs of women and girls, in the areas where the need is greatest
- increased and sustained access, satisfaction and use of facilities for sport and physical activity that follow universal design principles (including inclusivity and accessibility) for women and girls
- increased participation, retention, engagement and sense of belonging of women and girls in sport and physical activity in the community, with a focus on priority populations⁵, and addressing intersectional disadvantage
- successful delivery of safe, inclusive, quality and sustainable programs and initiatives that promote the engagement of women and girls in sport and physical activity; and create new and innovative opportunities for the community to come together through women and girls' involvement in sport and physical activity.

The program will complement and strengthen existing state and territory government activities to improve facilities for sport and physical activity and increased engagement of women and girls in sport and physical activity; and will not duplicate existing Australian Government-led community infrastructure and participation programs.

We administer the program according to the [Commonwealth Grants Rules and Guidelines \(CGRGs\)](#).

³ See glossary for definition of 'safe'.

⁴ See glossary for definition of 'intersectional disadvantage'.

⁵ See glossary for definition of 'priority populations'.

2.1 About the grant opportunity

Funding for this grant opportunity will be made available through two Streams.

2.1.1 Stream 1: Facilities

Funding to support modifying, upgrading or building facilities and playing areas or spaces for sport and physical activity, specifically for women and girls that:

- are located where the need is greatest and/or addresses unmet need
- maximises the opportunity for women and girls to participate in sport and physical activity
- are inclusive, safe, accessible, innovative and sustainable, and
- support sustained equitable access (e.g. scheduling and priority) over the short, medium and long term.

Projects may be funded on a single or multi-year basis. The grant amount will be up to 100 per cent of total project costs (noting that co-contributions will provide additional funding to whole-of-project costs), up to the maximum grant amount and only for eligible expenditure. Whilst no minimum co-contribution is required, co-contribution and consortium arrangements are strongly encouraged and, in most instances, required for larger-scale projects, and will be viewed favourably during the grant assessment process.

The Activity will be measured against the below Performance Indicators in proportion to grant amount and complexity of the project.

Table 1: Performance Indicators – Stream 1: Facilities

Performance Indicator	Measure
Availability of safe, accessible, inclusive, welcoming facilities for sport and physical activity that meet the need of women and girls	<ul style="list-style-type: none"> • Subjective (e.g. participant surveys) assessment of experience and satisfaction with facilities such as feeling: <ul style="list-style-type: none"> ○ safe, supported, included, and welcome to participate in sport and physical activity ○ facilities are appropriate for needs (Measured before (baseline), during and after project, disaggregated by priority populations⁶ and by whether new/existing participants).

⁶ See glossary for definition of 'priority populations'.

Performance Indicator	Measure
Availability and use of facilities for women and girls to participate in sport and physical activity	<ul style="list-style-type: none"> • Increased average number of hours of facility use by women and girls (measured before (baseline), during and after project, disaggregated by priority populations) • Increased proportion of space (including prioritised space) used by women and girls (measured before (baseline), during and after project, disaggregated by priority populations) • Increased number of women and girls participating in sport and physical activity (measured before (baseline), during and after project, disaggregated by priority populations and by whether new/existing participants).

2.1.2 Stream 2: Participation and Equipment

Funding to support modifying and/or developing new, sustainable and enduring programs to reduce discrimination and inequality, and increase women and girls’ participation in sport and physical activity, that:

- deliver quality experiences for women and girls, where the need is greatest and/or addresses unmet need and/or
- promote increased women and girls’ engagement in various sport roles (e.g. coaching and officiating) and/or
- contribute to addressing intersectional disadvantage⁷ (e.g. by tailoring engagement strategies for women and girls from priority populations) and/or
- are innovative and overcome barriers to the participation and retention of women and girls in sport and physical activity.

Funding to support new and/or upgraded equipment that:

- enable women and girls to participate in sport and physical activities safely, without fear of judgement, and that are culturally appropriate.

Projects may be funded from any single financial year. Project delivery may occur over a single or multi-year basis. Projects can be for both Participation and Equipment initiatives, or one component only.

The grant amount will be up to 100 per cent of total project costs, up to the maximum grant amount and only for eligible expenditure. No co-contribution is required however co-contribution and consortium arrangements are strongly encouraged and will be viewed favourably during the grant selection process.

The Grant Activity will be measured against the below Performance Indicators in proportion to grant amount and complexity of the project.

⁷ See glossary for definition of ‘intersectional disadvantage’.

Table 2: Performance Indicators – Stream 2: Participation and Equipment

Performance Indicator	Measure
Improvements in organisational delivery and participant experience of women and girls in sport and / or physical activity	<ul style="list-style-type: none"> • Objective (e.g. organisational reporting) and subjective (e.g. participant surveys) assessments of perceived improvements, experience and satisfaction with, as examples: <ul style="list-style-type: none"> ○ Culture of equality and respect for women and girls including fair and equitable treatment, and access to participation outcomes ○ Equitable representation of women and girls as participants, and across the organisational leadership and governance <p>(Measured before (baseline), during and after project, disaggregated by gender as well as priority populations).</p>
Improvement in the quality of programs; and quality of support to access and remain engaged in sport and physical activity	<ul style="list-style-type: none"> • Subjective (e.g. participant surveys) assessments of the perceived quality, access/availability of, and experience with, as examples <ul style="list-style-type: none"> ○ sport and physical activity programs ○ equipment and other supports <p>(Measured before (baseline), during and after project, disaggregated by priority populations).</p>
Access to sport and physical activity	<ul style="list-style-type: none"> • Increased average number of hours women and girls access sport and physical activity, (measured before (baseline), during and after project, disaggregated by priority populations) • Increased proportion of space (including prioritised space) used by women and girls (measured before (baseline), during and after project (disaggregated by priority populations) • Increased number of women and girls participating in sport and physical activity (measured before (baseline), during and after project, disaggregated by priority populations and by whether new/existing participants).

Performance Indicator	Measure
Involvement of women and girls across all aspects of sport and physical activity	<ul style="list-style-type: none"> Increased number/percentage of women and girls involved in roles including as Board members, coaches, officials, administrators, participants (measured before (baseline), during and after project, disaggregated by priority populations).

3. Grant amount and grant period

3.1 Grants available

For this grant opportunity a total of up to \$191.8 million is available over three years.

The grant opportunity will run from August 2024 (indicative start date) to 30 June 2027.

Funding for this grant opportunity will be split across the two Streams as per Table 3 below.

Table 3: Grant Opportunity Funding Available (GST exclusive)

	2024-25 FY	2025-26 FY	2026-27 FY	Total
	\$ M	\$ M	\$ M	\$ M
Stream 1: Facilities	60.0	54.0	22.0	136.0
Stream 2: Participation and Equipment	30.0	16.0	9.8	55.8

3.1.1 Stream 1: Facilities

Applicants will be able to apply for a minimum of \$50,000 up to a maximum of \$1,500,000 for projects that support new and upgraded facilities, playing areas and spaces for sport and physical activity specifically for women and girls.

For Facility projects in small rural towns, remote communities or very remote communities as defined by the Modified Monash Model (MMM 5-7⁸), the maximum will be \$2,000,000 to reflect increased costs in rural and remote areas. Projects may be assessed and offered a lower amount than applied for.

3.1.2 Stream 2: Participation and Equipment

Applicants will be able to apply for a minimum of \$50,000 up to a maximum of \$1,000,000 for projects that support modifying and/or developing sustainable and enduring programs to promote women and girls' participation in sport and physical activity, and/or new or upgraded equipment, specifically for women and girls. Projects may be assessed and offered a lower amount than applied for.

⁸ The Modified Monash Model (MMM) is how we define whether a location is metropolitan, regional, rural, remote or very remote. See, for example: <https://www.health.gov.au/topics/rural-health-workforce/classifications/mmm>.

3.2 Project period

The maximum grant period is three years.

You must complete your project by 30 June 2027.

4. Eligibility criteria

We cannot consider your application if you do not satisfy all the eligibility criteria.

We cannot provide a grant if you receive funding from another Commonwealth government source for the same eligible grant activities.

Each eligible organisation can only submit one application per Stream. Where more than one application is received in each Stream, the latest application received before the closing date and time will be the one assessed.

Please note that lead organisations of consortiums cannot submit a separate application.

4.1 Who is eligible to apply for a grant?

Applications are expected from local governments, community organisations, not-for-profits, and sporting organisations.

To be eligible you must be one of the following entity types:

- Indigenous Corporation (*registered under the Corporations (Aboriginal and /or Torres Strait Islander) Act 2006*)
- company
- local government
- cooperative
- incorporated association
- unincorporated association.

If you are applying as a Trustee on behalf of a Trust, the Trustee must have an eligible entity type as listed above.

Applications from consortia are acceptable and encouraged, providing there is a lead organisation that is solely accountable to the Commonwealth for the delivery of grant activities and is an eligible entity as per the list above, (see Section 7.3 for further details).

Only the lead organisation can submit the application form and enter into a grant agreement with the Commonwealth. Eligible organisations can form a consortium with ineligible organisations, with the exception of those organisations deemed ineligible because they are included on the [National Redress Scheme's website](#) on the list of 'Institutions that have not joined or signified their intent to join the Scheme'.

4.2 Who is not eligible to apply for a grant?

You are not eligible to apply for this grant opportunity if you are an:

- organisation, or your project partner(s) is an organisation, included on the [National Redress Scheme's website](#) on the list of 'Institutions that have not joined or signified their intent to join the Scheme'
- organisation, or your project partner(s) is an organisation, included on the [Workplace Gender Equality Agency website](#) on the non-compliant organisations list
- international entity

- corporate Commonwealth entity
- non-corporate Commonwealth entity
- non-corporate Commonwealth statutory authority
- corporate state or territory entity
- non-corporate state or territory entity
- non-corporate state or territory statutory authority
- sole trader
- statutory entity
- partnership
- person
- school, TAFE, university
- parent and community councils.

4.2.1 Unincorporated Associations

Non-legal entities such as an Unincorporated Association may be able to receive funding where a legal parent organisation, or a legal entity connected to the Unincorporated Association, can enter into a legally binding agreement on its behalf.

4.3 What qualifications, skills or checks are required?

If you are successful, relevant personnel working on the grant activity must maintain the following qualifications/ skills/ accreditation/ registration/checks:

- Working with Vulnerable People registration (or equivalent)
- Working with Children check.

The department recognises the Australian Government's response to the Royal Commission into Institutional Responses to Child Sexual Abuse, and the [Commonwealth Child Safe Framework](#). As such, the department expects that all grant recipients comply with all Australian law relating to employing or engaging people who work or volunteer with children. This includes working with children checks and mandatory reporting; and the department may request an annual statement of compliance with this requirement. If successful, these details will be outlined in the grant agreement.

4.3.1 Stream 1: Facilities

You are required to be compliant with all relevant laws and regulations. You may also be requested to demonstrate compliance with the following legislation/policies/ industry standards:

- [Australian Building Code](#)
- [National Construction Code](#).

To be eligible for a grant, you must declare in your application that you will comply with these requirements. You may need to declare you can meet these requirements in your grant agreement with the Commonwealth.

You must ensure that the work carried out, where appropriate, is undertaken by licensed and/or properly qualified persons. You must also ensure that works carried out are fit for purpose and comply with the regulatory requirements of the relevant state and territory and local governments.

5. What the grant money can be used for

5.1 Eligible grant activities

To be eligible, your grant activity must deliver activities directly related to the grant opportunity.

Examples of eligible projects and activities include, but are not limited to:

5.1.1 Stream 1: Facilities

- Construction of new and/or modified facilities, playing areas and spaces for sport and physical activity to make them more inclusive, safe, and accessible, and provide equitable and enduring opportunities for women and girls to train and compete.
- Construction of new and/or upgraded amenities (e.g. change rooms, showers, toilets) at facilities for sport and physical activity that improve access, safety and use by women and girls and are financially sustainable.

5.1.2 Stream 2: Participation and Equipment

- Modification of and/or new participation programs that deliver quality sport and physical activity experiences for women and girls facing barriers to participation.
- Modification of and/or new sport and physical activity programs that provide more opportunities for women and girls to engage across a variety of sport roles (e.g. coaching and officiating).
- Enduring programs that consider and overcome the barriers to sport and physical activity participation among women and girls including:
 - increasing equitable access opportunities for participation
 - flexible program delivery to better meet the needs of women and girls
 - reducing costs associated with sport and physical activity participation
 - building a culture of equality, respect and inclusion in sport and physical activity.
- New and/or upgraded equipment that allows women and girls to participate in sport and physical activity safely, without fear of judgment, and is culturally appropriate.

5.2 Eligible expenditure

You will only be allowed to spend the grant on eligible expenditure you have incurred for eligible grant activities.

Eligible expenditure items must be directed to initiatives supporting women and girls' participation in sport and physical activity and could include:

5.2.1 Stream 1: Facilities

- Construction-related activities (for example, final design, project management, construction and fit out costs) which occur after the execution of the grant agreement and result in the delivery of the project before 30 June 2027.

5.2.2 Stream 2: Participation and Equipment

- Materials and other support reasonably required to modify or create new programs to increase participation and deliver quality sport and physical activity experiences for women and girls, particularly those experiencing intersectional disadvantage.
- Equipment that meets the needs of women and girls to safely participate in sport and physical activity.

If your application is successful, we may ask you to verify project costs that you provided in your application. You may need to provide evidence such as quotes for major costs.

Not all expenditure on your grant activity may be eligible for grant funding. The Decision Maker makes the final decision on what is eligible expenditure and may give additional guidance on eligible expenditure if required.

You must incur the expenditure on your grant activities between the start date and end or completion date of your grant activity for it to be eligible.

5.3 What the grant money cannot be used for

You cannot use the grant for:

5.3.1 Stream 1: Facilities

- activities that do not have a primary or exclusive focus towards women and girls
- activities or facilities that are provided on a commercial (for-profit) basis
- activities that have already received government funding and are duplicative in nature
- purchase of land
- projects on private land
- general maintenance of existing facility that is being modified, or future maintenance costs of new facility
- repair of damage that can be covered by insurance
- upgrading or redeveloping public toilet facilities or the maintenance or construction of car parks
- retrospective costs (where projects have already commenced construction or are completed prior to execution of a grant agreement)
- costs incurred in the preparation of a grant application or related documentation, feasibility studies, business cases and masterplans
- projects that do not meet relevant Australian Standards
- subsidy of general ongoing administration of an organisation such as electricity, phone and rent
- IT equipment including one-off or ongoing fees for use of computer software
- paying ransom for ransomware, cyber-attack or any other type of cybercrime
- wages/salaries
- administration costs with the exception of direct external / independent project management costs, limited to 10 per cent of the grant amount requested
- purchasing or leasing of motor vehicles
- travel and accommodation, and
- activities for which other Commonwealth, state, territory or local government bodies have primary responsibility.

5.3.2 Stream 2: Participation and Equipment

- activities that do not have a primary or exclusive focus towards women and girls
- major capital expenditure, major construction/capital works
- IT equipment, including one-off or ongoing fees for use of computer software that is not directly related to the delivery of grant activities

- design and delivery of websites and other marketing that is not directly related to the delivery of grant activities
- paying ransom for ransomware, cyber-attack or any other type of cybercrime
- administration costs with the exception of direct external / independent project management costs, limited to 10 per cent of the grant amount requested
- retrospective costs where projects have commenced or are completed prior to execution of a grant agreement
- costs incurred in the preparation of a grant application or related documentation
- subsidy of general ongoing administration of an organisation such as electricity, phone and rent
- purchasing of motor vehicles
- international travel and accommodation
- domestic travel and accommodation that is not directly related to the delivery of the grant activities, and
- activities for which other Commonwealth, state, territory or local government bodies have primary responsibility.

6. The assessment criteria

Applicants should detail how their proposal provides value for money and will result in enduring change for women and girls facing barriers to participation in sport and physical activity, particularly those in priority populations who:

- are First Nations peoples
- are culturally and linguistically diverse
- have a disability
- reside in regional, rural and remote areas ([MMM3-7⁹](#))
- reside in a low socioeconomic area and/or
- identify as belonging to the LGBTIQ+ community.

In making recommendations for funding the assessment panel will consider how priority populations are represented, including at a whole-of-program level. Sections 6.1 to 6.3 provide further detail on assessment criteria.

6.1 Stream 1: Facilities: Stage One – Expression of Interest

The application form to submit an EOI will ask you a series of questions about your organisation and proposal.

You must also address the following assessment criteria in your EOI. All criteria below are weighted equally.

The amount of detail you provide in your EOI should be relative to the project size, complexity and grant amount requested. The application form displays size limits for answers.

⁹ The Modified Monash Model (MMM) is how we define whether a location is metropolitan, regional, rural, remote or very remote. See, for example: <https://www.health.gov.au/topics/rural-health-workforce/classifications/mmm>.

Stage One EOI applications that are assessed as having addressed the assessment criteria and score average or higher for each criterion will be considered for shortlisting to proceed to the Assessment Committee. The Assessment Committee will then conduct a merit ranking to provide a recommendation on who to proceed to Stage Two (see Section 8 of these guidelines for the Grant Selection Process). The Decision Maker will approve the organisations invited to submit an application under Stage Two where you will be asked to provide more detailed responses and evidence to support your Stage One application.

EOI Assessment Criterion 1: What is your project purpose and how much will it cost? [3500 character limit]

Briefly describe the project that is the subject of your EOI application.

In responding to this criterion, a strong application will provide:

- a description of the proposed works – noting that plans/detailed proposals are not required for this Stage One EOI
- the geographic location and a description of the proposed site
- evidence of tenure over the proposed premises/site (where available) or details of the process that will be undertaken to secure tenure
- if funds are sought for replacement infrastructure, provide details of the existing facility, including when it was built, and the reasons for seeking its replacement.

Along with your EOI application you must complete the indicative activity budget (template on GrantConnect) outlining the anticipated costs of the project. The indicative activity budget does not count towards the word/character limit for this criterion. Other required attachments can be found in 7.2.1.

EOI Assessment Criterion 2: Why is your project needed? [3500-character limit]

Demonstrate how your Organisation and the proposed project will improve and sustain equitable access and participation of women and girls in sport and physical activity in your community/communities.

In responding to this criterion, a strong application will detail:

- the population for which services are provided that will benefit from this project (for example, the local population of women and girls disaggregated by priority populations)
- the current infrastructure related issues that discriminate and create barriers to attracting and retaining women and girl participants
- why this project is considered the best option to address local need and how this need has been assessed.

EOI Assessment Criterion 3: Why you believe your organisation should get funded to deliver this project [3500 character limit]

Demonstrate how the proposed project is an efficient use of grants funds in achieving grant opportunity outcomes.

In responding to this criterion, a strong application will detail:

- why grant funding is necessary for the project to be delivered
- why you are the best-placed organisation to lead this project, including evidence of community support, such as endorsement and engagement with local entities, and your connection to fostering women and girls' activity

- any co-contributions or cost saving measures you are bringing to the project – whether from reserves or other sources of funding (such as other government grants or sponsorship) or volunteer contributions
- how your organisation has sufficient staffing and/or access to other resources to identify and manage key risks, undertake the proposed work and deliver this project for a sustained benefit.

6.2 Stream 1: Facilities: Stage Two – Grant Application

Applications for Stage Two are by invitation only, based on your Stage One EOI application.

If invited to submit an application under Stage Two, you must address the following assessment criteria in your grant application. These require more detail than provided in your EOI and you will be asked to provide evidence to support your answers.

You must address all of the following assessment criteria in the application. All criteria have equal weighting.

The amount of detail and supporting evidence you provide in your application should be relative to the size, complexity and grant amount requested.

The application form includes character limits.

We will only award funding to applications that score Average/Good/Excellent against all assessment criteria, in the first instance (see Section 8.2.1).

Assessment Criterion 1: Alignment with grant opportunity objectives [6000 character limit]

Describe how the grant activity contributes to the objectives and outcomes of the grant opportunity as described in Section 2 – About the Program. You should demonstrate this through identifying:

- how the activities proposed in your application align with the grant opportunity's objectives and outcomes, supported by available data, such as [AusPlay](#)
- your understanding of local women and girls' unmet need in sport and physical activity
- your meaningful engagement with local women and girls
- how your proposed activities can address and reduce discrimination, inequality and barriers for women and girls to access, participate and remain engaged in sport and physical activity at a local level, with a focus on priority populations
- how your proposed activities can promote safe, inclusive, equitable and sustained access for women and girls to participate in sport and physical activity at a local level, with a focus on priority populations
- how you have understood women and girls' requirements and preferences for sport and physical activity facilities and good practice approaches to address these
- how your proposed activities demonstrate value for money.

Assessment Criterion 2: Organisational capacity and project viability [6000 character limit]

Describe your organisation's capability to administer the grant activity. You should demonstrate this through identifying:

- details of your organisation's relevant experience, skills, adequate infrastructure and resources to successfully implement and manage proposed grant activities. This may include reference to organisational capability as identified by the Australian Sports Commission's [Game Plan](#) platform

- the viability of the project in terms of long-term impact and commitment to women and girls' participation in sport and physical activity
- how your organisation will sustain the project and its impact on supporting women and girls beyond the funding period
- how your organisation will measure and evaluate impact during and beyond the funding period.

Along with your response to this criterion you must complete the activity work plan, activity budget (inclusive of construction quotes) and risk management plan (templates on GrantConnect). These attachments do not count towards the character limit for this criterion.

If a consortium is delivering this grant application, provide detail of the consortiums capacity to administer programs in an efficient, outcome focussed manner and your experience working and communicating with the other participating organisations.

Assessment Criterion 3: Inclusion [3500 character limit]

Describe how your organisation, if successful in your grant application, will address discrimination and inequality, drive gender equality in sport and physical activity at the community level.

In providing your response to this criterion you should include, but are not limited to:

- your organisation's policies, procedures and strategies that reflect:
 - fair and equitable access (e.g. facility schedules that include all training and competition times)
 - commitment to gender equity at all levels of the organisation
 - inclusion
 - cultural competency in working with First Nations peoples and communities
 - member protection
 - safeguarding
 - anti-discrimination, and
 - harassment
- your organisation's (and/or partnership's and/or consortia's) existing connection to, understanding of, and commitment to women and girls.

Assessment Criterion 4: Strategic alignment and engagement [3500 character limit]

Describe how your grant activity aligns with local and national policies and programs and how your organisation will engage with key stakeholders.

In providing your response to this criterion you should include, but are not limited to:

- how your organisation/consortium can ensure effective delivery of the grant objectives and outcomes
- your organisation's/consortium's strategies to:
 - work with local government and the community, and
 - identify, engage and collaborate with relevant stakeholders
- how your proposed activity will complement and/or amplify, and not duplicate, existing local initiatives

- how your proposed activity aligns with local and other strategic plans, including for instance, measures associated with the National Agreement on Closing the Gap¹⁰ and National Strategy to achieve gender equality¹¹.

6.3 Stream 2: Participation and Equipment

Stream 2 (Participation and/or Equipment) applications do not have an EOI process and will occur in a single stage. Projects may be funded from any single financial year. Project delivery may occur over a single or multi-year basis. In either case, your funding request cannot exceed the maximum amount (\$1,000,000) permitted per application.

You must address all the following assessment criteria in the application. All criteria have equal weighting.

The amount of detail and supporting evidence you provide in your application should be relative to the size, complexity and grant amount requested.

The application form includes character limits.

We will only award funding to applications that score Average/Good/Excellent against all assessment criteria, in the first instance.

Assessment Criterion 1: Alignment with grant opportunity objectives [6000 character limit]

Describe how the grant activity contributes to the objectives and outcomes of the grant opportunity as described in Section 2 – About the Program. You should demonstrate this through identifying:

- how the activities proposed in your application align with the grant opportunity's objectives and outcomes, supported by available data, such as [AusPlay](#)
- your understanding of local women and girls' unmet need in sport and physical activity
- your meaningful engagement with local women and girls
- how your proposed activities can address and reduce discrimination, inequality and barriers for women and girls to access, participate and remain engaged in sport and physical activity at a local level, with a focus on priority populations
- how your proposed activities can promote safe, inclusive equitable and sustained access for women and girls to participate in sport and physical activity at a local level, with a focus on priority populations
- the activities long term-impact on women and girls' participation in sport and physical activity
- how you have understood women and girls' requirements and preferences for sport and physical activity equipment/participation programs and best practice approaches to meet these
- how your proposed activities demonstrate value for money.

Assessment Criterion 2: Organisational capacity and project viability [6000-character limit]

Describe your organisation's capability to administer the grant activity. You should demonstrate this through identifying:

¹⁰ [National Agreement on Closing the Gap | Closing the Gap](#)

¹¹ <https://www.pmc.gov.au/office-women/national-strategy-achieve-gender-equality>

- details of your organisation's relevant experience, skills, adequate infrastructure and resources to successfully implement and manage proposed grant activities (this may include reference to organisational capability as identified by the Australian Sports Commission's [Game Plan](#) platform)
- how your organisation will sustain the project and its impact on supporting women and girls beyond the funding period
- how your organisation will measure and evaluate impact during and beyond the funding period.

Along with your response to this criterion you must complete the activity work plan, activity budget and risk management plan (templates on GrantConnect). These attachments do not count towards the character limit for this criterion.

If a consortium is delivering this grant application, provide detail of the consortiums capacity to administer programs in an efficient, outcome focussed manner and your experience working and communicating with the other participating organisations.

Assessment Criterion 3: Inclusion [3500-character limit]

Describe how your organisation, if successful in your grant application, will address discrimination and inequality, and drive gender equality in sport and physical activity at the community level.

In providing your response to this criterion you should include, but are not limited to:

- your organisation's policies, procedures and strategies that reflect:
 - fair and equitable access (e.g. facility schedules that include all training and competition times)
 - commitment to gender equity at all levels of the organisation
 - inclusion
 - cultural competency in working with First Nations peoples and communities
 - member protection
 - safeguarding
 - anti-discrimination, and
 - harassment
- your organisation's (and/or partnership's and/or consortia's) existing connection to, understanding of, and commitment to women and girls.

Assessment Criterion 4: Strategic alignment and engagement [3500-character limit]

Describe how your grant activity aligns with local and national policies and programs and how your organisation will engage with key stakeholders.

In providing your response to this criterion you should include, but are not limited to:

- how your organisation/consortium can ensure effective delivery of the grant objectives and outcomes
- your organisation's/consortium's strategies to:
 - work with local government and the community, and
 - identify, engage and collaborate with relevant stakeholders
- how your proposed activity will complement and/or amplify, and not duplicate, existing local initiatives

- how your proposed activity aligns with local and other strategic plans, including for instance, measures associated with the National Agreement on Closing the Gap¹² and National Strategy to achieve gender equality¹³.

7. How to apply

Before applying, you must read and understand all documents and information relating to this grant opportunity found on [GrantConnect](#). Any alterations and addenda¹⁴ will be published on GrantConnect and by registering on this website, you will be automatically notified of any changes. GrantConnect is the authoritative source for grants information, however the department takes no responsibility if a registered user fails to become aware of any addendum notices or of other published material. Registered users are encouraged to regularly check GrantConnect for updates.

You can only submit one application for this grant opportunity per Stream. If more than one application is submitted, the application submitted latest, and within closing time and date, will progress to the next stage.

We will not provide application forms or accept application submissions for this grant opportunity by email.

If you need assistance with the application process, submitting an application, have any technical difficulties or find an error in your application after submission but before the closing date and time, you should contact us via email Grant.ATM@health.gov.au.

You are responsible for ensuring that your application is complete and accurate. Giving false or misleading information is a serious offence under the [Criminal Code 1995](#) and we will investigate any false or misleading information and may exclude your application from further consideration.

The department does not have to accept any additional information, or requests from you to correct your application after the closing time. If you find an error in your application after submitting it, you should contact us immediately at Grant.ATM@health.gov.au.

If we find an error or information that is missing, we may ask for clarification or additional information from you. However, we can decline to accept any additional information from you that would materially alter your submission after the application closing time. However, we may ask you to consider a reduced amount or scope as part of the assessment process.

You should keep a copy of your application and any supporting documents. You will receive an automated email notification acknowledging the receipt of your application. If you do not receive a confirmation email within 48 hours, contact the department at Grant.ATM@health.gov.au.

¹² [National Agreement on Closing the Gap | Closing the Gap](#)

¹³ <https://www.pmc.gov.au/office-women/national-strategy-achieve-gender-equality>

¹⁴ Alterations and addenda include but are not limited to corrections to currently published documents, changes to close times for applications, Questions and Answers (Q&A) documents and Frequently Asked Questions (FAQ) documents.

7.1.1 Stream 1: Facilities

To apply, you must:

- read all available documentation about the grant opportunity provided on GrantConnect
- complete the **Stage One EOI Form** on GrantConnect
- be invited to apply for Stage Two application
- complete the application form sent in your invitation email
- provide all the information requested
- address all eligibility criteria and assessment criteria
- include all necessary attachments, and
- submit your application by the closing date and time using the **Stream 1 Online Application Form** sent to you in your invitation email.

7.1.2 Stream 2: Participation and Equipment

To apply you must:

- read all available documentation about the grant opportunity provided on GrantConnect
- complete the application form on GrantConnect
- provide all the information requested
- address all eligibility criteria and assessment criteria
- include all necessary attachments, and
- submit your application by the closing date and time using the **Stream 2 Online Application Form** document on GrantConnect.

7.2 Attachments to the application

All of the following documents must be attached to your application for it to be considered compliant and for it to proceed to assessment. Templates are provided on GrantConnect with the grant opportunity documents where applicable.

7.2.1 Stream 1: Stage One: EOI attachments

We require the following documents with your Stage One EOI application:

- proof of entity type
- bank verification¹⁵ (acceptable forms of verification include a recent bank statement, issued in the last 6 months, in a non-editable format. The bank account must be in the name of the organisation applying for funding. The transaction details and balances can be hidden but the BSB, Account Number and Account Name must be visible.)
- an indicative activity budget
- letter of agreement from facility and landowner to all aspects of proposal (e.g. support for equity, access and sustainability measures)

¹⁵ You may be contacted by the Community Grants Hub seeking additional information to support the verification of your bank account details.

- evidence, such as a letter or funding agreement, of any other funding sources (co-contributions) for the same initiative as this grant opportunity.

7.2.2 Stream 1: Stage Two: Grant Application attachments

We require the following documents with your application:

- proof of entity type
- bank verification¹⁶ (acceptable forms of verification include a recent bank statement, issued in the last 6 months, in a non-editable format. The bank account must be in the name of the organisation applying for funding. The transaction details and balances can be hidden but the BSB, Account Number and Account Name must be visible.)
- unincorporated organisations are to provide proof of entity type by their 'legal parent' organisation
- equitable access policy/plan/strategy
- letter of agreement from facility and landowner to all aspects of proposal (e.g. support for equity, access and sustainability measures)
- evidence of any other funding sources (co-contributions) for the same initiative as this grant opportunity (if not already supplied or has changed since Stage One)
- letter(s) of support (if applying through a consortium). Letters should be scanned together and uploaded as a single document
- activity work plan
- activity budget which includes the proposed financial year funding allocation sought, co-contribution amounts and sources, construction quotes, and whole-of-lifecycle costs
- risk management plan.

7.2.3 Stream 2: Application attachments

- proof of entity type
- bank verification¹⁷ (acceptable forms of verification include a recent bank statement, issued in the last 6 months, in a non-editable format. The bank account must be in the name of the organisation applying for funding. The transaction details and balances can be hidden but the BSB, Account Number and Account Name must be visible.)
- unincorporated organisations are to provide proof of entity type by their 'legal parent' organisation
- equitable access policy/plan/strategy
- evidence of any other funding sources (co-contributions) for the same initiative as this grant opportunity
- letter(s) of support (if applying through a consortium). Letters should be scanned together and uploaded as a single document
- activity work plan

¹⁶ You may be contacted by the Community Grants Hub seeking additional information to support the verification of your bank account details.

¹⁷ You may be contacted by the Community Grants Hub seeking additional information to support the verification of your bank account details.

- activity budget which includes the proposed financial year funding allocation sought, co-contribution amounts and sources, and whole-of-lifecycle costs
- risk management plan.

If you do not attach the requested documents, your application may not progress further in the process.

You must attach supporting documentation to your application in line with the instructions provided within the application form. You should only attach requested documents. We will not consider information in attachments that we do not request.

7.3 Joint (consortium) applications

We recognise that some organisations may want to join as a group to deliver a grant activity. In these circumstances, you must appoint a lead organisation. Please note that lead organisations of consortiums cannot submit a separate application.

Only the lead organisation can submit the application and enter into a grant agreement with the department. The application must identify all other members of the proposed group. The lead organisation must have the authority to submit an application on behalf of the group. The grant agreement will outline the lead organisation's obligations with regard to the group members.

The lead organisation must fulfil the eligibility requirements, but it is not a requirement of other members of the group. This is with the exception that all members of the consortium must not be included on the;

- [National Redress Scheme's website](#) on the list of 'Institutions that have not joined or signified their intent to join the Scheme', or
- [Workplace Gender Equality Agency website](#) on the non-compliant list.

If your application is successful, you must have a formal arrangement in place with all parties prior to execution of the agreement in the form of a letter of support.

The department will request copies of each letter of support prior to execution of the grant agreement.

Each letter of support should include:

- details of partner organisation(s)
- an overview of how the partner organisation will work with the lead organisation, and any other partner organisations in the group to successfully complete the grant activity
- an outline of the relevant experience and/or expertise the partner organisation(s) will bring to the group
- the roles/responsibilities of the partner organisation(s) and the resources they will contribute (if any)
- outline how partner organisation(s) will demonstrate to the lead organisation that they comply with all Australian law relating to employing or engaging people who work or volunteer with children, in line with the Commonwealth Child Safe Framework, and
- details of a nominated management level contact officer.

Where you have multiple letters, they should be scanned together and uploaded as a single attachment.

7.4 Timing of grant opportunity processes

You must submit an application between the published opening and closing dates.

If you are successful, we expect you will be able to commence your grant activities within the financial year you have received funding for.

7.4.1 Stream 1: Facilities

Table 4: Expected timing for this grant opportunity

Activity	Expected Timeframe
EOI opens on GrantConnect	[6] weeks
Assessment of Stage One EOI	[4] weeks
Outcomes of EOI process	[2] weeks
Preparation and submission of Stage Two grant application (invited applicants only)	[6] weeks
Assessment of Stage Two applications	[6] weeks
Approval of outcomes of selection process	[4] weeks
Negotiations and award of grant agreements	[1-4] weeks
Notification to unsuccessful applicants	[2] weeks
Anticipated start date of grant activity	10/2024
End date of grant activity or agreement	30/06/2027

Note: the above timeframes are indicative only and will depend on the number and quality of applications throughout the submission period. Missing/incorrect information within applications may cause delays during the assessment process.

7.4.2 Stream 2: Participation and Equipment

Table 5: Expected timing for this grant opportunity

Activity	Expected Timeframe
Open on GrantConnect	[6] weeks
Assessment of applications	[6] weeks
Approval of outcomes of selection process	[4] weeks
Negotiations and award of grant agreements	[1-4] weeks
Notification to unsuccessful applicants	[2] weeks
Anticipated start date of grant activity	08/2024
End date of grant activity or agreement	30/06/2027

Note: the above timeframes are indicative only and will depend on the number and quality of applications throughout the submission period. Missing/incorrect information within applications may cause delays during the assessment process.

7.4.3 Late applications

We will not accept late applications unless an applicant has experienced exceptional circumstances that prevent the submission of the application.

Broadly, exceptional circumstances are events characterised by one or more of the following:

- reasonably unforeseeable
- beyond the applicant's control, and/or
- unable to be managed or resolved within the application period.

Exceptional circumstances will be considered on their merits and in accordance with probity principles.

Applicants seeking to submit a late application will be required to submit a late application request via email to Grant.ATM@health.gov.au with "Late Application Request - GO6763" in the subject line, no later than one week after the closing date.

The request should include a detailed explanation of the circumstances that prevented the application being submitted prior to the closing time. Where appropriate, supporting evidence can be provided to verify the claim of exceptional circumstances.

The assessment committee Chair or their appointed representative will determine whether a late application will be accepted. Once the outcome is determined, the department will advise the applicant if their request is accepted or declined.

7.5 Questions during the application process

If you have questions relating to the grant, technical issues or process during the application period, contact Grant.ATM@health.gov.au. The department will respond to emailed questions within five working days.

Questions close at 5.00pm (Canberra time) five business days before the application period closes. This allows a reasonable period for the department to respond with information that applicants can consider for their application. The department will continue to assist with technical related enquiries regarding the submission of applications beyond the question close deadline.

Requests for clarification may form the basis of a response that will be posted on the [GrantConnect](#) website in the Frequently Asked Questions document relating to this grant opportunity. All questions will be de-identified. Registered applicants will be notified of updates to the documents via email from the GrantConnect website.

The department cannot assist you to address assessment criteria, determine eligibility or complete your application.

8. The grant selection process

8.1 Assessment priorities

The following will be favourably considered during assessment where relevant data, demographic detail, evidence and documentation are provided.

Projects that:

- demonstrate local need and how the grant activity will deliver outcomes to the people and in the places with the greatest need (e.g. priority populations)

- use the latest research and evidence for creating welcoming and inclusive spaces for women and girls
- support broader equity goals, including across leadership and employment in organisations (for example, growing the proportion of women involved in leadership and delivery of programs, First Nations employment)
- include a co-contribution(s) to the total project costs by the eligible organisation or other funding sources (e.g. state or territory or local government grants)
- will have direct and enduring impact on women and girls' access to and participation in sport and physical activity (for example, a sustained increase in participation numbers or demonstration of how funding would address a lack of capacity or circumstances which limit increasing access to participation)
- are advanced in planning and obtaining the required development and building approvals to complete the proposed project.

Organisations that can:

- demonstrate evidence of a commitment to, and/or progress towards broader systemic changes that aim to:
 - achieve gender equality
 - enhance the inclusion of all women and girls, and
 - foster a safe and welcoming environment for all women and girls
- demonstrate an existing connection to, and understanding of, the target population of women and girls, or partner with an organisation that does. For example:
 - child safe organisations
 - cultural organisations, and
 - Aboriginal Community Controlled Organisations
- Commitment to engaging with women and girls in project design and delivery
- Demonstrate completion of relevant modules from the Australian Sports Commission's [Game Plan platform](#) (for example, one focused on women and girls).

8.2 Assessment of grant applications

8.2.1 Stream 1: Facilities: Stage One – EOI

For Stream 1 you first submit an EOI. We review your EOI against the eligibility criteria in Section 4 of these guidelines. Only eligible applications will move to the next stage of assessment.

We will then assess your application against the EOI assessment criteria (see Section 6.1) using a 10-point numerical scoring scale (Table 6 below). We consider your application on:

- how well your application meets the criteria
- how it compares to other applications, and
- whether your application provides value with relevant money.¹⁸

We will rate your application using the Assessment Criteria Scoring Matrix.

¹⁸ See Glossary for the definition of 'relevant money'.

Table 6: Assessment Criteria Scoring Matrix

Rating (for individual criterion)	Score
Excellent – response to this criterion, addresses all criterion including all sub-criteria, provision of data, evidence and documentation that exceeds expectations.	9-10
Good – response to this criterion, addresses all or most sub-criteria to a higher-than-average standard.	7-8
Average – response to this criterion, meets most sub-criteria to an average but acceptable level.	5-6
Poor – poor claims against this criterion but may meet some sub criteria.	2-4
Does not meet criterion at all – response to this criterion does not meet expectations or, insufficient or no information provided to assess this criterion.	0-1

A score out of 10 will be applied to each of the 3 EOI assessment criteria. A total of 30 is the highest score any application can receive.

Only applications that score Average or above against each of the 3 EOI assessment criteria (based on the above rating scale) will be shortlisted for consideration by the assessment committee who will make recommendations to the delegate on who to invite to apply for Stage Two.

8.2.2 Stream 1: Facilities: Stage Two – Grant Application

Applications for Stage Two are by invitation only, based on your Stage One EOI application. If invited to, you submit a grant application. We will assess that application against the assessment criteria at Section 6.2 using a 10-point numerical scoring scale (Table 6 above) and compare it to other applications. When assessing the extent to which the application represents value with money¹⁹, we will have regard to:

- the overall objective/s to be achieved in providing the grant
- the extent to which the evidence in the application demonstrates that it will contribute to meeting the outcomes/objectives
- the relative value of the grant sought
- the extent to which the geographic location of the application matches identified priorities, and
- how the grant activities will target groups or individuals, where there is the greatest need (e.g. priority populations).

8.2.3 Stream 2: Participation and Equipment

You submit a grant application for Stream 2. We will assess that application against the assessment criteria at Section 6.3 using a 10-point numerical scoring scale (Table 6 above)

¹⁹ See Glossary for the definition of ‘value with money’.

and compare it to other applications. When assessing the extent to which the application represents value with money²⁰, we will have regard to:

- the overall objective/s to be achieved in providing the grant
- the extent to which the evidence in the application demonstrates that it will contribute to meeting the outcomes/objectives
- the relative value of the grant sought
- the extent to which the geographic location of the application matches identified priorities, and
- how the grant activities will target groups or individuals, where there is the greatest need (e.g. priority populations).

8.3 Who will assess applications?

The department will establish an assessment team to review applications against the eligibility criteria and assessment criteria. An assessment committee will be established to conduct a merit ranking and value with money assessment.

The assessment team and the assessment committee will be made up of staff within the Office for Sport Division of the department and may include personnel from other areas of the department and from outside of the department, as appropriate.

We may ask external experts/advisors to inform the assessment process, including the Play Our Way Expert Advisory Panel. Any expert/advisor, who is not a Commonwealth Official, will be required/expected to perform their duties in accordance with the CGRGs.

The assessment committee may seek additional information about you or your application. They may do this from within the Commonwealth, even if the sources are not nominated by you as referees. The assessment committee may also consider information about you that is available through the normal course of business.

The assessment committee recommends to the Decision Maker which Stream 1 EOIs are to progress to Stage Two, and which applications to approve for grant funding. Whole or partial funding may be recommended.

8.4 Who will approve grants?

The Secretary, Department of Health and Aged Care (the Decision Maker) decides which Stream 1 EOIs are to progress to Stage Two and which grant(s) across both Streams to approve taking into account the recommendations of the assessment committee and the availability of grant funds for the purposes of the grant opportunity.

The Decision Maker's decision is final in all matters, including:

- the approval of the grant
- the grant funding amount to be awarded, and
- the terms and conditions of the grant.

There is no specific appeal mechanism established for decisions to approve or not approve an application for the grant opportunity.

²⁰ See Glossary for the definition of 'value with money'.

9. Notification of application outcomes

We will advise you of the outcome of your application in writing. If you are successful, we will advise you of any specific conditions attached to the grant.

We will publish general feedback relating to this grant opportunity on the Department of Health and Aged Care website <https://www.health.gov.au/topics/sport> within 30 days of the outcome being finalised.

10. Successful grant applications

10.1 The grant agreement

You must enter into a legally binding grant agreement with the Commonwealth. We use the whole-of-government grant agreement templates in this program and will select the most appropriate depending on the size and complexity of your grant activities.

Each agreement has general terms and conditions that cannot be changed. Sample grant agreements are available on the [Department of Finance's website](#). We will use a schedule to outline the specific grant requirements.

We must execute a grant agreement with you before we can make any payments. We are not responsible for any of your expenditure until a grant agreement is executed. If you choose to start your grant activities before you have an executed grant agreement, you do so at your own risk. You must not start any grant activities until a grant agreement is executed.

Your grant agreement may have specific conditions determined by the assessment process or other considerations made by the Decision Maker. We will identify these in the agreement.

The Commonwealth may recover grant funds if there is a breach of the grant agreement.

You will have 20 days from the date of a written offer to execute this grant agreement with the Commonwealth ('execute' means both you and the Commonwealth have signed the agreement). During this time, we will work with you to finalise details.

The offer may lapse if both parties do not sign the grant agreement within this time. Under certain circumstances, we may extend this period. We base the approval of your grant on the information you provide in your application.

You may request changes to the grant agreement. However, we will review any required changes to these details to ensure they do not impact the grant as approved by the Decision Maker.

10.2 Specific legislation, policies and industry standards

Whilst you are required to be compliant with all relevant laws and regulations, you may be requested to demonstrate compliance with the following legislation/policies/industry standards:

10.2.1 Stream 1: Facilities

- [Australian Government Building and Construction WHS Accreditation Scheme \(WHS Scheme\)](#).

Where the Australian Building Code or WHS Accreditation Scheme applies, an accredited builder must undertake construction activity as specified under the Australian Building Code and WHS Accreditation Scheme.

10.2.2 Stream 2: Participation and Equipment

- Commonwealth Child Safe Framework
- Annual police checks
- Working With Vulnerable People checks
- Working with Children Check

To be eligible for a grant, you must declare in your application that you comply with these requirements.

You will need to declare you can meet these requirements in your grant agreement with the Commonwealth.

The grant agreement will include a clause on child safety which binds your organisation to implement the National Principles for Child Safe Organisations and other actions for the safety of children. More information is available at: [National Principles for Child Safe Organisations | National Office for Child Safety](#).

10.2.3 The Multicultural Access and Equity Policy

The Australian Government's [Multicultural Access and Equity Policy](#) obliges Australian Government agencies to ensure their policies, programs and services - including those provided by contractors and service delivery partners – are accessible to, and deliver equitable outcomes for, people from culturally and linguistically diverse (CALD) backgrounds.

Grant applicants should consider how they will ensure their services will be accessible to people from CALD backgrounds. For example, service delivery partners may require cultural competency skills. In addition, services, projects, activities or events may require the use of professional translating or interpreting services in order to communicate with clients who have limited English proficiency.

10.2.4 Commonwealth Child Safe Framework

The Royal Commission into Institutional Responses to Child Sexual Abuse highlighted the need for organisations to adopt child safe practices including appropriate screening of staff, mandatory reporting and adoption of the National Principles for Child Safe Organisations. The Australian Government committed to a new Commonwealth-wide framework to protect children and young people it is responsible for – the [Commonwealth Child Safe Framework \(CCSF\)](#).

The Australian Government is considering appropriate ways to apply the requirements of the CCSF to grant recipients. A child safety clause will be included in a grant agreement where the Commonwealth considers the grant is for:

- services directly to children, and/or
- activities that involve contact with children that is a usual part of, and more than incidental to, the grant activity.

A child safety clause may also be included in the grant agreement if the Commonwealth considers the grant activity involves children more broadly.

The successful applicant will be required to comply with all child safety obligations included in the grant agreement or notified to the successful applicant prior to execution of the grant agreement.

Irrespective of the child safety obligations in the grant agreement, you must always comply with your state and territory legislative requirements for working with children and mandatory reporting.

10.2.5 National Redress Scheme

The [National Redress Scheme](#) for Institutional Child Sexual Abuse Grant Connected Policy makes non-government institutions named in applications to the Scheme, or in the Royal Commission into Institutional Responses to Child Sexual Abuse that do not join the Scheme, ineligible for future Australian Government grant funding. The National Redress Scheme Grant Connected Policy came into effect on 1 January 2021.

10.2.6 Workplace Gender Equality Act 2012

The Australian Government has a commitment to effectively support cultural change in Australian workplaces and drive improved gender equality outcomes. Requirements have been implemented for fairer and more consistent measures to ensure the Government deals with organisations who comply with the [Workplace Gender Equality Act 2012](#) (the WGE Act).

Applicants may need to satisfy a requirement to be compliant with the WGE Act.

Applicants with 100 or more employees who are registered with the Workplace Gender Equality Agency (WGEA) and have been issued with a compliance letter are eligible to apply for a grant.

Applicants with 100 or more employees who are not registered with WGEA will need to register to be issued with a compliance letter prior to applying for a grant.

Applicants with less than 100 employees across their entire structure are not required to submit a report to WGEA; however, you are required to complete the registration form on the login page of the [WGEA Portal](#). WGEA will use the details provided in the registration form to issue your organisation with a tender letter, which must be attained prior to applying for a grant.

For your grant application to be deemed compliant:

- your organisation must not be included on the WGEA website on the non-compliant list, or
- you must be able to provide your compliance or tender letter to the department if and when requested.

If you are unable to provide your compliance or tender letter and appear on the non-compliant list, you will be deemed non-compliant and withdrawn from the grant process.

More information regarding reporting requirements can be found at the [Workplace Gender Equality Agency website](#).

10.3 How we pay the grant

The grant agreement will state the:

- maximum grant amount to be paid
- proportion of eligible expenditure covered by the grant (grant percentage)
- any financial contributions you must make
- any financial contribution provided by a third party.

We will not exceed the maximum grant amount under any circumstances. If you incur extra costs, you must meet them yourself.

We will make payments according to an agreed schedule set out in the grant agreement.

10.4 Grants Payments and GST

Payments will be GST Exclusive. If you are registered for the [Goods and Services Tax \(GST\)](#), where applicable, we will add GST to your grant payment and issue you with a [Recipient Created Tax Invoice](#).

Grants are assessable income for taxation purposes, unless exempted by a taxation law. We recommend you seek independent professional advice on your taxation obligations or seek assistance from the [Australian Taxation Office](#). We do not provide advice on your taxation circumstances.

11. Announcement of grants

If successful, your grant will be listed on the GrantConnect website 21 calendar days after the date of effect as required by section 5.3 of the [CGRGs](#).

12. How we monitor your grant activity

12.1 Keeping us informed

You should let us know if anything is likely to affect your grant activity or organisation.

We need to know of any key changes to your organisation or its business activities, particularly if they affect your ability to complete your grant, carry on business and pay debts due.

You must also inform us of any changes to your:

- name
- addresses
- nominated contact details, and
- bank account details.

If you become aware of a breach of terms and conditions under the grant agreement, you must contact us immediately.

You must notify us of events relating to your grant and provide an opportunity for the Minister or their representative to attend.

12.1.1 COVID-19

As a result of COVID-19, organisations may need to identify alternative methods of grant activities/service delivery. The department will support flexibility in the delivery of planned activities/services to enable contracted organisations to adapt to the changing environment. The department will be considered in its approach to reporting over this time and be flexible in reporting requirements under the terms of the Schedule.

12.2 Reporting

You must submit reports in line with the grant agreement. We may provide sample templates for these reports as appendices in the grant agreement.

The amount of detail you provide in your reports should be relative to the size, complexity and grant amount.

We will monitor progress by assessing reports you submit and may conduct site visits or request records to confirm details of your reports if necessary. Occasionally we may need to

re-examine claims, seek further information or request an independent audit of claims and payments.

12.2.1 Stream 1: Facilities

There is an additional requirement to provide ongoing reporting on construction activity following the execution of a grant agreement.

12.3 Financial reporting

You must submit financial reports in line with the grant agreement.

We will ask you to report on the expenditure of the grant using a financial declaration and/or an income and expenditure statement and/or an audited income and expenditure statement.

12.4 Grant agreement variations

We recognise that unexpected events may affect your progress. In these circumstances, you can request a variation to your grant agreement. You can request a variation by contacting your Funding Arrangement Manager (FAM) listed on the agreement.

You should not assume that a variation request will be successful. We will consider your request based on provisions in the grant agreement and the likely impact on achieving outcomes.

12.5 Compliance visits

We may visit you during or at the completion of your grant activity to review your compliance with the grant agreement. We will provide you with reasonable notice of any compliance visit.

12.6 Record keeping

We may also inspect the records you are required to keep under the grant agreement.

12.7 Evaluation

We will evaluate the grant opportunity to measure how well the outcomes and objectives have been achieved. We may use information from your application and reports for this purpose. We may also interview or survey you or ask you for more information to help us understand how the grant impacted you and to evaluate how effective the program was in achieving its outcomes.

We may contact you up to three years after you finish your grant for more information to assist with this evaluation.

12.8 Acknowledgement

The Australian Government logo should be used on all materials related to grants under the program. Whenever the logo is used, the publication must also acknowledge the Commonwealth as follows:

'Play Our Way – An Australian Government initiative.'

If you make a public statement about a grant activity funded under the program, we require you to acknowledge the grant by using the following:

'This activity received grant funding from the Australian Government.'

13. Probity

The Australian Government will make sure that the grant opportunity process is fair, according to the published guidelines, incorporates appropriate safeguards against fraud, unlawful activities and other inappropriate conduct, and is consistent with the CGRGs.

These guidelines may be amended periodically by the department. When this happens, the revised guidelines will be published on GrantConnect.

13.1 Enquiries and feedback

The department's [Complaint Handling Process](#) applies to complaints about this grant opportunity. All complaints about a grant process must be provided in writing.

Any questions you have about grant decisions for this grant opportunity should be sent to Grant.ATM@health.gov.au.

If you do not agree with the way the department has handled your complaint, you may complain to the [Commonwealth Ombudsman](#). The Ombudsman will not usually look into a complaint unless the matter has first been raised directly with the relevant Commonwealth entity.

The Commonwealth Ombudsman can be contacted on:

Phone (Toll free): 1300 362 072

Email: ombudsman@ombudsman.gov.au

Website: [Home - Commonwealth Ombudsman](#)

13.2 Conflicts of interest

Any conflicts of interest could affect the performance of the grant opportunity or program.

There may be a conflict of interest, or perceived conflict of interest, if the department's staff, any member of a committee, an advisor, and/or you or any of your personnel:

- has a professional, commercial or personal relationship with a party who is able to influence the application selection process, such as an Australian Government officer
- has a relationship with, or interest in, an organisation which is likely to interfere with or restrict the applicants from carrying out the proposed activities fairly and independently, and
- has a relationship with, or interest in, an organisation from which they will receive personal gain because the organisation receives a grant under the grant program/ grant opportunity.

You will be asked to declare, as part of your application, any perceived or existing conflicts of interests or that, to the best of your knowledge, there is no conflict of interest.

If you later identify an actual, apparent, or perceived conflict of interest, you must inform the department in writing immediately.

Conflicts of interest for Australian Government staff will be handled as set out in the [Australian Public Service Code of Conduct \(Section 13\(7\)\)](#) of the [Public Service Act 1999](#).

Committee members and other officials including the decision maker must also declare any conflicts of interest.

We publish our conflict of interest policy on the [Australian Public Service Commission's website](#).

13.3 Privacy

We treat your personal information according to the [Privacy Act 1988](#) and the [Australian Privacy Principles](#). This includes letting you know:

- what personal information we collect
- why we collect your personal information, and
- who we give your personal information to.

Your personal information can only be disclosed to someone else for the primary purpose for which it was collected unless an exemption applies.

The Australian Government may also use and disclose information about grant applicants and grant recipients under this grant opportunity in any other Australian Government business or function. This includes disclosing grant information on GrantConnect as required for reporting purposes and giving information to the Australian Taxation Office for compliance purposes.

We may share the information you give us with other Commonwealth entities for purposes including government administration, research or service delivery, according to Australian laws.

As part of your application, you declare your ability to comply with the *Privacy Act 1988* (the Act) and the Australian Privacy Principles and impose the same privacy obligations on officers, employees, agents and subcontractors that you engage to assist with the activity, in respect of personal information you collect, use, store, or disclose in connection with the activity. Accordingly, you must not do anything, which if done by the department would breach an Australian Privacy Principle as defined in the Act.

13.4 Confidential Information

Other than information available in the public domain, you agree not to disclose to any person, other than us, any confidential information relating to the grant application and/or agreement, without our prior written approval. The obligation will not be breached where you are required by law, Parliament or a stock exchange to disclose the relevant information or where the relevant information is publicly available (other than through breach of a confidentiality or non-disclosure obligation).

We may at any time require you to arrange for you, your employees, agents or subcontractors to give a written undertaking relating to non-disclosure of our confidential information in a form we consider acceptable.

We will keep any information in connection with the grant agreement confidential to the extent that it meets all of the three conditions below:

1. you clearly identify the information as confidential and explain why we should treat it as confidential
2. the information is commercially sensitive, and
3. revealing the information would cause unreasonable harm to you or someone else.

We will not be in breach of any confidentiality agreement if the information is disclosed to:

- the committee and other Commonwealth employees and contractors to help us manage the program effectively
- employees and contractors of our department so we can research, assess, monitor and analyse our programs and activities

- employees and contractors of other Commonwealth agencies for any purposes, including government administration, research or service delivery
- other Commonwealth, State, Territory or local government agencies in program reports and consultations
- the Auditor-General, Ombudsman or Privacy Commissioner
- the responsible Minister or Parliamentary Secretary, and/or
- a House or a Committee of the Australian Parliament.

The grant agreement may also include any specific requirements about special categories of information collected, created or held under the grant agreement.

13.5 Freedom of information

All documents in the possession of the Australian Government, including those about this grant opportunity, are subject to the [Freedom of Information Act 1982](#) (FOI Act).

The purpose of the FOI Act is to give members of the public rights of access to documents held by Australian Government entities. Under the FOI Act, members of the public can seek access to documents held by the Australian Government. Access may be refused if a document contains “exempt” material, such as commercially valuable information or the personal or business information of a third party.

All Freedom of Information requests must be referred to the Freedom of Information Coordinator in writing.

By mail: Freedom of Information Coordinator
FOI Unit
Department of Health and Aged Care
GPO Box 9848
CANBERRA ACT 2601

By email: foi@health.gov.au

14. Consultation

Applicant information sessions may occur following the release of these Guidelines. Further information will be made publicly available via media release, updates on Grant Connect and at <https://www.health.gov.au/topics/sport>.

15. Glossary

Term	Definition
accountable authority	see subsection 12(2) of the Public Governance, Performance and Accountability Act 2013
administering entity	when an entity that is not responsible for the policy, is responsible for the administration of part or all of the grant administration processes
assessment criteria	are the specified principles or standards, against which applications will be judged. These criteria are also used to assess the merits of proposals and, in the case of a competitive grant opportunity, to determine application rankings
commencement date	the expected start date for the grant activity
Commonwealth Child Safe Framework	in response to the Royal Commission into Institutional Responses to Child Sex Abuse, the Australian Government has introduced the Commonwealth Child Safe Framework (CCSF) . A whole-of-government policy that sets minimum standards for creating and embedding a child safe culture and practice in Commonwealth entities
Commonwealth entity	a Department of State, or a Parliamentary Department, or a listed entity or a body corporate established by a law of the Commonwealth. See subsections 10(1) and (2) of the PGPA Act
<i>Commonwealth Grants Rules and Guidelines 2017 (CGRGs)</i>	establish the Commonwealth grants policy framework and articulate the expectations for all non-corporate Commonwealth entities in relation to grants administration. The CGRGs contain the key legislative and policy requirements and explain the better practice principles of grants administration
completion date	the expected date that the grant activity must be completed, and the grant spent by
co-sponsoring entity	when two or more entities are responsible for the policy and the appropriation for outcomes associated with it
date of effect	can be the date on which a grant agreement is signed or a specified starting date. Where there is no grant agreement, entities must publish information on individual grants as soon as practicable
decision maker	the person who decides to award a grant. For this grant opportunity it is the Secretary of the Department of Health and Aged Care
eligibility criteria	refer to the mandatory criteria which must be met to qualify for a grant. Assessment criteria may apply in addition to eligibility criteria

Term	Definition
grant	<p>for the purposes of the CGRGs, a 'grant' is an arrangement for the provision of financial assistance by the Commonwealth or on behalf of the Commonwealth:</p> <ul style="list-style-type: none"> a. under which relevant money²¹ or other Consolidated Revenue Fund (CRF) money²² is to be paid to a grantee other than the Commonwealth; and b. which is intended to help address one or more of the Australian Government's policy outcomes while assisting the grantee achieve its objectives
grant activity/activities	refers to the project/tasks/services that the grantee is required to undertake
grant agreement	sets out the relationship between the parties to the agreement, and specifies the details of the grant
GrantConnect	is the Australian Government's whole-of-government grants information system, which centralises the publication and reporting of Commonwealth grants in accordance with the CGRGs
grant opportunity	refers to the specific grant round or process where a Commonwealth grant is made available to potential grantees. Grant opportunities may be open or targeted, and will reflect the relevant grant selection process
grant program	a 'program' carries its natural meaning and is intended to cover a potentially wide range of related activities aimed at achieving government policy outcomes. A grant program is a group of one or more grant opportunities under a single Portfolio Budget Statement Program
grantee / grant recipient	the individual/organisation which has been selected to receive a grant
intersectional disadvantage	refers to the experience of overlapping forms of discrimination or disadvantage based on attributes such as Aboriginality; age; disability; ethnicity; gender identify; race; religion; and sexual orientation.

²¹ Relevant money is defined in the *Public Governance, Performance and Accountability Act 2013* (PGPA Act), chapter 1, section 8 Dictionary.

²² Other CRF money is defined in the PGPA Act. See section 105 Rules in relation to other CRF money.

Term	Definition
National Redress Scheme	the National Redress Scheme for Institutional Child Sexual Abuse Grant Connected Policy makes non-government institutions named in applications to the Scheme, or in the Royal Commission into Institutional Responses to Child Sexual Abuse, that do not join the Scheme ineligible for future Australian Government grant funding. The National Redress Scheme Grant Connected Policy came into effect on 1 January 2021.
Priority populations	refers to women and girls who face barriers to participation, such as those who: <ul style="list-style-type: none"> • are culturally and linguistically diverse • are First Nations peoples • have a disability • reside in regional, rural and remote areas (MMM3-7²³) • reside in a low socioeconomic area and/or • identify as belonging to the LGBTIQ+ community.
<i>Public Governance, Performance and Accountability Act 2013</i> (PGPA Act)	the PGPA Act establishes a system of governance and accountability for public resources with an emphasis on planning, performance and reporting. It applies to all Commonwealth entities and Commonwealth companies.
relevant money	a. money standing to the credit of any bank account of the Commonwealth or a corporate Commonwealth entity; or b. money that is held by the Commonwealth of a corporate Commonwealth entity.
Safe/safety	refers to all aspects of safety embedded into all aspects of the activity(s), including cultural, personal/physical, emotional/mental, and industrial/professional safety.
selection criteria	comprise eligibility criteria and assessment criteria
selection process	the method used to select potential grantees. This process may involve comparative assessment of applications or the assessment of applications against the eligibility criteria and/or the assessment criteria.

²³ The Modified Monash Model (MMM) is how we define whether a location is metropolitan, regional, rural, remote or very remote. See, for example: <https://www.health.gov.au/topics/rural-health-workforce/classifications/mmm>.

Term	Definition
value with money	<p>value with money in this document refers to ‘value with relevant money’ which is a judgement based on the grant proposal representing an efficient, effective, economical and ethical use of public resources, and determined from a variety of considerations.</p> <p>When administering a grant opportunity, an official should consider the relevant financial and non-financial costs and benefits of each proposal including, but not limited to:</p> <ul style="list-style-type: none"> • the quality of the project proposal and activities • fitness for purpose of the proposal in contributing to government objectives • that the absence of a grant is likely to prevent the grantee and government’s outcomes being achieved; and • the potential grantee’s relevant experience and performance history.
women and girls	<p>These guidelines take a broad, inclusive approach to ‘women and girls’. It recognises that individuals may identify and be recognised within the community as the gender other than the sex they were assigned at birth, or as a gender which is not exclusively male or female and that there is diversity in our bodies, sex characteristics, sexualities and gender identities. Although the terminology used throughout the guidelines generally refers to women and girls, this is not intended to exclude females with diverse sexualities, intersex women, and women with a transgender experience. Where appropriate and when describing the needs of lesbian, bisexual, transgender and intersex Australians, the guidelines adopt the acronym LGBTIQ+. It is acknowledged, however, that this acronym does not describe a single category of people but rather communities of sometimes overlapping but distinct groups. Where the acronym LGBTIQ+ is used, it is with a sensitivity to the diverse needs it represents.</p>



**Go Getta Girls Inc.
PO Box 232
KINGAROY QLD
4610**

April 15, 2024

To whom it may concern

Re: Letter of Support for the SBRC application for Play Our Way Grant

The Go Getta Girls running club is pleased to support the application by South Burnett Regional Council for funding under the Department of Health and Aged Care *Play Our Way Program*.

We are an all-female running group who have operated from a small clubhouse leased from South Burnett Regional Council in the Memorial Park since approx 2009. We have an approximate membership of thirty women and the average age of our club members is 60-65 years.

We run from the Club house in the park 3 times a week in the early morning, summer and winter. We are usually the only users of the park at the time we run and there is normally little passing traffic at that time. This presents us with a valid concern for our personal safety especially for the five months of the year when we are assembling in the dark.

There have also been several attempted break-ins on our club house and the building has been graffitied several times. These incidences have resulted in the club having to install stronger locks, repair damaged doors and repaint the exterior.

Installation of additional, more effective lighting and CCTV cameras in the park would give us a greater sense of security and hopefully be a deterrent against damage or attacks.

The Go Getta Girls supports SBRC's grant application for funding under the Play Our Way Program to upgrade the lighting and install CCTV in Kingaroy Memorial Park and Murgon Skatepark.

Yours sincerely,

Elizabeth Jay

Secretary
Go Getta Girls

15.3 BLACKBUTT COMMUNITY PARKLANDS AND SENSORY GARDEN - INSTALLATION OF NEW SHADE SHELTER AND TABLE SETTINGS**File Number:** 24-04-2024**Author:** Land Investigations Officer**Authoriser:** Chief Executive Officer**PRECIS**

Installation of a new shade shelter and table settings at the Blackbutt Community Parklands and Sensory Gardens.

SUMMARY

Transfer of grant funding from Blackbutt District Community Organisation Inc to Council for the installation of a new shade shelter and table settings at the Blackbutt Community Parklands and Sensory Gardens.

OFFICER'S RECOMMENDATION

That South Burnett Regional Council proceeds with the installation of a new shelter and table settings funded through the grant funding that was received from the Blackbutt District Community Organisation Inc.

FINANCIAL AND RESOURCE IMPLICATIONS

The Blackbutt District Community Organisation Inc. were successful in November 2023 with a grant from the State Government's Gambling Community Benefit Fund for \$34,777.54. which the organisation has agreed to transfer to Council to fund the project.

LINK TO CORPORATE/OPERATIONAL PLAN

South Burnett Regional Council – Corporate Plan

EC1 – Develop and implement initiatives to enhance community parks, gardens and recreational facilities, which may include: tree planting strategy, botanical gardens and perennial (drought tolerant) shrubs and flower planting programme.

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

At the February 2023 Liveability, Governance and Finance Standing Committee Meeting a Notice of Motion was presented to the Council by former Cr Brett Otto that Council recycle two shade shelters from the Lions Park Kingaroy upgrades for the Blackbutt Sensory Gardens and to assist the Organisation with community seating. After an inspection of the shelters, it was decided that they were not in a safe or useable condition. Council subsequently assisted the Organisation with their application to the State Government's Gambling Community Benefit Fund for which they were successful. Council offered to assist the Organisation by project managing the process, which was accepted by the Organisation.

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

No direct Legal Implications.

POLICY/LOCAL LAW DELEGATION IMPLICATIONS

No direct Policy/Local Law Delegation Implications.

ASSET MANAGEMENT IMPLICATIONS

Installation of new shelter and table setting improves the parks appeal within the Blackbutt Parklands area and makes a nice addition to the sensory gardens. The new table setting asset will be all inclusive.

REPORT

At the February 2023 Liveability, Governance and Finance Standing Committee Meeting a Notice of Motion was presented to the Council by former Cr Brett Otto that Council recycle two shade shelters from the Lions Park Kingaroy upgrades for the Blackbutt Sensory Gardens and to assist the Organisation with community seating. After an inspection of the shelters, it was decided that they were not in the best condition to be reused. Council then assisted the Organisation with their application to the State Government's Gambling Community Benefit Fund in which they were successful in obtaining funds to purchase and install new shelters and table settings. During the application process it was offered to the Organisation that Council could assist by project managing the project. The Organisation accepted the offer.

The project will consist of the installation of 6m x 4m shade shelter, concrete slab with two all-inclusive table settings which will be manager by Council's Facilities and Parks team.

Council has forwarded a letter to the Organisation regarding the transfer of funds over to Council to begin the works. Works are scheduled for completion by early September allowing enough time for the Organisation to complete their acquittal.

ATTACHMENTS

Nil

16 PORTFOLIO - TOURISM & VISITOR INFORMATION CENTRES, SPORT & RECREATION AND COMMERCIAL ENTERPRISES

Nil

17 PORTFOLIO - REGIONAL DEVELOPMENT, DEVELOPMENT SERVICES, COMMUNITY & SOCIAL HOUSING

17.1 PROPOSED MAJOR AMENDMENT TO THE SOUTH BURNETT REGIONAL PLANNING SCHEME

File Number: 24-04-2024

Author: Acting Manager Environment & Planning

Authoriser: Chief Executive Officer

PRECIS

This report updates Council on the proposed major amendment to the South Burnett Regional Planning Scheme 2017, including a post consultation report, and seeking Council's approval to adopt the major amendment.

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;
- Council has responded to feedback received from the Planning Minister as part of the State interest review and obtained approval to proceed to public consultation;
- Public consultation was undertaken between 4 December 2023 and 5 February 2024;
- The purpose of this report is to obtain Council's endorsement of the consultation report and revised version of the planning scheme;
- Council to determine that recommended changes are not significantly different;
- Authorise the Chief Executive Officer to respond to each submitter; and
- Give notice to the Planning Minister and seek approval to adopt the proposed planning scheme/amendment.

OFFICER'S RECOMMENDATION

That South Burnett Regional Council:

1. endorse the Consultation Report (Attachment A) which provides a summary of consultation activities undertaken, compliance with consultation requirements, matters raised in submissions received and changes to be made to the publicly consulted version of the proposed planning scheme in response to submissions;
2. endorse the revised version of the proposed South Burnett Regional Council Planning Scheme, including mapping (Attachment B);
3. determine, in accordance with Schedule 2 of the Minister's Guidelines and Rules, that the proposed South Burnett Regional Council Planning Scheme (Attachment B), is not significantly different from the publicly consulted version for the reasons in the Significantly Different Statement (Attachment C);
4. authorise the Chief Executive Officer to publish the Consultation Report on Council's website and respond to each submitter by providing a copy of the endorsed Consultation Report; and
5. give notice to the Planning Minister, in accordance with part 21.1 of the Minister's Guidelines and Rules, and request approval to adopt the proposed planning scheme.

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 former Department of State Development, Infrastructure, Local Government and Planning (DSDILGP), now Department of Housing, Local Government, Planning and Public Works (DHLGPPW). 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. Council resolved at its meeting of 22 February 2023 to respond to this request, which occurred via letter dated 22 March 2023.

By letter dated 2 November 2023, the Planning Minister advised Council of the outcome of the State interest review and that it could proceed to public consultation (Attachment D). In proceeding to public consultation, Council was required to undertake public consultation in accordance with the Communications Strategy (Attachment E).

Public consultation of the proposed planning scheme was undertaken between Monday 4 December 2023 and Monday 5 February 2024. In order to progress the plan-making process, Council is now required to consider submissions received during public consultation, decide on any changes to be made to the proposed planning scheme, and subsequently request Ministerial approval to proceed to adopt the proposed planning scheme.

CONSULTATION REPORT

The Consultation Report (Attachment A) provides a summary of consultation activities undertaken, addresses compliance with consultation requirements, outlines matters raised in submissions received and sets out the changes to be made to the publicly consulted version of the proposed planning scheme in response to submissions.

Council is required, by section 18.4 of the MGR to prepare a Consultation Report and:

- provide it to each person who made a properly made submission;
- make it available to view and download from Council's website; and
- make it available for inspection and purchase at each of Council's customer service centres.

REVISED PROPOSED PLANNING SCHEME DOCUMENT AND MAPPING

The last version of the proposed planning scheme endorsed by Council was the version considered at its 22 February 2023 meeting and endorsed for submission to the chief executive in the process of finalising the State interest review (Resolution 2023/383).

The Significantly Different Statement sets out the changes which have been made between the version endorsed on 22 February 2023 and the version attached to this report (Attachment B) for post-consultation endorsement to be progressed for Ministerial approval to adopt.

As detailed in the Consultation Report, there are some submissions that have not resulted in changes at this time, but may warrant further inquiry/consideration and if appropriate, be addressed by way of a future amendment to the planning scheme. The MGR sets out various processes which may be followed to amend, based on the nature of the amendment, a planning scheme once it has been adopted.

DETERMINING NO SIGNIFICANT DIFFERENCE BETWEEN VERSIONS

If Council makes changes to the proposed planning scheme after public consultation, and those changes result in the proposed planning scheme being significantly different to the version released for public consultation, then Council:

1. must repeat public consultation required for the proposed planning scheme; and
2. may limit the public consultation to only those aspects of the proposed planning scheme that have changed.

If this were the case, Council would not be able to proceed to give notice to the Planning Minister, in accordance with part 21.1 of the MGR, and request approval to adopt the proposed planning scheme at this time.

“*Significantly different*” is a term defined in Schedule 8 (Definitions and abbreviations) of the MGR to mean:

Significantly different for a proposed local planning instrument is what the local government considers to be significantly different having regard to Schedule 2 but does not include a change as a result of a new or amended state planning instrument that has commenced since the process of making or amending the proposed local planning instrument started.

(emphasis added)

A statement and reasons why the Council “*considers the proposed planning scheme is not significantly different from the version for which public consultation has been undertaken*” is required to be included with the request for Ministerial approval to adopt the planning scheme. The Significantly Different Statement (Attachment C) has been prepared for this purpose.

NOTICE TO PLANNING MINISTER AND REQUEST FOR APPROVAL TO ADOPT






The next stage of the plan-making process (Part 22 of the MGR) involves Council obtaining Ministerial approval to adopt the proposed planning scheme. Part 21.1 of the prescribed process requires Council to request approval from the Planning Minister to adopt the proposed planning scheme. This request is required to be accompanied by:

- an electronic copy of the proposed planning scheme, clearly identifying any changes that have been made to the proposed planning scheme since the State interest review;

- a written consultation report containing a summary of the matters raised in the properly made submissions and an explanation of how the local government dealt with the matters raised in the properly made submissions; and
- the reasons why the local government considers the proposed planning scheme is not significantly different from the version for which public consultation has been undertaken.

It is proposed that Attachments A, B & C to this agenda report can be used to support the request for approval to adopt the proposed planning scheme.

ATTACHMENTS

1. **Attachment A - Consultation Report v1** [↓](#) 
2. **Attachment B - Proposed Major Amendment v2.2 (marked up)** [↓](#) 
3. **Attachment C - Significantly Different Statement v2 (not signed off)** [↓](#) 
4. **Attachment D - Letter to Councillor Brett Otto** [↓](#) 
5. **Attachment E - Communication Strategy** [↓](#) 



CONSULTATION REPORT

PROPOSED MAJOR AMENDMENT NO. 1 – SOUTH BURNETT REGIONAL PLANNING SCHEME

4 DECEMBER 2023 TO 5 FEBRUARY 2024

SOUTH BURNETT REGIONAL COUNCIL

April 2024

BRISBANE

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EXECUTIVE SUMMARY

The purpose of this report is to provide an overview of the public engagement activities undertaken, to provide an overview of the submissions received, and to demonstrate compliance with the regulatory requirements for public consultation of the proposed major amendment (Major Amendment No. 1) to the South Burnett Regional Planning Scheme 2017 (planning scheme). This report will form part of South Burnett Regional Council's submission to the Planning Minister requesting approval to adopt the proposed major amendment.

The Council was advised by the chief executive of the *Planning Act 2016*, that it could proceed to undertake public consultation of the proposed planning scheme by notice dated 2 November 2023.

The public consultation activities were carried out from Monday 4 December 2023 to Monday 5 February 2024.

Council undertook a thorough and effective program of public engagement activities during the public consultation period, which included:

- Publishing and promoting a dedicated page on Council's website with information about the project, making submissions and providing access to all relevant documents, maps, supporting reports and fact sheets.
- Posting a notice in each of the seven (7) Council Branch Offices (Blackbutt, Kingaroy, Kingaroy Library, Murgon, Nanango, Wondai and Proston) about the public consultation period and keeping copies of the proposed planning scheme and mapping available for inspection or purchase.
- Publishing a public notice in a newspaper circulating locally, being the Thursday 7 December 2023 edition of *The Burnett Today*.
- Creating a social media (Facebook) post on 4 December 2023 and 5 January 2024.
- Promoting the dedicated website page and the consultation in social media posts.
- Promoting an email address for contacting Council and making Council's staff available to respond to calls and emails received from members of the public about the proposed planning scheme for the duration of the public consultation period.

Council received 10 submissions during the public notification period. Matters raised in submissions included, but were not limited to:

- Key Resource Areas (KRAs)
- Class 10 buildings
- Minimum lot size in the Winery Precinct
- Subdivision in the Rural Residential Zone
- Biodiversity
- Car parking rates
- Bushfire hazards
- Typographical errors

Public consultation has been undertaken generally in accordance with the Communications Strategy and Community Engagement Action Plan dated December 2021 submitted to the chief executive of the *Planning Act 2016* on 3 August 2022.

1.0 INTRODUCTION

On 24 February 2021, South Burnett Regional Council (Council) resolved to commence making a major amendment (Major Amendment No. 1) to its planning scheme to ensure it remained contemporary, reflected Council's current policy positions and appropriately managed planning and development across the South Burnett Region.

On 3 August 2022, Council gave notice to the chief executive to commence the State interest review.

By letter dated 2 November 2023, the chief executive advised Council of the outcome of the State interest review and that it could proceed to public consultation. In proceeding to public consultation, Council carried out consultation in accordance with the Communications Strategy and Community Engagement Action Plan dated December 2021.

Public consultation of the proposed planning scheme was undertaken between Monday 4 December 2023 to Monday 5 February 2024. In order to progress the major amendment, Council is now required to consider submissions received during public consultation, decide on any changes to be made to the proposed planning scheme, and subsequently request Ministerial approval to proceed to adopt the proposed planning scheme.

2.0 CONSULTATION PERIOD

As required by section 18(5) of the *Planning Act 2016*, provides that the consultation period is a period "of at least 20 business days after the day the public notice is published in a newspaper circulating in the Local Government area."

Council published the proposed amendments to the planning scheme (including maps and planning scheme policies) together with supporting reports and factsheets on a dedicated page of its website (<https://www.southburnett.qld.gov.au/planning-building-plumbing/planning-development/planning-scheme>), on 4 December 2023.

All relevant materials were available by request from each of Council's Customer Service Centres from the morning of Monday 4 December 2023.

The local newspaper circulating within the South Burnett Region is only published weekly on a Thursday. The public notice advertising public consultation of the proposed planning scheme was therefore published in the Thursday 7 December 2023 edition of The Burnett Times.

We note for completeness that the definition of business day excludes any days between 25 December and 2 January. Despite the public notification occurring during this period, it ran for 38 business days in total which exceeded both the 30 business day minimum in the consultation strategy and the 20 business day minimum in the MGR.

3.0 ENGAGEMENT AND CONSULTATION ACTIONS

As required by section 18(5) of the *Planning Act 2016*, requires that public consultation activities include publishing at least one public notice about the proposal to amend the planning scheme in a newspaper circulating in the local government area.

The approved Communications Strategy then sets out further engagement and consultation activities to be undertaken during the public consultation stage of the process. These were:

- Preparation of print materials including fact sheets and a guide to making a 'properly made submission'.
- Advertisement in the local newspaper and community service announcements.
- Placing information about public consultation and how to view the proposed planning scheme on Council's website.

In addition to the above Council distributed two (2) Facebook posts on 4 December 2023 and 5 January 2024 and provided emails to 13 identified stakeholders, including traditional owners, business groups, and community and environmental groups.

3.1 PUBLIC NOTICE

A public notice was published in the Thursday 7 December 2023 edition of The Burnett Times. The content of this public notice complied with the regulatory requirements. A copy of the public notice is provided in **Appendix A – Evidence of Engagement Actions**.

3.2 WEBSITE

For the purpose of public consultation of the proposed planning scheme, Council established a dedicated major amendment section on its website, <https://www.southburnett.qld.gov.au/planning-building-plumbing/planning-development/planning-scheme>.

This webpage and its content went live on Monday 4 December 2023.

The webpage included the following which could be viewed and downloaded:

- the proposed planning scheme (marked up version).
- the proposed planning scheme maps.
- Fact sheets, including 'Making a submission about the proposed planning scheme amendment'; 'What is a planning scheme and how do I read a planning scheme'; and 'Summary of key proposed changes'.

The webpage remained live and access to all of the above content and documents were maintained until after Monday 5 February 2024.

Screen clips of the dedicated webpage taken during the consultation period are provided in **Appendix A – Evidence of Engagement Actions**.

3.3 MATERIAL AVAILABLE AT CUSTOMER SERVICE CENTRES

From opening on Monday 4 December 2023, Council displayed hardcopies of the same public notice published in The Burnett Times within the reception area of each of its Customer Service Centres (Blackbutt, Kingaroy, Kingaroy Library, Murgon, Nanango, Wondai and Proston). The

display (and or copies by request) of these materials were maintained (or available by request) for the duration of the consultation period.

3.4 SOCIAL MEDIA

South Burnett Regional Council maintains a Facebook profile with '10K' followers. Council regularly uses Facebook to distribute public and community notices.

On 4 December 2023, a post was distributed by Council via Facebook advising of public consultation of the proposed planning scheme. This post included a website link that contained a marked-up document illustrating the proposed amendments, the proposed mapping, and three factsheets relating to making a submission, what a planning scheme is, and a summary of the key proposed changes. On 5 January 2024, a further post was distributed by Council via Facebook advising of public consultation of the proposed planning scheme.

A screenshot of the Facebook posts and website link is provided in **Appendix A – Evidence of Engagement Actions**.

3.5 STAKEHOLDER EMAILS

Council provided emails to 13 identified stakeholders, including traditional owners, business groups, and community and environmental groups during the public consultation period. This email encouraged stakeholders to review the document and provide feedback, providing a link to Council's website containing all relevant documentation and maps, and identifying where submissions can be lodged.

A screenshot of the email provided to all necessary stakeholders is included in **Appendix A – Evidence of Engagement Actions**.

4.0 SUBMISSIONS

An overview of each of the 10 submissions received, a summary of considerations and the corresponding response action are set out in Appendix B – Consideration of Submissions.

So as to protect the personal identifying information of submitters, submission are identified in this report by way of submission reference rather than name and personal contact details.

5.0 CONCLUSION

In conclusion, this report finds that thorough, effective and adequately compliant public consultation of the proposed major amendment (Major Amendment No. 1) to the planning scheme has been undertaken.

This report demonstrates that all submissions, as well as other community feedback received during the public consultation process, has been considered by Council.

In response to submissions and other community feedback, the following actions, some of which involve making changes to the publicly notified version of the proposed planning scheme, are to be taken in processing this plan-making process:

Changes to the proposed major amendment (Major Amendment No. 1):

- Inclusion of new Overlay Map 7.6, noting that the KRA shown on this map was referenced in the cover page in the previous version of the scheme.
- Amend PO14 in the Rural Zone Code to reference 20ha rather than 10ha.
- Removal of Part 4 of the Low Density Residential Zone code (and appropriate consequential updates to references)
- Amend Table 5.5.13 to increase the maximum size limitation for dual occupancies in the Rural Zone (to occur via code assessment) to 125sqm.
- Amend Table 5.5.13 so that the requirements for development of caretaker's accommodation reference section 5, not section 6.
- Minor other amendments to correct typos and formatting.

APPENDIX A: EVIDENCE OF ENGAGEMENT ACTIONS

Newspaper Clipping – 7 December 2023

PUBLIC NOTICE

PROPOSED AMENDMENT TO THE SOUTH BURNETT REGIONAL COUNCIL PLANNING SCHEME

South Burnett Regional Council provides notice of public consultation on the proposed Major Amendment No. 1 to the *South Burnett Regional Council Planning Scheme (2017)*.

The overall purpose and general effect of the proposed amendment is to ensure future land use and development is adequately facilitated while being appropriately located and designed to support the growth, prosperity and health of the people and environment of the South Burnett Region during the balance of the planning period of the planning scheme.

Public Consultation Period

The consultation period for the proposed Major Amendment No. 1 is from **Monday 4 December 2023 to Monday 5 February 2024 at 5pm.**

During the public consultation period, any person can view and download a version of the planning scheme (with the proposed amendments clearly identified) on Council's website at www.southburnett.qld.gov.au/planning-building-plumbing/planning-development/planning-scheme and/or view and purchase a copy of that same amended version of the planning scheme at South Burnett Regional Council's Branch Offices:

- **Blackbutt:** 69 Hart Street, Blackbutt
- **Kingaroy:** 45 Glendon Street, Kingaroy
- **Kingaroy Library:** 45 Glendon Street, Kingaroy
- **Murgon:** 42 Stephens Street West, Murgon
- **Nanango:** 48 Drayton Street, Nanango
- **Wondai:** MacKenzie Street, Wondai; and
- **Proston:** 34 Blake Street, Proston

Submissions

Any person may make a submission about any aspect of the proposed Major Amendment No. 1 within the consultation period. A properly made submission must:


- be in writing (including by electronic means);
- include the full name and residential or business address of each person making the submission;
- state a postal or electronic address for service of a response to the submission;
- be signed by each person making the submission (unless made electronically);
- state the grounds of the submission and the facts and circumstances relied on in support of the grounds;
- be made to South Burnett Regional Council; and
- be received by Council on or before 5 February 2024 at 5pm.

Submissions can be lodged:

- by email to info@sbrc.qld.gov.au
- by post to PO Box 336, Kingaroy Qld 4610
- in person at one of South Burnett Regional Council's Branch Offices listed above.

Enquiries

For enquiries about proposed Major Amendment No. 1, contact Council on (07) 4189 9100 or info@sbrc.qld.gov.au, or visit council's website www.southburnett.qld.gov.au/planning-building-plumbing/planning-development/planning-scheme.



Mark Pitt
Chief Executive Officer – South Burnett Regional Council

12651939-AA49-23

Council's website – Dedicated webpage – Includes marked up version of major amendment, maps, supporting material (including factsheets)

southburnett.qld.gov.au/planning-building-plumbing/planning-development/planning-scheme

PLANNING SCHEME

PLANNING SCHEME 2017 V1.4

A planning scheme is a legal document prepared by a local council to regulate the use and development of land.

ADMINISTRATIVE AMENDMENT 4 OF 2017

On 16 December 2020, Council resolved to adopt Administrative Amendment 4 into the South Burnett Regional Council 2017. These amendments are reflected in the South Burnett Regional Council 2017 - Version 1.4 and commenced on 4 January 2021.

The purpose and general effect of the amendment is to amend, formatting, grammatical, spelling and mapping errors and corrects cross-references to planning scheme.

A full list of amendments made under the Administrative Amendment 4 is available [here](#).

A consolidated version of the South Burnett Regional Council 2017 (Version 1.4), including the administrative amendment can be viewed online [here](#).

PLANNING SCHEME AMENDMENT V2.0 (MAJOR AMENDMENT)

Council resolved to make a major amendment to its current planning scheme on 24 February 2021. Further by resolution at Council's General Meeting on 20 July 2022 Council endorsed the proposed major amendment which has been prepared and submitted to the State Government for State Interest check under the Minister's Guidelines and Rules.

The amendment package is deemed to be a "major" amendment to the planning scheme requiring a formal State Interest review and public consultation prior to adoption by Council. Council is proceeding to public consultation as the state interest review stage has concluded.

The proposed amendment will be open for formal public consultation from Monday 4 December to Monday 5 February 2024 at 5pm. To keep up to date with the progress of the planning scheme amendment please check Council's website for updates.



Proposed Major Amendment No. 1 to the South Burnett Regional Council Planning Scheme

South Burnett Regional Council is pleased to advise that the proposed Major Amendment No. 1 is now on public display. The community and stakeholders are encouraged to review the document and invited to provide feedback.

The purpose of the proposed Major Amendment No. 1 is to ensure future land use and development is adequately facilitated while being appropriately located and designed to support the growth, prosperity and health of the people and environment of the South Burnett Region during the balance of the planning period of the planning scheme.

The proposed amendments (including maps) can be via the links below or in person at Council's Branch Offices in Blackbutt, Kingaroy, Murgon, Nanango, Wondai and Proston. Interested parties may also request to purchase a copy of the document from council.

- email to info@sbrcc.qld.gov.au
- in person at Council's Branch Offices in Blackbutt, Kingaroy, Kingaroy Library, Murgon, Nanango, Wondai and Proston.

The proposed Major Amendment No. 1 to the *South Burnett Regional Council Planning Scheme*

Click [HERE](#) to download a copy of the marked-up document illustrating the amendment to the South Burnett Regional Council Planning Scheme proposed Major Amendment No. 1, excluding mapping which is downloadable separately (due to file size).

Note: Changes are not proposed to the Local Government Infrastructure Plan (LGIP) as part of Major Amendment No. 1. A separate plan-making process is required to amend an LGIP.

To view or download the proposed new mapping to be used for Schedule 2 of the South Burnett Regional Council Planning Scheme as proposed by Major Amendment No. 1, click on the links below:

REEL PLANNING

Zone maps	
Zone Map - 01	South Burnett
Zone Map - 02 - 7	Kingaroy, Nanango, Blackbutt, Murgon, Wondai, Proston
Overlay maps	
Overlay Map - 1	Airport Environs Overlay
Overlay Map - 2	Bushfire Hazard Overlay
Overlay Map - 3	Flood Hazard Overlay
Overlay Map - 4	Regional Infrastructure Overlay
Overlay Map - 5	Biodiversity Areas Overlay
Overlay Map - 6	Water Catchments Overlay

Note: Changes are not proposed to the Local Government Infrastructure Plan (LGIP) mapping as part of Major Amendment No. 2. A separate plan-making process is required to amend an LGIP.

Fact sheets

The following factsheets may assist you in understanding key aspects of the proposed Major Amendment No. 1 and its effect:

- Making a submission about the proposed planning scheme amendment - [Fact Sheet 1](#)
- What is a planning scheme and how do I read a planning scheme - [Fact Sheet 2](#)
- Summary of key proposed changes - [Fact Sheet 3](#)

Any person can make a written submission about any aspect of the proposed amendments, during the public consultation period.

The public consultation period is from Monday, 4 December 2023 up to and including Monday, 5 February 2024 at 5pm.

Have your say – making a submission

Council is seeking your feedback before finalising and making a decision to adopt the proposed amendments.

For your submission to be properly made – required by legislation to be considered – please:

- make your submission in writing or by email
- include your name and address
- if made in writing, include your signature
- make sure it is received by council, by 5pm on 5 February 2024.

Your submissions can be given to council by:

- email to info@sbrc.qld.gov.au
- post to PO Box 336, Kingaroy Qld 4610
- in person at Council’s Branch Offices in Blackbutt, Kingaroy, Murgon, Nanango, Wondai and Proston.

If you have queries about making a submission, contact Council on (07) 4189 9100 or email info@sbrc.qld.gov.au

INDICATIVE TIMELINE

	13 July 2022	Council proposed to amend SBRC Plan - Completed
	August 2022 – October 2022 November – December 2023	<i>Queensland Government Review - Completed</i>
WE ARE HERE	Monday 4 December 2023 to Monday 5 February 2024	Public consultation including an opportunity to have your say on the proposed changes - indicative timeframe subject to change
Dates subject to change	Future dates unconfirmed	Council to review public submissions and make recommendations – indicative timeframe subject to change
		Council to submit planning scheme for Final Queensland Government review - indicative timeframe subject to change
		Queensland Government approval to adopt and Council adoption and gazettal - indicative timeframe subject to change

Facebook Post – 4 December 2023

Public Consultation – Proposed Planning Scheme amendment – Major Amendment No. 1

South Burnett Regional Council is pleased to advise that the proposed Major Amendment No. 1 to the South Burnett Regional Council Planning Scheme (2017) has been prepared and is now on public display for comment.

Written submissions may be made during the following period:

Monday 4 December 2023 to Monday 5 February 2024 at 5pm

Any person can make a written submission about any aspect of the proposed Major Amendment No. 1 during the public consultation period.

To review the proposed amendment:

The proposed Major Amendment No. 1 (including mapping) and supporting documents can be viewed:

✓ online at <https://www.southburnett.qld.gov.au/planning-building-plumbing/planning-development/planning-scheme>

✓ in person at South Burnett Regional Council's Branch Offices

To have your say:

Submissions must be made in writing or by email. Submissions can be lodged:

Facebook Post – 4 December 2023 (continued)

To have your say:

Submissions must be made in writing or by email. Submissions can be lodged:

- By email to info@sbrc.qld.gov.au
- By post to PO Box 336, Kingaroy Qld 4610
- In person at one of South Burnett Regional Council's Branch Offices listed above.

For more information:

For more information about the proposed Major Amendment No. 1 (including details on how to make a 'properly made' submission), contact Council on 4189 9100 or visit council's website: <https://www.southburnett.qld.gov.au/planning-building-plumbing/planning-development/planning-scheme> or email info@sbrc.qld.gov.au.
[#sbrc](#) [#sbrcplanning](#) [#southburnettregion](#)



Website Link from Facebook Post – 4 December 2023

PLANNING SCHEME AMENDMENT V2.0 (MAJOR AMENDMENT)

Council resolved to make a major amendment to its current planning scheme on 24 February 2021. Further by resolution at Council's General Meeting on 20 July 2022 Council endorsed the proposed major amendment which has been prepared and submitted to the State Government for State Interest check under the Minister's Guidelines and Rules.

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Proposed Major Amendment No. 1 to the South Burnett Regional Council Planning Scheme

South Burnett Regional Council is pleased to advise that the proposed Major Amendment No. 1 is now on public display. The community and stakeholders are encouraged to review the document and invited to provide feedback.

The purpose of the proposed Major Amendment No. 1 is to ensure future land use and development is adequately facilitated while being appropriately located and designed to support the growth, prosperity and health of the people and environment of the South Burnett Region during the balance of the planning period of the planning scheme.

The proposed amendments (including maps) can be via the links below or in person at Council's Branch Offices in Blackbutt, Kingaroy, Murgon, Nanango, Wondai and Proston. Interested parties may also request to purchase a copy of the document from council.

- email to info@sbrcc.qld.gov.au
- in person at Council's Branch Offices in Blackbutt, Kingaroy, Kingaroy Library, Murgon, Nanango, Wondai and Proston.



The proposed Major Amendment No. 1 to the *South Burnett Regional Council Planning Scheme*

Click [HERE](#) to download a copy of the marked-up document illustrating the amendment to the South Burnett Regional Council Planning Scheme proposed Major Amendment No. 1, excluding mapping which is downloadable separately (due to file size).



Note: Changes are not proposed to the Local Government Infrastructure Plan (LGIP) as part of Major Amendment No. 1. A separate plan-making process is required to amend an LGIP.

To view or download the proposed new mapping to be used for Schedule 2 of the South Burnett Regional Council Planning Scheme as proposed by Major Amendment No. 1, click on the links below:

Facebook Post – 5 January 2024

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Public Consultation – Proposed Planning Scheme amendment – Major Amendment No. 1

South Burnett Regional Council is pleased to advise that the proposed Major Amendment No. 1 to the South Burnett Regional Council Planning Scheme (2017) has been prepared and is now on public display for comment.

Written submissions may be made during the following period:
Monday 4 December 2023 to Monday 5 February 2024 at 5pm
Any person can make a written submission about any aspect of the proposed Major Amendment No. 1 during the public consultation period.

To review the proposed amendment:
The proposed Major Amendment No. 1 (including mapping) and supporting documents can be viewed:
✓ online at <https://www.southburnett.qld.gov.au/planning-building-plumbing/planning-development/planning-scheme>

Facebook Post – 5 January 2024 (continued)

< South Burnett Regional Council  

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To have your say:

Submissions must be made in writing or by email. Submissions can be lodged:

- By email to info@sbrc.qld.gov.au
- By post to PO Box 336, Kingaroy Qld 4610
- In person at one of South Burnett Regional Council's Branch Offices listed above.

For more information:

For more information about the proposed Major Amendment No. 1 (including details on how to make a 'properly made' submission), contact Council on 4189 9100 or visit council's website: <https://www.southburnett.qld.gov.au/planning-building-plumbing/planning-development/planning-scheme> or email info@sbrc.qld.gov.au.
[#sbrc](#) [#sbrcplanning](#) [#southburnettregion](#)



Stakeholder Email

Dear [name]

Proposed Major Amendment No. 1 to the South Burnett Regional Council Planning Scheme

South Burnett Regional Council is pleased to advise that the proposed Major Amendment No. 1 is now on public display. You have been identified as a key stakeholder for the project and we invite you to review the document and provide feedback.

The purpose of the proposed Major Amendment No. 1 is to ensure future land use and development is adequately facilitated while being appropriately located and designed to support the growth, prosperity and health of the people and environment of the South Burnett Region during the balance of the planning period of the planning scheme.

The proposed amendments including maps and information on how to have your say can be viewed [HERE](#) or in person at Council's Branch Offices in Blackbutt, Kingaroy, Murgon, Nanango, Wondai and Proston. Interested parties may also request to purchase a copy of the document from Council.

Any person can make a written submission about any aspect of the proposed amendments, during the public consultation period from Monday 4 December 2023 to Monday 5 February 2024 at 5pm. Submissions must be made in writing or by email. Submissions can be lodged:

- By email to info@sbrc.qld.gov.au
- By post to PO Box 336, Kingaroy Qld 4610
- In person at one of South Burnett Regional Council's Branch Offices:
 - **Blackbutt:** 69 Hart Street, Blackbutt
 - **Kingaroy:** 45 Glendon Street, Kingaroy
 - **Kingaroy Library:** 45 Glendon Street, Kingaroy
 - **Murgon:** 42 Stephens Street West, Murgon
 - **Nanango:** 48 Drayton Street, Nanango
 - **Wondai:** MacKenzie Street, Wondai
 - **Proston:** 34 Blake Street, Proston

If you have queries about making a submission, contact Council on (07) 4189 9100 or email info@sbrc.qld.gov.au

APPENDIX B: CONSIDERATION OF SUBMISSIONS

REEL PLANNING

Table 1: Consideration of Submissions

SUBMISSION		DESCRIPTION	CONSIDERATION	RESPONSE ACTION
Ref	Date Rec			
S1	20/12/2023	<p>Submission relates to Jefferies Road Key Resource Area – KRA 168 and Manar Road Key Resource Area – KRA 169 which were recently approved by the Planning and Resources Ministers.</p> <p>Submitter advised that the State Planning Policy July 2017 (SPP) Interactive Mapping System (IMS), Development Assessment Mapping System (DAMS), the SPP state interest guidance material concerning mining and extractive resources, and the Department of Resources (DoR) online mapping tool “GeoResGlobe”, will be updated to include these new KRAs.</p> <p>Submitter has requested that Council applies the relevant KRA assessment benchmarks in the SPP mining and extractive resources state interest to any new assessable developments proposed within the new KRAs.</p>	<p>Overlay Map OM7 (Extractive Resources Overlay) identifies Key Resource Areas (KRAs) and their associated separation areas and Transport Routes.</p> <p>New KRAs have been declared by the Planning and Resource Ministers and the submission recommends that the planning scheme be amended to reflect these new Areas.</p> <p>In assessing any development applications Council is required to consider any State interest (including KRAs) that is not fully reflected in the planning scheme. In other words, even if the planning scheme mapping is not updated to reflect the new KRAs, Council will need to have regard to them in the assessment of any application.</p> <p>Council received advice about the KRAs during the planning scheme amendment process. The new KRAs have therefore already being shown on Overlay Map OM7</p>	<p>No changes are required however on review of this matter it was determined that while Overlay Map 7.6 (Manor Road) was referenced on the cover sheet, the detail map was not included in the set. The updated Overlay Map 7.6 is now included.</p>

REEL PLANNING

SUBMISSION		DESCRIPTION	CONSIDERATION	RESPONSE ACTION
Ref	Date Rec			
S2	02/01/2024	Submission relates to introducing a prohibition on the construction of Class 10a buildings on land where there are no existing dwellings or dwellings subject to a building application.	<p>The submission seeks to prevent the potential for class 10a buildings (typically sheds) to be constructed on vacant land and used as a habitable space. The submitter identifies various health and safety implications when residents live in sheds, due to the reduced health and safety standards that apply to them (compared to dwelling houses).</p> <p>Section 43(5)(a) of the <i>Planning Act 2016</i> states that a local categorising instrument (i.e. a Planning Scheme) may state that development is prohibited development only if a regulation allows the local categorising instrument to do so. There is no regulation that permits Council to amend its planning scheme to allow sheds (in the absence of a dwelling house) to be prohibited.</p> <p>The establishment or occupation of a 'Temporary Home' on land within the South Burnett Region requires a permit and the payment of a fee as required under <i>Subordinate Local Law 1.03 "Establishment or Occupation of a Temporary Home 2011"</i>. In this regard, a completed Temporary Home</p>	No changes are recommended to the Planning Scheme amendment however it is recommended that Council consider preparing a fact sheet which informs residents about living in shed and the need to obtain a Temporary Home permit under the Local Law.

REEL PLANNING

SUBMISSION		DESCRIPTION	CONSIDERATION	RESPONSE ACTION
Ref	Date Rec			
			<p>Permit application is to be submitted along with the scheduled fee.</p> <p>Local Law permits ensure the activity is maintained at a level to reduce any public or environmental risk. As such, a Temporary Home Permit can only be issued for a fixed period of eighteen (18) months and is not renewable. The duration of the permit will be dependent on the expected completion date of the permanent residence.</p>	
S3	13/01/2024	<p>Submission relates to a previous request to ensure submitters lot is included in the RR1 Precinct of the Rural Residential Zone in accordance with Planning and Environment Court Order dated 6 December 1994 (No. 341 of 1993).</p> <p>The submitter is seeking confirmation whether the correction has been identified in the amendment through reporting and whether Factsheet 3 referring to mapping changes is referring to the correction of their lot or what lots the stated mapping changes relate to.</p>	<p>This submission related to one of the changes already made as part of the amendment.</p>	<p>No further changes to the planning scheme amendment are necessary.</p>

REEL PLANNING

SUBMISSION		DESCRIPTION	CONSIDERATION	RESPONSE ACTION
Ref	Date Rec			
S4	02/02/2024	<p>Submission relates to inconsistency of minimum lot sizes for lots within the Rural Zone – Winery Precinct.</p> <p>Submitter has identified that PO14 of the Rural Zone Code “<i>seeks reconfiguring a lot in the Winery precinct to provide for viable viticulture, boutique foods and tourism uses on a lot of at least 10 hectares</i>”.</p> <p>In Table 8.4.2, the minimum lot size for land in the Rural Zone – Winery Precinct is 20 hectares.</p> <p>The submitter has noted that these provisions will mean that any Reconfiguring a Lot application proposing lots under 20 hectares will result in an impact assessable application, whereas the zone code identifies that lots are to be at least 10 hectares.</p> <p>The submitter has recommended amending Table 8.4.2 to reflect the minimum lot size for the Rural Zone – Winery Precinct as 10 hectares.</p>	<p>The inconsistency is noted. During the drafting process an agronomist was consulted and a minimum size of 20ha was recommended. On this basis it appears the reference in PO14 to 10ha is a typo and 20ha was the intended minimum lot size.</p>	<p>Amend PO14 in the Rural Zone Code to reference 20ha rather than 10ha.</p>
S5	04/02/2024	<p>This submission relates to land in the Rural Residential Zone and the current regulations relating to</p>	<p>Council considered reducing the minimum lot size in rural residential areas (where outside the RR1</p>	<p>No changes are recommended to the Planning Scheme amendment however it is recommended that</p>

REEL PLANNING

SUBMISSION		DESCRIPTION	CONSIDERATION	RESPONSE ACTION
Ref	Date Rec			
		<p>minimum lot sizes, infrastructure servicing, access, secondary dwellings, and home-based businesses.</p> <p>The submitter has suggested that the minimum lot size for regular lots in the Rural Residential Zone be reduced from 2 hectares to 1 hectare to assist with affordability issues and allow landowners to subdivide a portion of their lot. It was also suggested that road frontages for standard lots be reduced from 80 metres to 40 metres, maintaining 10 metres for rear lots while access points for new subdivisions should not be required to be sealed.</p> <p>It is noted that regulations on properties in the Rural Residential Zone should be relaxed to support home-based businesses.</p>	<p>precinct). It was determined that a separate planning study was required which balance additional growth with infrastructure supply. The opportunity exists for rural residential lots to be further subdivided (where appropriate infrastructure is available) through the lodgement of a development application. Further changes are considered premature in the absence of this study and outside the scope of this amendment.</p> <p>The submitter does not identify the type of relaxations sought with respect to Home Based Businesses in the rural residential zone. It is however noted that Home Based Business are identified in the Table of Assessment as being 'accepted subject to requirements' which means that no application is required if the use meets the nominated assessment benchmarks (in this case section 3 of the Rural Residential Zone code).</p>	<p>Council consider preparing a growth study as part of a future amendment which considers a reduction in lot sizes in existing rural residential areas.</p>
S6	05/02/2024	<p>This submission relates to concerns surrounding 4,000m² subdivisions in the Rural Residential Zone resulting in habitat fragmentation.</p>	<p>The submitter's concerns are noted.</p>	<p>No changes are recommended to the Planning Scheme amendment however it is recommended that Council consider preparing a growth study as part of a future amendment which considers the appropriateness</p>

REEL PLANNING

SUBMISSION		DESCRIPTION	CONSIDERATION	RESPONSE ACTION
Ref	Date Rec			
		<p>The submitter has suggested that as part of a future amendment, Council consider reducing the extent of Rural Residential zoned land within the South Burnett Region to ensure subdivisions are occurring closer to towns and maintain wildlife corridors.</p> <p>Submitter has also raised that while they acknowledge there is greater clarity in the amended Biodiversity Overlay mapping, Council needs to ensure landowners are aware of regulations surrounding protected vegetation to reduce the level of unlawful clearing in the Region.</p> <p>The submitter has suggested that Council appoints an Environment Officer to coordinate wildlife and habitat protection with all levels of Government, community groups, and residents in the Region.</p>		<p>of existing zoned land in the context of biodiversity mapping.</p>
S7	05/02/2024	<p>The submission relates to the current minimum car parking spaces in Table 8.4.5 for certain land uses, proposing certain changes to assist with economic development and job creation in the Region.</p> <p>The submission was supported by an assessment of car parking requirements in other regional</p>	<p>The applicant's concerns in relation to car parking rates are noted. Council reviewed car parking rates as part of this amendment and decided not to progress with any reduction in rates.</p> <p>It has been recommended as part of this amendment that Council adopt a policy that allows for contributions in lieu of car parking in the Principal Centre zone to encourage changes of</p>	<p>The submitters concerns were considered as part of the drafting of the scheme amendment and Council decided against a reduction in parking rates. On this basis no changes are recommended to the Planning Scheme amendment however it is recommended that Council consider undertaking a</p>

REEL PLANNING

SUBMISSION		DESCRIPTION	CONSIDERATION	RESPONSE ACTION
Ref	Date Rec			
		<p>centres, prepared by Adams + Sparkes Town Planning.</p> <p>The submitter identified three properties in Kingaroy which they own, being 1-5 Banksia Drive, Rogers Drive (5SP112069), and 2 Banksia Drive.</p> <p>Shopping centre use To establish a shopping centre use at 1-5 Banksia Drive, current carparking requirements would require 287 car spaces. This is compared to the 120 car spaces required for the same development in Western Downs Regional Council (WDRC). Submitter has requested a change to requirements for 1 space per 20 sqm GFA.</p> <p>Submitter has requested an explanation as to the documents used to assess car parking requirements in other regional centres undertaken by SBRC to justify parking requirements imposed by Council.</p> <p>Showroom use</p>	<p>tenancy (or redevelopment) where older sites do not have sufficient space to accommodate the current car parking rates. This Policy has been recommended to encourage redevelopment in the town centre, making funds available for Council to establish centralized car parking as an alternative.</p> <p>It is noted that Council can approve development that does not comply with the car parking rates in the planning scheme, where adequate justification is provided to demonstrate that there will not be an adverse impact.</p>	<p>review of parking rates as part of a future amendment.</p>

REEL PLANNING

SUBMISSION		DESCRIPTION	CONSIDERATION	RESPONSE ACTION
Ref	Date Rec			
		<p>To establish a showroom at Rogers Drive, 75 spaces would be required as opposed to 30 spaces in Southern Downs Regional Council (SDRC) or 37.5 in WDRC.</p> <p>Submitter has requested a change in requirement to 1 space per 40sqm GFA.</p> <p>Food and drink outlet use Submitter states that if an assessment of car parking requirements in other regional centres for food and drink outlet uses was undertaken, it would be reflective of 1 space per 20 sqm GFA. Submitter has requested that on-site queuing space is changed to 1 space per 20 sqm GFA to a maximum of 10 vehicles and that 1 space per 20 sqm GFA applies to all development for food and drink outlets, regardless of precinct.</p>		
S8	05/02/2024	<p>Submission relates to the proposed Bushfire Hazard Overlay Code, Material Change of Use development in the Low Density Residential Zone, and Reconfiguring a Lot amendments in the Rural and Rural Residential Zones.</p>	<p>The Bushfire Hazard Overlay Code was introduced in response to the State Interest Response feedback that sought that Council review the approach to bushfire and adopt the model code which is considered 'best practice' to protect people and property. A detailed bushfire study</p>	<p>No changes are recommended to the Planning Scheme amendment in relation to Bushfire.</p>

REEL PLANNING

SUBMISSION		DESCRIPTION	CONSIDERATION	RESPONSE ACTION
Ref	Date Rec			
		<p>Bushfire hazard overlay The submitter has noted that the proposed Bushfire Hazard Overlay Code has not been adapted to suit local circumstances, requiring highly technical assessment benchmarks which would require specialist assessments and reports which would add time and cost.</p> <p>Dwelling houses & dual occupancy It was identified that Table 5.5.1 listing a dwelling house as acceptable development if not in the Bunya Mountains Precinct has been removed while the requirement has been retained in Section 4 of the zone code. It is recommended that Council clarify the removal of this requirement in one section only.</p> <p>It is further suggested that the requirement for a dual occupancy to be on a single title be removed to allow each unit in a dual occupancy development to be sold individually.</p> <p>MCUs in Rural Zone</p>	<p>that would be required to reduce or modify these assessment benchmarks is beyond the scope of this amendment. Council can consider alternative approaches to the bushfire overlay code where appropriate (for instance where located in a cleared area), as part of a development application.</p> <p>Prior to the amendment, a secondary dwelling was assessable where it did not comply with the accepted development requirements. Changes to the <i>Planning Regulation 2017</i> mean that a planning scheme is no longer able to regulate secondary dwellings. The trigger for assessment was removed but the assessment benchmarks remain. The submitter therefore questions the need for a section in the Low Density Residential zone code.</p> <p>The requirement that a dual occupancy remain on a single title ensures that dual occupancies do not become de-facto subdivisions below the minimum lot size.</p>	<p>It is recommended that Part 4 be removed from the Low Density Residential Zone code (and appropriate updates to references be made)</p> <p>It is recommended that no changes be made in relation to the requirement that dual-occupancies remain on a single title.</p>

REEL PLANNING

SUBMISSION		DESCRIPTION	CONSIDERATION	RESPONSE ACTION
Ref	Date Rec			
		<p>The submitter suggests that Council clarifies the requirement for an impact assessable development application for a dwelling house in the Rural (RU1) Winery Precinct.</p> <p>Further, it is noted that short-term accommodation is accepted development, subject to requirements in the Rural zone, however code assessable if reusing an existing building. It is suggested that Council clarify the requirement for short-term accommodation to reuse an existing building as code assessable development.</p> <p>Reconfiguring a Lot It is suggested that Council clarifies the 10 hectare minimum lot size requirement in PO14 in section 4 – Winery Precinct of the Rural Zone Code due to discrepancies with Table 5.6.1.</p> <p>Clarification and typographical errors</p>	<p>The purpose of making dwelling houses impact assessable on a title created in the RU1 precinct was to ensure that the area did not become a de-facto rural living area and that lots were only subdivided in order to undertake legitimate agricultural or tourism uses. A dwelling house ancillary to such a use remains accepted subject to requirements or code assessable.</p> <p>The submitter has mis-interpreted the requirements of the Rural Zone Code. Short term accommodation can be established via accepted development (whether within an existing building, or within a new building) where meeting the nominated assessment benchmarks. If not meeting the assessment benchmarks it is identified as code assessable only where within an existing building.</p> <p>Refer to response to submission reference S4.</p>	<p>It is recommended that no changes be made in relation to the level of assessment for dwelling houses on new lots created in the RU1 precinct.</p> <p>It is recommended that no changes be made in relation to the level of assessment for short term accommodation in the Rural Zone.</p> <p>Refer to response to submission reference S4.</p>

REEL PLANNING

SUBMISSION		DESCRIPTION	CONSIDERATION	RESPONSE ACTION
Ref	Date Rec			
		<p>The submitter identifies a number of issues and typographical errors:</p> <ul style="list-style-type: none"> Suggested Council review the intent of having one dwelling less than 100m² for a dual occupancy when caretaker's accommodation can be 125m² in the Rural zone. Table 5.5.13 – the requirements for development of caretaker's accommodation should reference section 5, not section 6. Table 5.5.13 – code assessment should only be triggered if "on a lot of LESS than 10ha". Table 5.5.13 – a dwelling house is subject to impact assessment in the RU1 Winery Precinct – is there a high likelihood that Council will refuse a development application for a dwelling house in this precinct. 	<p>The size limitations for dual occupancies seek to ensure that on very small rural lots, rural character and building separation was maintained. It is agreed that the size limitation for a dual occupancy should match that of a caretakers dwelling which is otherwise acceptable.</p> <p>Agreed there is a typo in the table of assessment.</p> <p>As identified earlier – the submitter appears to have misinterpreted the requirement of the rural zone code.</p> <p>As indicated earlier it is not intended that the RU1 precinct become a de-facto rural living area so where houses are not associated with a legitimate agricultural or tourism use they are unlikely to be supported.</p>	<p>Amend Table 5.5.13 to increase the maximum size limitation for dual occupancies in the Rural Zone (to occur via code assessment) to 125sqm.</p> <p>Amend Table 5.5.13 so that the requirements for development of caretaker's accommodation reference section 5, not section 6. Similar typos were found with respect to other sections, which have also been updated.</p> <p>It is recommended that no changes be made in relation to the level of assessment for short term accommodation in the Rural Zone.</p> <p>It is recommended that no changes be made in relation to the level of assessment for dwelling houses on new lots created in the RU1 precinct.</p>

REEL PLANNING

SUBMISSION		DESCRIPTION	CONSIDERATION	RESPONSE ACTION
Ref	Date Rec			
		<ul style="list-style-type: none"> Further clarification of the land use definitions applying to the new terms "Viticulture", "Boutique Food", or "Tourism Operation". 	<p>These terms are not defined but in accordance with section 1.3.1 of the planning scheme where terms are not defined in the nominated legislation or planning scheme – the ordinary meaning will apply. Council seeks to retain a level of flexibility to accommodate innovative or emerging ventures.</p>	<p>It is recommended that no further definitions are added to the planning scheme.</p>
S9	05/02/2024	<p>The submission relates to requirements for Rural Residential zoned land.</p> <p>New zone precinct The submitter suggests creating an additional Rural Residential zoning precinct permitting half acre lots, permitting lots larger than 600 sqm but smaller than one acre.</p> <p>Off-grid power option</p>	<p>As noted in response to submission ref S5, Council considered reducing the minimum lot size in rural residential areas (where outside the RR1 precinct). It was determined that a separate planning study was required which balance additional growth with infrastructure supply. The opportunity exists for rural residential lots to be further subdivided (where appropriate infrastructure is available) through the lodgement of a development application. Further changes are considered premature in the absence of this study and outside the scope of this amendment.</p> <p>The Planning scheme requires connection to the electricity supply as an acceptable solution in the zone</p>	<p>No changes are recommended to the Planning Scheme amendment however it is recommended that Council consider preparing a growth study as part of a future amendment which considers a reduction in lot sizes in existing rural residential areas.</p>

REEL PLANNING

SUBMISSION		DESCRIPTION	CONSIDERATION	RESPONSE ACTION
Ref	Date Rec			
		<p>The scheme mandates that the developer connects all new lots to Ergon’s power supply. The submitter has suggested that Council permits developers to provide off-grid power to new lots, moving the responsibility of connecting lots to power to the owner.</p> <p>Tiny homes Suggested that tiny homes are addressed in the scheme, while required floor size for primary and secondary dwellings are reviewed to enable tiny/ modular homes to be permitted.</p> <p>Rural residential zone Suggested that the provision of rural residential zoned land is increased to include a larger radius from Nanango Town Centre to provide more affordable acreage lots in the region. Suggest consideration of unsealed roads to service the RR1 zone and a 10-metre-wide shared driveway for two or more battle axe blocks which would be sealed at the cost of the developer.</p>	<p>codes. The associated performance outcome requires that development is adequately serviced, providing Council discretion to allow alternative electricity supply where appropriate.</p> <p>There are no assessment benchmarks in the planning scheme that require buildings to meet a minimum size and therefore no known restrictions on tiny homes.</p> <p>As noted earlier and in response to submission ref S5, Council considered reducing the minimum lot size in rural residential areas (where outside the RR1 precinct). It was determined that a separate planning study was required which balance additional growth with infrastructure supply. The opportunity exists for rural residential lots to be further subdivided (where appropriate infrastructure is available) through the lodgement of a development application. Further changes are considered premature in the absence of this study and outside the scope of this amendment.</p>	<p>No changes are recommended to the Planning Scheme amendment in relation to electricity supply.</p> <p>No changes are recommended to the Planning Scheme amendment in relation to Tiny Homes.</p> <p>No changes are recommended to the Planning Scheme amendment in relation to the Rural Residential Zone and/or development standards.</p>

REEL PLANNING

SUBMISSION		DESCRIPTION	CONSIDERATION	RESPONSE ACTION
Ref	Date Rec			
			<p>It is not considered appropriate to relax the requirement for sealed roads in the RR1 precinct of the Rural Residential Zone. In such areas lots can be closely settled with relatively closely spaced driveways and house where amenity impacts from unsealed roads (e.g. air quality (dust)) might result.</p> <p>In relation to the width of driveways for battle axe (rear) allotments, the planning scheme requires a minimum 3.5m wide driveway. A combined driveway would therefore be a maximum of 7m wide rather than the 10m suggested.</p>	
S10	05/02/2024	Duplicate of S9 above	Refer to comments in relation to S9	Refer to comments in relation to S9



SOUTH BURNETT REGIONAL COUNCIL

PLANNING SCHEME

2017

Version 2.2

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Citation and commencement

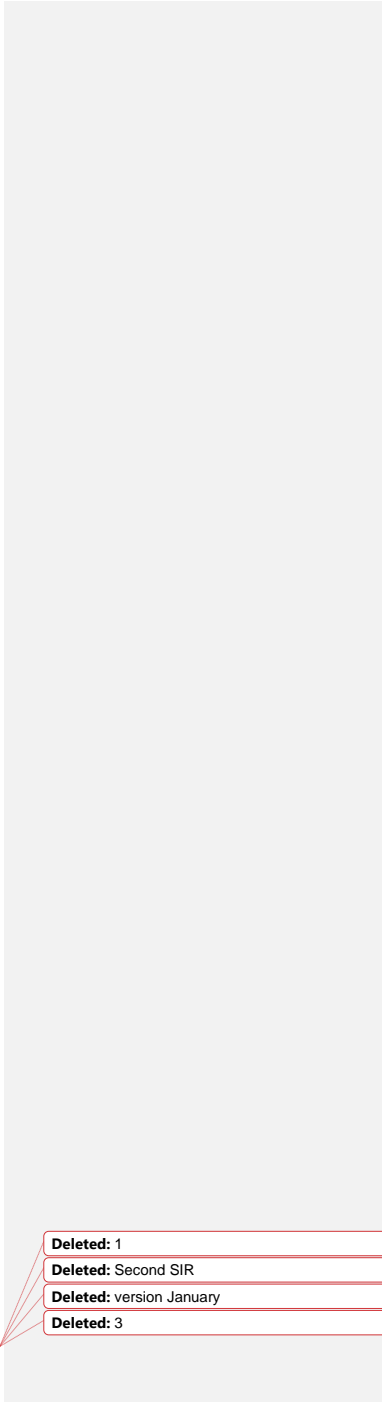
This planning scheme may be cited as the South Burnett Regional Council Planning Scheme.

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

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

Amendments to the planning scheme are included at Appendix 2.

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Part 1 About the planning scheme

1.1 Introduction

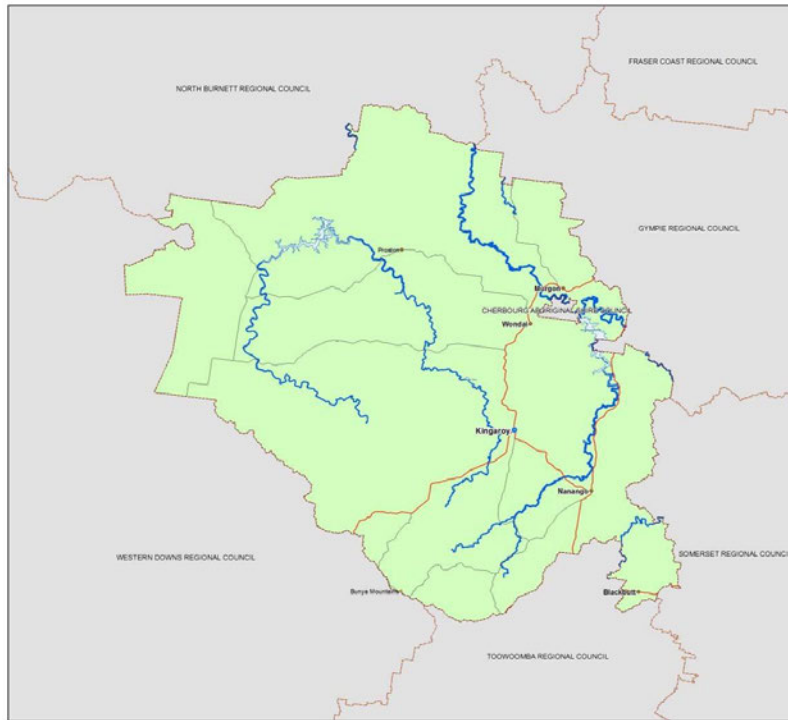
- (1) The South Burnett Regional Council planning scheme (planning scheme) has been prepared in accordance with the *Sustainable Planning Act 2009* as a framework for managing development in a way that advances the purpose of the Act.
- (2) The planning scheme was amended for alignment with the *Planning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

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

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

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

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Map 1—Local government planning scheme area and context

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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

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.
 - (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;
 - (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;
 - (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;

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- (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.

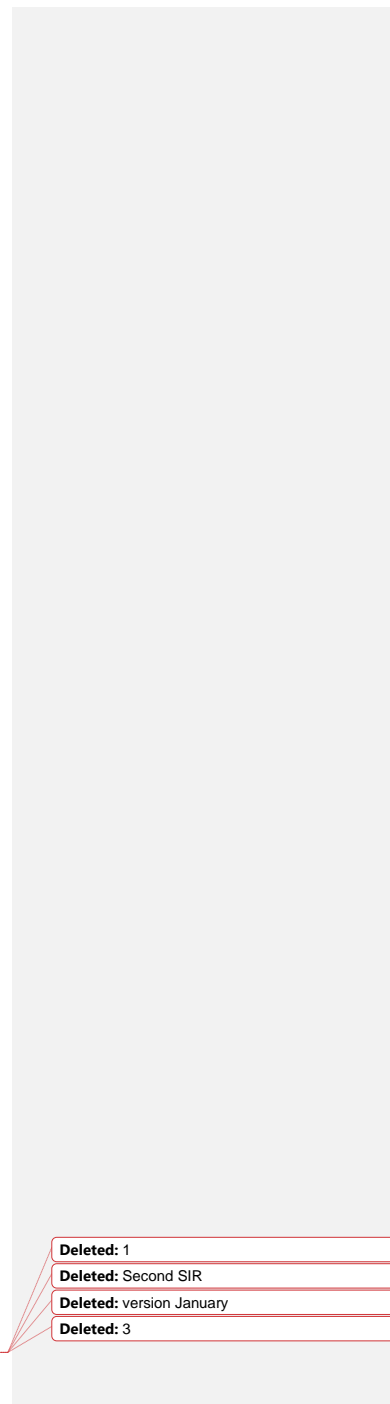
1.3.2 Standard drawings, maps, notes, footnotes and editor’s notes

- (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.
 Footnote—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

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 Footnote—this is an example of a footnote.

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1.6 Building work regulated under the planning scheme

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

(2) The building assessment provisions are listed in section 30 of the *Building Act 1975*.

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

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

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

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

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

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

Table 1.6.1—Building Assessment Provisions

Building Assessment Provision	Planning Scheme Part
<i>Bushfire prone areas</i>	
Designation of bushfire prone areas	In accordance with section 32(a) of the <i>Building Act 1975</i> and section 7 of the <i>Building Regulation 2021</i> , this planning scheme designates the following layers of the Overlay Map OM2.1 to Overlay Map OM2.7 to constitute the bushfire prone area for the Building Code of Australia and Queensland Development Code: (a) Very high potential bushfire intensity; (b) High potential bushfire intensity; (c) Medium potential bushfire intensity; and (d) Potential impact buffer.

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.

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1.7 Local government administrative matters

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

Table 1.7.1–Temporary uses

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

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

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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.

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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, Wooolin, Taabinga, Kumbia and Coolabunia villages. It is characterised by:

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

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- continuing supply of rural residential lots, by way of consolidation within existing rural residential zoned areas, in response to need, rather than expansion. New 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 retain its country lifestyle qualities.

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

Other towns

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

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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'Aguliar 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'Aguliar 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.

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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.

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- (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.

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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.

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

3.4 Strong economy

Context

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

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

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

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

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

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

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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, Tingooro, 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

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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, Kunion 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.

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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.

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- (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 characters.
- (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.

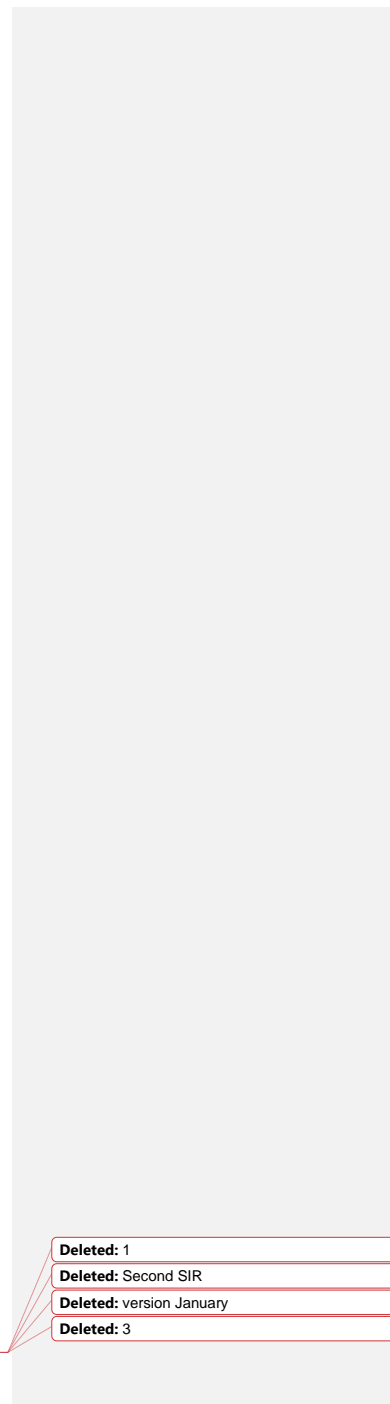
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- (6) Urban development is planned, designed, constructed and operated to manage stormwater and waste water in ways that help protect the environmental values of waters, including the biodiversity and functioning of freshwater ecosystem.
- (7) New 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.

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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
 - (c) the projection areas identified on Local Government Infrastructure Plan Map LGIP-PIA in schedule 3—Local government infrastructure plan mapping and tables.

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Table 4.2–Relationship between LGIP development categories, LGIP development types and uses

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

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Column 1 LGIP development category	Column 2 LGIP development type	Column 3 Uses
	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.

4.2.1 Population and employment growth

(1) A summary of the assumptions about population and employment growth for the planning scheme area is stated in table 4.2.1 – Population and employment assumptions summary.

Table 4.2.1—Population and employment assumptions summary

Column 1 Description	Column 2 Assumptions					Ultimate development
	Base date 2016	2021	2026	2031	2036	
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

(2) 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 table:

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

4.2.2 Development

(1) 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

(2) The planned density for future development is stated in Table SC3.1.3 in Schedule 3— Local government infrastructure plan mapping and tables.

(3) A summary of the assumptions about future residential and non-residential development for the planning scheme area is stated in Table 4.2.2 – Residential dwellings and non-residential floor space assumptions summary.

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Table 4.2.2–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 (m² GFA)	626,838	658,461	695,910	733,757	771,123	1,230,517

- (4) 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

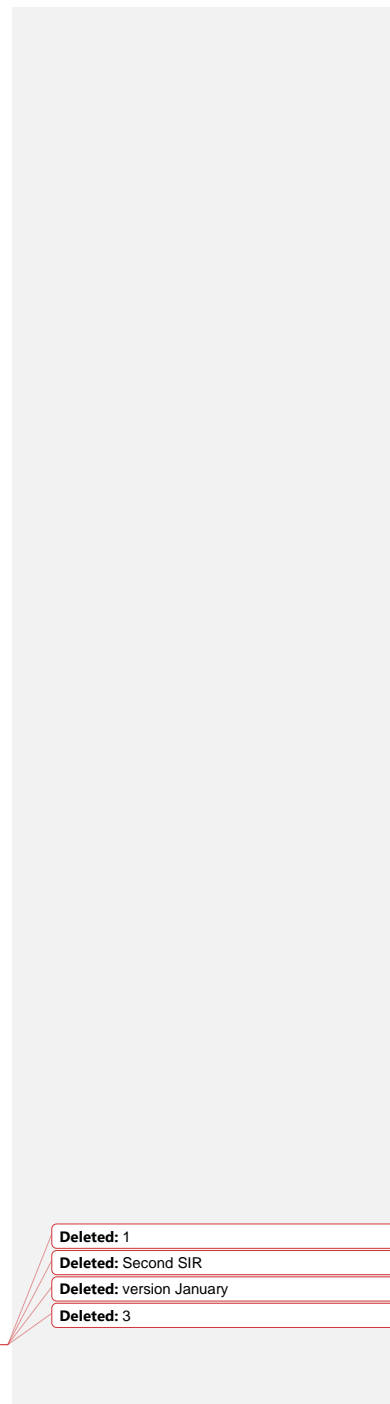
4.2.3 Infrastructure demand

- (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.

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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. 	Design and construction standards for the water supply network are managed under the following guidelines, policies, codes and standards <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; 		<ul style="list-style-type: none"> • Extend asset life • Defer system augmentation • Defer requirement for new water source • Minimise increases in council rates

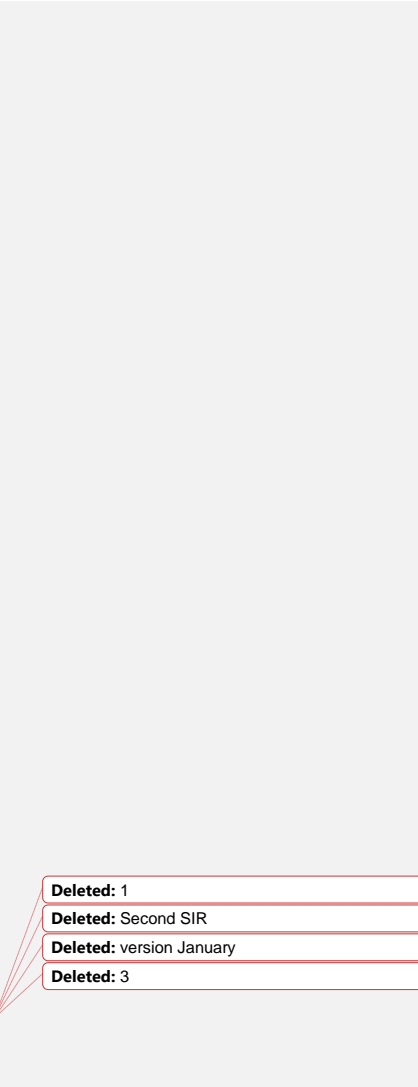
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Desired Goal	Planning Standard	Design & Construction Standard	Community Outcome
	<ul style="list-style-type: none"> ○ Infrastructure is fit for purpose (not over or undersized and allows for growth capacity); ○ Use standard codes and guidelines wherever possible to ensure consistency and value for money 		
	<ul style="list-style-type: none"> • 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 (eg. 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;

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Desired Goal	Planning Standard	Design & Construction Standard	Community Outcome
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.

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4.4.2 Wastewater network

Table 4.4.2.1–Desired Standards of Service – Wastewater

Desired Goal	Planning Standard	Design & Construction Standard	Community Outcome
Provide a Reliable Wastewater Network	<ul style="list-style-type: none"> Plan the network so that wastewater infrastructure provides service to each premises in the defined service catchment. Network planning should ensure that the likelihood of adverse events (blockages, overflow, odour infiltration etc) are minimised or eliminated; Network modelling and planning reflects the land use needs; Ensure the pipe network is sized to provide the desired levels as set out in the Customer Service Standards; Provide adequate emergency storage Undertake risk management planning and development of appropriate strategies and action plans to deal with adverse events. 	<p>Design and construction standards for the wastewater network are managed under the following guidelines, policies, codes and standards</p> <ul style="list-style-type: none"> Plans for Trunk Infrastructure – Wastewater SEQ Water Supply & Sewerage Design and Construction Code (or WBBROC Code when adopted) Planning Scheme Policy 1 – Design and Construction Standards 	<ul style="list-style-type: none"> Reduced impact from blockages, overflows and spills Provides for system operation and monitoring in accordance with recognised standards Ensures wastewater is managed and treated in a manner consistent with recognised standards
Optimise Whole of Lifecycle Costs	<ul style="list-style-type: none"> Delivery of the wastewater network planning must be carried out as efficiently as can be reasonably achieved balancing the costs of both construction and operation; Use gravity systems wherever possible and reduce or eliminate the need for active assets (eg. 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

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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) 		<p>Improved community health Reduced environmental impacts Ensures environmental controls maintained</p>

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4.4.3 Stormwater network

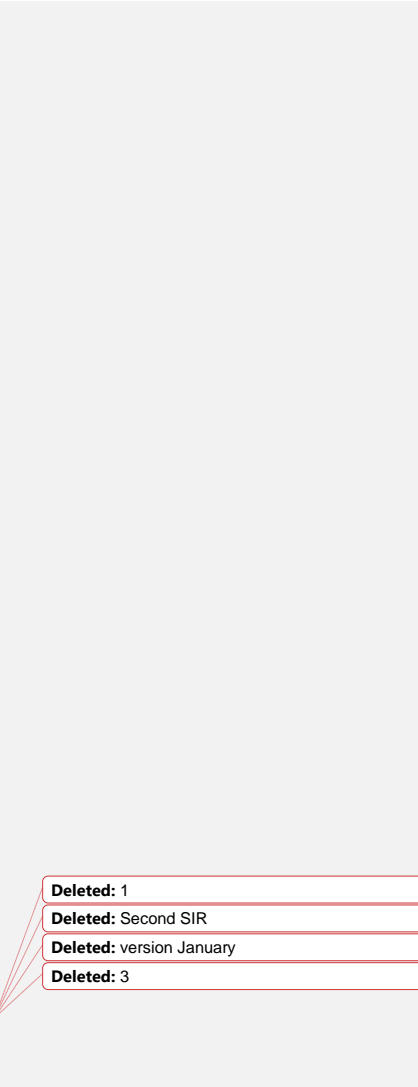
Table 4.4.3.1–Desired Standards of Service – Stormwater

Desired Goal	Planning Standard	Design & Construction Standard	Community Outcome
Stormwater is managed to ensure impacts from stormwater are minimised	<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 	Design and construction standards for the stormwater network are managed under the following guidelines, policies, codes and standards <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
Stormwater is managed to ensure impacts on neighbouring properties are minimised	<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

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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

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4.4.4 Transport network

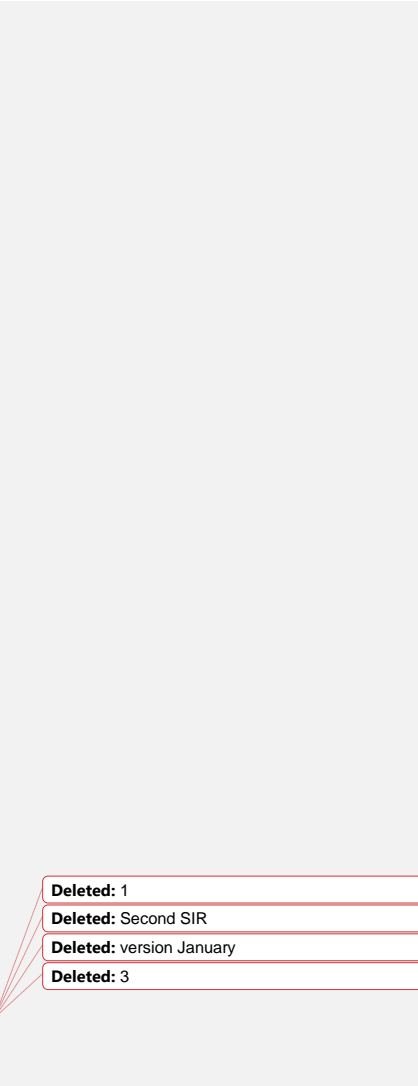
Table 4.4.4.1–Desired Standards of Service – Transport

Desired Goal	Planning Standard	Design & Construction Standard	Community Outcome
Provide a safe and efficient transport system	<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 Austroroads 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
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 		<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

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Desired Goal	Planning Standard	Design & Construction Standard	Community Outcome
	management outcome but also the operation of the device is within the technical capability of Council to manage. <ul style="list-style-type: none"> • 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. 		

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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.	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.	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.	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.	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.	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.	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.	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.	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. 	Provides a range of park types that are suitability embellished to meeting their purpose within the park hierarchy.

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- (1) 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		

- (2) 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				

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Table 4.4.5.5—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				•	•

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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

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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

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- (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-subsection 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.

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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.

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Table 5.5.1—Low density residential zone

Use	Categories of development assessment	Requirements for accepted development and assessment benchmarks
Dwelling house	Accepted development	
	If not in the Bunya Mountains Precinct	
	Note—Where an overlay applies, a dwelling house may become assessable development. Refer to section 5.9	
	Accepted development subject to requirements	
Dual occupancy	If: (a) not accepted development; and (b) complying with the assessment benchmarks	Low density residential zone code: Section 4, acceptable outcomes
	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.	
Home-based business	Code assessment	
	If not accepted development; or accepted development subject to requirements	Low density residential zone code
Park	Code assessment	
	If: (a) not in the Bunya Mountains Precinct; and (b) on: (i) a corner lot greater than 1,000m ² ; or (ii) a lot 800m ² or greater and: (A) the dual occupancy is on a single title; (B) one dwelling is no more than 70m ² (C) a single shared road access is provided	Low density residential zone code Services and works code
Sales office	Accepted development subject to requirements	
	If complying with the stated requirements.	Low density residential zone code: Section 3, acceptable outcomes
Short term accommodation	Code assessment	
	If not accepted development subject to requirements	Low density residential zone code
Utility installation	Accepted development	
	If the reuse of an existing dwelling. Editor's note—"Dwelling" is a defined term in Schedule 1.2.	Low density residential zone code Services and works code
Utility installation	Accepted development	
	If not a waste management facility or sewage treatment plant.	

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Use	Categories of development assessment	Requirements for accepted development and assessment benchmarks
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

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Table 5.5.2—Medium density residential zone

Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
Caretaker's accommodation	Accepted development subject to requirements	
	If complying with the stated requirements	Medium density residential zone code: Section 3, acceptable outcomes
	Code assessment	
Dwelling house	If not accepted development subject to requirements	Medium density residential zone code
	Accepted development subject to requirements	
	If not including a secondary dwelling, and If not on a lot less than 400m ² . <small>Note—Where an overlay applies, a dwelling house may become assessable development. Refer to section 5.9.</small>	
	If: (a) not accepted development; and (b) complying with the assessment benchmarks	Medium density residential zone code: Sections 5 & 6, acceptable outcomes
	Code assessment	
Dual occupancy	If not accepted development or accepted development subject to requirements	Medium density residential zone code
	Code assessment	
Health Care Services	All	Medium density residential zone code Services and works code
	Code assessment	
Home-based business	If land fronts the following road sections –	Medium density residential zone code Services and works code
	<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 	
	Code assessment	
Multiple dwelling	If complying with the stated requirements.	Medium density residential zone code: Section 2, acceptable outcomes
	If not accepted development subject to requirements	Medium density residential zone code
Multiple dwelling	Code assessment	
	All	Medium density residential zone code Services and Works Code

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Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
Office	Code assessment	
	If land fronts the following road sections: <ul style="list-style-type: none"> Haly Street between the stormwater drain between Belle and William Streets to the railway crossing Avoca Street between William Street and Kingaroy Street Bunya Highway within 240m of Avoca Street 	Medium density residential zone code Services and works code
Park	Accepted development	
	All	
Residential Care Facility	Code assessment	
	All	Medium density residential zone code Services and works code
Retirement Facility	Code assessment	
	All	Medium density residential zone code Services and works code
Rooming Accommodation	Code assessment	
	All	Medium density residential zone code Services and works code
Sales office	Accepted development	
	All	
Short term accommodation	Code assessment	
	If the reuse of an existing dwelling. Editor's note—"Dwelling" is a defined term in Schedule 1.2.	Medium density residential zone code Services and Works Code
Utility Installation	Accepted development	
	If not a waste management facility or sewage treatment plant	
Impact assessment		
Any other use not listed in this table. Any 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

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Table 5.5.3—Principal centre zone

Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
Child Care	Code assessable	
	If located in the PC2 Private Hospital Precinct	Principle centre zone code Services and works code
Community use	Accepted development	
	All	
Dwelling unit	Code assessable	
	All	Principle centre zone code Services and works code
Food and drink outlet	Accepted development	
	If (a) in an existing building; (b) involving minor building work only; and (c) not involving a reduction in the number of car parking spaces	
	Accepted development subject to requirements	
	If: (a) not accepted development; and (b) in the Retail core precinct; and (c) complying with the stated requirements	Principal centre zone code: Section 1, acceptable outcomes Services and works code
Garden Centre	Code assessment	
	If not accepted development or accepted subject to requirements.	
	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.	
Hardware & trade supplies	Accepted development subject to requirements	
	If: (a) not accepted development; (b) occupying less than 1,000m ² if in the Retail core precinct; and (c) complying with the stated requirements	
	Code assessment	
	If not accepted development or accepted development subject to requirements.	
Hardware & trade supplies	Accepted development	
	If in an existing building less than 300m ² gross floor area	
	Accepted development subject to requirements	
Hardware & trade supplies	If: (a) not accepted development; (b) less than 300m ² gross floor area if in the Retail core precinct; and	
	Code assessment	
	If not accepted development or accepted development subject to requirements.	

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

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Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
	Code assessment	
	If: (a) above ground floor; and (b) not accepted development subject to requirements.	Principal centre zone code Services and works code
Office	Accepted development	
	If: (a) in an existing building; (b) involving minor building work only; (c) not involving a reduction in the number of car parking spaces.	
	Accepted development subject to requirements	
	If: (a) not accepted development; and (b) in the Retail core precinct; and (c) complying with the assessment benchmarks	Principal centre zone code: Section 1, acceptable outcomes Services and works code
	Code assessment	
	If not accepted development; or accepted development subject to requirements	Principal centre zone code Services and works code
Park	Accepted development	
	All	
Residential Care Facility Retirement Facility	Code assessment	
	If located in the PC2 Private Hospital Precinct	Principal centre zone code Services and works code
Sales office	Accepted development	
	If in an existing building	
	Accepted development subject to requirements	
	If: (a) not accepted development; and (b) in the Retail core precinct; and (c) complying with the stated requirements	Principal centre zone code: Section 1, acceptable outcomes Services and works code
	Code assessment	
	If: (a) not accepted development or accepted development subject to requirements; and (b) in the Retail core precinct	Principal centre zone code Services and works code
Service industry	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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Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
	Accepted development subject to requirements	
	If: (a) not accepted development; and (b) not in the Retail core precinct; and (c) complying with the stated requirements.	Principal centre zone code: Section 1, acceptable outcomes Services and works code
	Code assessment	
	If not accepted development; or accepted development subject to requirements	Principal centre zone code Services and works code
Shop	Accepted development	
	If (a) in an existing building (b) involving minor building work only; (c) not involving a reduction in the number of car parking spaces.	
	Accepted development subject to requirements	
	If: (a) not accepted development; and (b) in the Retail Core; and (c) complying with the assessment benchmarks	Principal centre zone code: Section 1, acceptable outcomes Services and works code
	Code assessment	
	If not accepted development; or accepted development subject to requirements	Principal centre zone code Services and works code
	Accepted development subject to requirements	
	If: (a) in the Retail Core; and (b) complying with the stated requirements.	Principal centre zone code: Section 1, acceptable outcomes Services and works code
	Code assessment	
	If not accepted development subject to requirements.	Principal centre zone code Services and works code
Short term accommodation	Code assessment	
	If the reuse of an existing dwelling. Editor's note—"Dwelling" is a defined term in Schedule 1.2	Principal centre zone code Services and works code
Showroom	Accepted development	
	If in an existing building up to 300m ² gross floor area	
	Accepted development subject to requirements	
	If: (a) not accepted development; (b) less than 750m ² gross floor area; and (c) complying with the stated requirements	Principal centre zone code: Section 1, acceptable outcomes Services and works code
Code assessment		
	If: (a) not in the Retail core precinct and more than 750m ² gross floor area;	Principal centre zone code Services and works code

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Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
	OR (b) not accepted development or accepted development subject to requirements.	
Substation	Code assessment	
	All	Principal centre zone code Services and works code
Theatre	Accepted development subject to requirements	
	All	Principal centre zone code: Section 1, acceptable outcomes Services and works code
Utility installation	Accepted development If not a waste management facility or sewage treatment plant	
Veterinary service	Accepted development	
	If (a) in an existing building; (b) involving minor building work only; (c) not involving a reduction in the number of car parking spaces.	
	Accepted development subject to requirements	
	If: (a) If not accepted development; and (b) complying with the stated requirements	Principal centre zone code: Section 1, acceptable outcomes Services and works code
	Code assessment If not accepted development; or accepted development subject to requirements.	
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

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Table 5.5.4—Local centre zone

Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
Community use	Accepted development	
	All	
Dwelling unit	Code assessable	
		Local centre zone code Services and works code
Food and drink outlet	Accepted development	
	If: (a) in an existing building; (b) involving minor building work only; (c) not involving a reduction in the number of car parking spaces.	
	Accepted development subject to requirements	
	If: (a) not accepted development; and (b) complying with the stated requirements	Local centre zone code Services and works code
	Code assessment	
Garden centre	Accepted development subject to requirements	
	If: (a) occupying less than 1,000m ² ; and (b) complying with the stated requirements	Local centre zone code Services and works code
	Code assessment	
	If not accepted development subject to requirements	Local centre zone code Services and works code
	Code assessment	
Hardware & trade supplies	Accepted development	
	If in an existing building up to 300m ² gross floor area	
	Accepted development subject to requirements	
	If: (a) not accepted development; and (b) complying with the stated requirements	Local centre zone code Services and works code
	Code assessment	
Health care service	Accepted development	
	If: (a) in an existing building; (b) involving minor building work only; (c) not involving a reduction the number of car parking.	
	Accepted development subject to requirements	
	If: (a) not accepted development; and (b) not complying with the assessment benchmarks	Local centre zone code Services and works code
	Code assessment	

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Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
	Code assessment	
	If: (a) not accepted development; and (b) not accepted development subject to requirements	Local centre zone code Services and works code
Hotel	Accepted development subject to requirements	
	If: (a) in the Blackbutt, Bunya Mountains, Murgon, Nanango or Wondai town centres; and (b) complying with the stated requirement	Local centre zone code Services and works code
	Code assessment	
	If: (a) in the Blackbutt, Bunya Mountains, Murgon, Nanango or Wondai town centres; and (b) not complying with the stated requirements	Local centre zone code Services and works code
Theatre	Accepted development subject to requirements	
		Local centre zone code Services and works code
Market	Accepted development	
	All	
Multiple dwelling	Accepted development subject to requirements	
	If: (a) above ground floor; and (b) complying with the stated requirements	Local centre zone code Services and works code
	Code assessment	
	If: (a) above ground floor; and (b) not complying with the stated requirements	Local centre zone code Services and works code
Office	Accepted development	
	If in an existing building or involving only minor building work not involving the loss of an existing car parking space	
	Accepted development subject to requirements	
	If: (a) not accepted development; and (b) complying with the stated requirements	Local centre zone code Services and works code
	Code assessment	
	If not accepted development; or accepted development subject to requirements.	Local centre zone code Services and works code
Park	Accepted development	
	All	

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Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
Sales office	Accepted development	
	If in an existing building	
	Accepted development subject to requirements	
	If: (a) not accepted development; and (b) complying with the stated requirements	Local centre zone code Services and works code
Service industry	Code assessment	
	If not accepted development; or accepted development subject to requirements	
	Accepted development	
	If in an existing building up to 300m ² gross floor area	
Shop	Accepted development subject to requirements	
	If: (a) not accepted development; and (b) complying with the stated requirements	
	Code assessment	
	If not accepted development; or accepted development subject to requirements.	
Shopping centre	Accepted development	
	If in an existing building or involving only minor building work not involving the loss of an existing car parking space	
	Accepted development subject to requirements	
	If: (a) in the Blackbutt, Bunya Mountains, Murgon, Nanango or Wondai town centres; and (b) complying with the stated requirements	Local centre zone code Services and works code
Short term accommodation	Code assessment	
	If the reuse of an existing dwelling. Editor's note—"Dwelling" is a defined term in Schedule 1.2.	Local centre zone code Services and works code
Showroom	Accepted development	
	If in an existing building	

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Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
	Accepted development subject to requirements	
	If: (a) not accepted development; (b) less than 3,000m ² gross floor area; and (c) complying with the stated requirements	Local centre zone code Services and works code
	Code assessment	
	If not accepted development; or accepted development subject to requirements.	Local centre zone code Services and works code
Substation	Code assessment	
	All	Local centre zone code Services and works code
Utility installation	Accepted development	
	If not a waste management facility or sewage treatment plant	
Veterinary service	Accepted development	
	If: (a) in an existing building; (b) involving minor building work only; (c) not involving a reduction in the number of car parking spaces.	
	Code assessment	
	If not accepted development	Local centre zone code Services and works code
Impact Assessment		
Any other use not listed in this table. Any 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

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Table 5.5.5—Recreation and open space zone

Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
All Uses	Accepted development	
	If a temporary use in Table 1.7.1 – Temporary uses Note—This accepted development category of development prevails over all other categories of development and assessment.	
Caretaker's accommodation	Accepted development subject to requirements	
	If: (a) not identified on the Overlay Map 09; and (b) complying with the assessment benchmarks	Recreation and open space zone code: Sections 2, acceptable outcomes
	Code assessment	
	If not accepted development subject to requirements	Recreation and open space zone code Services and works code
	Accepted development	
Club	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

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Table 5.5.6—Environmental management and conservation zone

Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
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	
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

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Table 5.5.7—Low impact industry zone

Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
Aquaculture	Accepted development subject to requirements	
	If using above ground tanks in a roofed facility with a floor area not exceeding 100m ²	Accepted development subject to requirements for material change of use that is aquaculture. Editor's note—This Code is provided by the Department of Agriculture and Fisheries.
Bulk landscape supplies	Accepted development	
	If: (a) in an existing building; (b) involving minor building work only; (c) not involving a reduction in the number of car parking spaces.	
	Code assessment	
	If not accepted development	Low impact industry zone code Services and works code
Caretaker's accommodation	Accepted development subject to requirements	
	If complying with the stated requirements	Low impact industry zone Code: Sections 4, acceptable outcomes
	Code assessment	
	If not accepted development subject to requirements	Low impact industry zone code Services and works code
Car wash	Accepted development	
	If: (a) in an existing building (b) involving minor building work only; (c) not involving a reduction in the number of car parking spaces.	
	Code assessment	
	If not accepted development	Low impact industry zone code Services and works code
Emergency services	Accepted development	
	All	
Food and drink outlet	Code assessment	
	If less than 100m ² gross floor area	Low impact industry zone code Services and works code
Hardware and trade supplies	Accepted development	
	If: (a) in an existing building (b) involving minor building work only; (c) not involving a reduction in the number of car parking spaces.	
	Code assessment	
	If not accepted development	Low impact industry zone code Services and works code

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Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
Low impact industry	Accepted development	
	If in an existing building	
	Accepted development subject to requirements	
	If: (a) not accepted development; and (b) complying with the stated requirements	Low impact industry zone code: Sections 1 & 2, acceptable outcomes
	Code assessment	
	If not accepted development; or accepted development subject to requirements	Low impact industry zone code Services and works code
Major electricity infrastructure	Code assessment	
	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: Section 3, acceptable outcomes	
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 (b) complying with the stated requirements	Low impact industry zone code: Sections 1 & 2, acceptable outcomes
	Code assessment	
	If not accepted development; or accepted development subject to requirements	Low impact industry zone code Services and works code
Rural industry	Code assessment	
	All	Low impact industry zone code Services and works code
Service industry	Accepted development	
	If in an existing building	
	Accepted development subject to requirements	
	If: (a) not accepted development; and (b) complying with the stated requirements	Low impact industry zone code: Sections 1 & 2, acceptable outcomes
	Code assessment	
	If not accepted development or accepted development subject to requirements	Low impact industry zone code Services and works code
Service station	Code assessment	
	All	Low impact industry zone code Services and works code

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Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
Substation	Accepted development	
	All	
Telecommunications facility	Code assessment	
	All	Low impact industry zone code Services and works code
Transport depot	Accepted development	
	If in an existing building	
	Accepted development subject to requirements	
	If: (a) not accepted development; and (b) complying with the stated requirements	Low impact industry zone code: Sections 1 & 2, acceptable outcomes
	Code assessment	
	If not accepted development; or accepted development subject to requirements	Low impact industry 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	Low impact zone code Services and works code
Warehouse	Accepted development	
	If in an existing building	
	Accepted development subject to requirements	
	If: (a) not accepted development; and (b) complying with the stated requirements	Low impact industry zone code: Sections 1 & 2, acceptable outcomes
	Code assessment	
	If not accepted development; or accepted development subject to requirements	Low impact industry zone code Services and works code
Impact assessment		
Any other use not listed in this table. Any 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

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Table 5.5.8—Medium impact industry zone

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

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Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
	Accepted development subject to requirements	
	If: (a) not accepted development; and (b) complying with the stated requirements	Medium impact industry zone code: Section 1, acceptable outcomes
	Code assessment	
	If not accepted development; or accepted development subject to requirements	Medium impact industry zone code Services and works code
Major electricity infrastructure	Code assessment	
	All	Medium impact industry zone code Services and works code
Medium impact industry	Accepted development	
	If in an existing building	
	Accepted development subject to requirements	
	If: (a) not accepted development; and (b) complying with the stated requirements	Medium impact industry zone code: Section 1, acceptable outcomes
	Code assessment	
	If not accepted development; or accepted development subject to requirements	Medium impact industry zone code Services and works code
Office	Accepted development subject to requirements	
	If ancillary to an industrial use on the site	Medium impact industry zone code: Section 2, acceptable outcomes
Park	Accepted development	
	All	
Research and technology industry	Accepted development	
	If in an existing building	
	Accepted development subject to requirements	
	If: (a) not accepted development; and (b) complying with the stated requirements	Medium impact industry zone code: Section 1, acceptable outcomes
	Code assessment	
	If not accepted development; or accepted development subject to requirements	Medium 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	Medium impact industry zone code: Section 1, acceptable outcomes

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

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Table 5.5.9—Special industry zone

Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
Caretaker's accommodation	Accepted development subject to requirements	
	If complying with the stated requirements	Special industry zone code: Section 4, acceptable outcomes
	Code assessment	
High impact industry	Accepted development subject to requirements	
	If an extension or modification to an existing use and complying with the stated requirements	Special industry zone code: Section 1, acceptable outcomes
	Code assessment	
Major electricity facility	Accepted development	
	If an extension or modification to an existing facility	
	Code assessment	
Substation	Accepted development	
	All	
	Code assessment	
Special industry	Accepted development subject to requirements	
	If: (a) an extension or modification to an existing use; and (b) complying with the stated requirements.	Special industry zone code: Section 1, acceptable outcomes
	Code assessment	
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

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Table 5.5.10—Community facilities zone

Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
All Uses	Accepted development	
	If a temporary use in Table 1.7.1 – Temporary uses Note—This accepted development category of development prevails over all other categories of development and assessment.	
Air service	Accepted development	
	If in Precinct CF4	
Caretaker's accommodation	Accepted development subject to requirements	
	If complying with the stated requirements	Community facilities zone code: Section 2, acceptable outcomes
	Code assessment	
	If not accepted development subject to requirements	Community facilities zone code Services and works code
Cemetery	Accepted development	
	If in Precinct CF3	
Club	Accepted development	
	If in Precinct CF3	
Community care centre	Accepted development	
	If in Precinct CF3	
Community use	Accepted development	
	If in Precinct CF3	
Educational establishment	Accepted development subject to requirements	
	If:	Community facilities zone code: Section 1, acceptable outcomes
	(a) for an extension to an existing facility of less than 10% gross floor area; and	
	(b) in Precinct CF1	
	Code assessment	
	If not accepted development subject to requirements	Community facilities zone code Services and works code
Emergency services	Accepted development	
	If in Precinct CF6	
Hospital	Accepted development	
	If in Precinct CF2	
Major electricity infrastructure	Accepted development	
	If in Precinct CF5	
Office	Accepted development	
	If for a public sector entity and in Precinct CF6	
Park	Accepted development	
	All	
Parking station	Accepted development	
	If in Precinct CF4	
Place of worship	Code assessment	
	If in Precinct CF3	Community facilities zone code Services and works code
Residential care facility	Code assessment	
	If in Precinct CF3	Community facilities zone code Services and works code
Substation	Accepted development	
	If in Precinct CF5	
Telecommunications facility	Accepted development	
	If in Precinct CF5	

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Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
Utility installation	Accepted development If for: (a) Network infrastructure in Precinct CF5; (b) Reticulated gas supply in Precinct CF5; (c) Stormwater or drainage infrastructure in Precinct CF5; (d) Water treatment or supply in Precinct CF5	
	Accepted development subject to requirements If: (a) for a sewage treatment facility in Precinct CF5; or (b) transport services in Precinct CF4	Community facilities zone code: Section 1, 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

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Table 5.5.11—Emerging community zone

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

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Table 5.5.12—Extractive industry zone

Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
Caretaker's accommodation	Accepted development subject to requirements	
	If complying with the stated requirements	Extractive industry zone code: Section 2, acceptable outcomes
	Code assessment	
Extractive industry	If not accepted development subject to requirements	Extractive industry zone code Services and works code
	Code-assessment	
Major electricity infrastructure	All	Extractive industry zone code Services and works code
	Code assessment	
Substation	All	Extractive industry zone code Services and works code
	Code assessment	
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

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Table 5.5.13—Rural zone

Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
All Uses	Accepted development	
	If a temporary use in Table 1.7.1 – Temporary uses Note—This accepted development category of development prevails over all other categories of development and assessment.	
Agricultural supplies store	Accepted development	
	If: (a) in an existing building (b) involving minor building work only; (c) not involving a reduction in the number of car parking spaces.	
	Code assessment	
	If not accepted development	Rural zone code Services and works code
Animal husbandry	Accepted development	
	If on a site more than 2km from urban or rural residential zoned land.	
	Accepted development subject to requirements	
	If on a site less than 2km from urban or rural residential zoned land and complying with the stated requirements	Rural zone code: Sections 1, acceptable outcomes
	Code assessment	
	If not accepted development or accepted development subject to requirements	Rural zone code Services and works code
Animal keeping	Accepted development	
	If: (a) on a site more than 2km from urban or rural residential zoned land; and (b) on a site larger than 10ha in area	
	Impact assessment	
	If not accepted development	The planning scheme
Aquaculture	Accepted development subject to requirements	
	If using above ground tanks in a roofed facility with a floor area not exceeding 100m ²	Accepted development requirements for material change of use that is aquaculture Editor's note—This Code is provided by the Department of Agriculture, Fisheries and Forestry.
	Code assessment	
	If for a tank-based facility that is not accepted development subject to requirements	Model land use code for aquaculture – Part A Editor's note—This Code is included in the State Planning Policy—State Interest Guideline for Agriculture.
	Impact assessment	
	If not accepted development subject to requirements or Code assessment	
Bulk landscape supplies	Code assessment	
	All	Rural zone code Services and works code

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Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
Caretaker's accommodation	Accepted development subject to requirements	
	If complying with the stated requirements	Rural zone code: Section 5, 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 a lot larger than 100 hectares	Rural zone code: Section 1, acceptable outcomes
Dwelling house	Code assessment	
	If:	Rural zone code Services and works code
	(a) not accepted development subject to requirements;	
	(b) on a lot 1,000m ² or greater;	
	(c) the dual occupancy is on a single title;	
	(d) one dwelling is no more than 125m ² ; and	
(e) a single shared road access is provided		
Dwelling house	Accepted development	
	If:	
	(a) not involving a secondary dwelling; and	
	(b) not impact assessable	
	Note—Where an overlay applies, a dwelling house may become assessable development. Refer to section 5.9	
	Accepted development subject to requirements	
	If:	Rural zone code: Section 1, acceptable outcomes
(a) including a secondary dwelling and complying with the assessment benchmarks; and		
(b) not impact assessable		
Dwelling house	Code assessment	
	If not:	Rural zone code
	(a) accepted development; or accepted development subject to requirements; or	
(b) impact assessable		
Dwelling house	Impact assessment	
	If:	
	(a) in the (RU1) Winery Precinct;	The planning scheme
	(b) on a lot created since the commencement of this provision;	
(c) on a lot less than 100ha; and		

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Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
	(d) not ancillary to a viticulture, boutique food or tourism operation 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.	
Emergency services	Accepted development	
	All	
Home-based business	Accepted development	
	If a bed-and-breakfast in an existing dwelling house	
	Accepted development subject to requirements	
	If complying with the stated requirements	Rural zone code: Section 6, accepted outcomes
	Code assessment	
	If not accepted development; or accepted development subject to requirements	Rural zone code Services and works code
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 or 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

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Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
Low impact industry	Accepted development subject to requirements If associated with rural activities on the same site	Rural zone code: Sections 1, 2 and 10, 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
	Code assessment All	Rural zone code Services and works code
Roadside stall	Accepted development All	
Rural industry	Accepted development If: (a) in an existing building; (b) involving minor building work only; (c) not involving a reduction in the number of car parking spaces.	
	Accepted development subject to requirements If: (a) not accepted development; and (b) complying with the stated requirements	Rural zone code: Sections 1 and 10, acceptable outcomes
	Code assessment If not accepted development; or accepted development subject to requirements	Rural zone code Services and works code
Rural workers accommodation	Accepted development subject to requirements If complying with the assessment benchmarks	Rural zone code: Sections 1, 2 & 10, acceptable outcomes
Short-term accommodation	Accepted development subject to requirements If on a lot of 10ha or greater.	Rural zone code: Sections 1, 2 and 8, acceptable outcomes
	Code assessment If: (a) not accepted development subject to requirements; and (b) either: (i) on a lot of 10ha or greater; or (ii) involving the reuse of an existing dwelling. Editor's note—"Dwelling" is a defined term in Schedule 1.2.	Rural zone code Services and works code
	Impact assessment If not accepted development subject to requirements or code assessment	The planning scheme

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Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
Substation	Accepted development	
	All	
Tourist park	Accepted development subject to requirements	
	If: (a) involving RV camping only; (b) on a lot 10ha or greater; (c) complying with the stated requirements.	Rural zone code: Section 1 (excluding AO5.1-AO5.3), Section 2 and Section 10.
	Code assessment	
	If: (a) involving RV camping; and (b) not accepted development subject to requirements.	Rural zone code Services and works code
Utility installation	Accepted development	
	If not a waste management facility or sewage treatment plant	
Wholesale nursery	Accepted development	
	All	
Winery	Accepted development	
	If: (a) in an existing building (b) involving minor building work only; (c) not involving a reduction in the number of car parking spaces.	
	Accepted development subject to requirements	
	If: (a) not accepted development (b) complying with the stated requirements	Rural zone code: Sections 1 & 10, acceptable outcomes
Winery	Code assessment	
	If: (a) not accepted development; (b) 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

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Table 5.5.14—Rural residential zone

Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
Community use	Accepted development	
	All	
Cropping	Accepted development	
	If not undertaking chemical spraying	
Dual occupancy	Code assessment	
	If: (a) a lot 1,000m ² or greater; (b) the dual occupancy is on a single title; (c) one dwelling is no more than 100m ² ; and (d) a single shared road access is provided	Rural residential zone code
Dwelling house	Accepted development	
	If not accepted development subject to requirements or assessable development - Code assessment	
	Note—Where an overlay applies, a dwelling house may become assessable development. Refer to section 5.9	
	Accepted development subject to requirements	
Emergency services	If including a secondary dwelling Note—Where an overlay applies, a dwelling house may become assessable development. Refer to section 5.9	Rural residential zone code: Section 4, acceptable outcomes
	Code assessment	
	If not accepted development subject to requirements	Rural residential zone code
Garden centre	Accepted development	
	All	
Home-based business	Code assessment	
	All	Rural residential zone code Services and works code
Park	Accepted development subject to requirements	
	If complying with the stated requirements	Rural residential zone code: Section 3, acceptable outcomes
Short term accommodation	Code assessment	
	If not accepted development subject to requirements	Rural residential zone code Services and works code
Utility installation	Accepted development	
	If the reuse of an existing dwelling. Editor's note—"Dwelling" is a defined term in Schedule 3.	
Impact assessment	Accepted development	
	If not a waste management facility or sewage treatment plant	
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

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Table 5.5.15—Specialised centre zone

Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
Car wash	Code assessment	
	All	Specialised centre zone code Services and works code
Food and drink outlet	Code assessment	
	If less than 100m ² gross floor area	Specialised centre zone code Services and works code
Garden Centre	Accepted development	
	If in an existing commercial or industrial building	
	Accepted development subject to requirements	
	If: (a) not accepted development; and (b) complying with the stated requirements	Specialised centre zone code: Section 1, acceptable outcomes Services and works code
	Code assessment	
	If not accepted development or accepted development subject to requirements	Specialised centre zone code Services and works code
Hardware & trade supplies	Accepted development	
	If in an existing commercial or industrial building	
	Accepted development subject to requirements	
	If: (a) not accepted development; and (b) complying with the stated requirements	Specialised centre zone code: Section 1, acceptable outcomes
	Code assessment	
	If not accepted development or accepted development subject to requirements	Specialised centre zone code Services and works code
Indoor Sport and Recreation	Accepted development	
	If in an existing commercial or industrial building	
	Code assessment	
	If not accepted development	Specialised centre zone code Services and works code
Park	Accepted development	
	All	
Service industry	Accepted development	
	If in an existing commercial or industrial building	
	Accepted development subject to requirements	
	If: (a) not accepted development; and (b) complying with the stated requirements	Specialised centre zone code: Section 1, acceptable outcomes Services and works code
	Code assessment	
	If not accepted development or accepted development subject to requirements	Specialised centre zone code Services and works code

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

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Table 5.5.16—Township zone

Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
Agricultural supplies store	Accepted development	
	If in an existing commercial building	
	Accepted development subject to requirements	
	If: (a) not accepted development; and (b) complying with the stated requirements	Township zone code: Sections 1, 8 & 10, acceptable outcomes
	Code assessment	
	If not accepted development or accepted development subject to requirements	Township zone code Services and works code
Caretaker's accommodation	Accepted development subject to requirements	
	If complying with the stated requirements	Township zone code: Sections 1, 4 & 10, acceptable outcomes
	Code assessment	
	If not accepted development subject to requirements	Township zone code Services and works code
Childcare centre	Accepted development	
	If in an existing commercial building	
	Code assessment	
	If not accepted development	Township zone code Services and works code
	Accepted development	
Club	If in an existing commercial building	
	Code assessment	
	If not accepted development	Township zone code Services and works code
Community use	Accepted development	
	If in an existing building	
	Code assessment	
	If not accepted development	Township zone code Services and works code
Dual occupancy	Code assessment	
	All	Township zone code
Dwelling house	Accepted development	
	If not involving a secondary dwelling	
	Accepted development subject to requirements	
	If including a secondary dwelling and complying with the assessment benchmarks	Township zone code: Sections 1, 2, 3 & 7, acceptable outcomes
	Code assessment	
	If 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

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Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
Food and drink outlet	Accepted development	
	If in an existing commercial building	
	Accepted development subject to requirements	
	If: (a) not accepted development; and (b) complying with the stated requirements	Township zone code: Sections 1 & 8, acceptable outcomes
Garden centre	Code assessment	
	If not accepted development or accepted development subject to requirements	
	Township zone code Services and works code	
	Accepted development	
Hardware and trade supplies	If	
	(a) in an existing building; (b) involving minor building work only; (c) not involving a reduction in the number of car parking spaces.	
	Accepted development subject to requirements	
	If: (a) not accepted development; and (b) complying with the stated requirements	Township zone code: Sections 1 & 8, acceptable outcomes
Health care services	Code assessment	
	If not accepted development or accepted development subject to requirements	
	Township zone code Services and works code	
	Accepted development	
Health care services	If in an existing commercial building	
	Accepted development subject to requirements	
	If: (a) not accepted development; and (b) complying with the stated requirements	Township zone code: Sections 1 & 8, acceptable outcomes
	Code assessment	
Health care services	If not accepted development or accepted development subject to requirements	
	Township zone code Services and works code	

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Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
Home-based business	Accepted development	
	If complying with the acoustic quality objectives under the <i>Environmental Protection (Noise) Policy 2019</i> .	
	Accepted development subject to requirements	
	If complying with the stated requirements	Township zone code: Sections 1 & 6, acceptable outcomes
Low impact industry	Code assessment	
	If not accepted development subject to requirements	
	Township zone code Services and works code	
	Accepted development	
Market	If in an existing commercial building	
	Accepted development subject to requirements	
	If:	Township zone code: Sections 1 & 9, acceptable outcomes
	(a) not accepted development; and (b) complying with the stated requirements	
Office	Code assessment	
	If not accepted development or accepted development subject to requirements	
	Township zone code Services and works code	
	Accepted development	
Park	All	
	Accepted development	
	All	
	Accepted development	
Roadside stall	If in an existing commercial building	
	Accepted development subject to requirements	
	If:	Township zone code: Sections 1 & 8, acceptable outcomes
	(a) in an existing building; (b) involving minor building work only; (c) not involving a reduction in the number of car parking spaces.	
Service industry	Code assessment	
	If not accepted development	
	Township zone code Services and works code	
	Accepted development	
Service industry	If in an existing commercial building	
	Accepted development subject to requirements	
	If:	Township zone code: Sections 1 & 9, acceptable outcomes
	(a) not accepted development; and (b) complying with the stated requirements	

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Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
	Code assessment	
	If not accepted development or accepted development subject to requirements	Township zone code Services and works code
Shop	Accepted development	
	If in an existing commercial building	
	Accepted development subject to requirements	
	If: (a) not accepted development; and (b) complying with the stated requirements	Township zone code: Sections 1 & 8, acceptable outcomes
	Code assessment	
	If not accepted development or accepted development subject to requirements	Township zone code Services and works code
Short term accommodation	Code assessment	
	If the reuse of an existing dwelling. Editor's note—"Dwelling" is a defined term in Schedule 1.2.	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	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	Township zone code Services and works code
Winery	Accepted development	
	If: (a) in an existing building; (b) involving minor building work only; (c) not involving a reduction in the number of car parking spaces.	
	Code assessment	
	If not accepted development	Township zone code Services and works code

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Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
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.

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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	Requirements for accepted development and assessment benchmarks
All zones	Code assessment	The relevant zone code Reconfiguring a lot code Services and works code
	All reconfiguring a lot if: (a) compliant with the minimum requirements of Table 8.4.2 or (b) a boundary realignment	
	Impact assessment	The planning scheme

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

5.7 Categories of development and assessment—Building work

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

Table 5.7.1—Building Work

Zone	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
All zones	Accepted development subject to requirements	Local heritage places code: Section 1, acceptable outcomes
	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.	

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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	Requirements for accepted development and assessment benchmarks
All zones except the Rural zone and Rural residential zone	Code assessment	Services and works code
	Filling or excavation if: <ul style="list-style-type: none"> The depth of: <ol style="list-style-type: none"> fill is more than 1m above ground level; or excavation is more than 1m below ground level. or Involving more than 50m³ of material 	
Rural Zone Rural Residential Zone	Code assessment	Services and works code
	Filling or excavation if: <ul style="list-style-type: none"> The depth of: <ol style="list-style-type: none"> fill is more than 1m above ground level; or excavation is more than 1m below ground level. and Involving more than 500m³ of material 	
All zones	Code assessment	Local heritage place code
	Operational 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	Third party sign code
	Third party sign	
Accepted Development		
Any other operational work not listed in this table.		

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

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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 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 10 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 7 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 10 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.

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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,

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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 demonstrable 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).
- (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.

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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; (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>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>
Section 2 General	
<p>PO2 The density, built form and appearance of development reflects the intended low density, detached housing character of the zone, is climatically responsive and facilitates casual surveillance of the street.</p>	<p>AO2.1 Site cover does not exceed 50% except for the Bunya Mountains Precinct where the maximum site cover is 10%.</p> <p>and</p> <p>AO2.2 Buildings are a maximum of 2 storeys above ground level.</p> <p>and</p> <p>AO2.3 Pedestrian entrances to buildings are clearly visible from the street.</p> <p>and</p> <p>AO2.4 The maximum length of any façade without articulation or change of materials is 10m.</p> <p>and</p> <p>AO2.5 Buildings are set back at least:</p> <ul style="list-style-type: none"> (a) 6m from the primary street frontage; (b) 4.5m from any secondary street frontage; (c) 1.5m from side boundaries; and (d) 6m from rear boundaries. <p>and</p> <p>AO2.6 A 1.8m high screen fence is provided to the side and rear boundaries.</p>

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Performance outcomes	Requirements for accepted development and assessment benchmarks
	and AO2.7 Plant and service equipment (air conditioning, exhaust fans, lift motor rooms, refuse bins, telecommunication devices, etc) are integrated into the building. and AO2.8 Garages are at or behind the ground level front building setback. and 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. and AO2.10 Each unit incorporates a private open space at least 20m ² in area and 4 metres wide that directly adjoins the unit's principal living area and is oriented northward. and AO2.11 Front fences are less than 1.2 metres high. and AO2.12 Where a dual occupancy in the Low Density Residential zone, each unit has: (a) driveway access to its 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.
PO3 Development responds to natural landforms and stormwater flows.	AO3 Cut and fill is minimised.
PO4 Development is adequately serviced.	AO4.1 Development is connected to reticulated water supply and sewerage. and AO4.2 Stormwater is discharged to a lawful point of discharge or to downstream properties but only with the consent of the affected landowners. and AO4.3 Development is supplied with reticulated electricity and telecommunications services.
PO5 The efficiency and safety of the road network is not compromised by inappropriate access arrangements.	No outcome specified.
PO6 Refuse storage areas: (a) are conveniently located for use and collection; and (b) are of useable size; and	No outcome specified.


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Performance outcomes	Requirements for accepted development and assessment benchmarks
(c) avoid adverse impacts on neighbours and occupants; and (d) are screened from view within the site, adjoining properties and the street.	
<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>
<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>

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Performance outcomes	Requirements for accepted development and assessment benchmarks
	<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. and AO10.4 The home-based business does not involve the inspection, servicing, repair or hiring of vehicles, machinery or equipment. and AO10.5 The home-based business does not necessitate an environmental licence.</p>
<p>Section 4 Development in Bunya Mountains Precinct</p>	
<p>PO11 Development, including Dwelling Houses, must adopt the local alpine village architectural form.</p>	<p>AO11.1 Roofs are pitched to at least 40° and incorporate at least 400mm eaves (see examples below)</p>  <p>and AO11.2 Buildings are of predominantly timber construction. and AO11.3 Front façades incorporate verandahs and windows with a height to width ratio greater than 1.0. and AO11.4 Buildings utilise 'pole' construction techniques with minimal ground disturbance in preference to 'slab on ground' construction techniques. and AO11.5 Timber-cladding and metal rather than tiled roofs are the predominant finishes used in building/construction. and AO11.6 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>

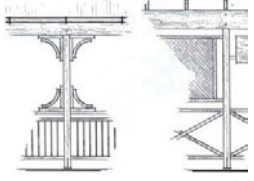
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Performance outcomes	Requirements for accepted development and assessment benchmarks
	 <p>AO11.7 Dual occupancies have the appearance of a dwelling house.</p>
<p>Section 5 Small lot dwelling houses</p>	
<p>PO12 Dwelling houses on small lots are to 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>AO12.1 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>AO12.2 The minimum setback from side boundaries is 1m.</p> <p>and</p> <p>AO12.3 The minimum setback from the rear boundary is 6m</p> <p>and</p> <p>AO12.4 The maximum site cover is 50% of the site area.</p> <p>and</p> <p>AO12.5 The maximum length of a dwelling house is 25m, including enclosed garages.</p> <p>and</p> <p>AO12.6 There is at least one covered parking space.</p> <p>and</p> <p>AO12.7 The driveway crossover is no wider than 3.5m.</p> <p>and</p> <p>AO12.8 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 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. <p>and</p> <p>AO12.9 Roofs are to be pitched at least 20°.</p>

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Performance outcomes	Requirements for accepted development and assessment benchmarks
	and AO12.10 600mm eaves are to be over all external walls.
PO13 Reconfiguration into allotments less than 400m ² is to provide for suitable living environments.	For allotments lots less than 400m ² – AO13.1 All lots are orientated to within 20° of north. AO13.2 All lots are to be sized and shaped to accommodate a 10m x 20m rectangle.
Section 6. Short Term Accommodation	
PO14 Short term accommodation maintains the appearance of an ordinary dwelling in the zone	AO14.1 Short term Accommodation uses are: (a) carried out in the existing dwelling (b) have no external signage AO14.2 One (1) dedicated off street car parking space is provided for the sole use by the short term accommodation use
PO15 Short term accommodation only accommodates people for a very short duration	AO15 Guests can stay a maximum of 14 consecutive nights
PO16 Short term accommodation does not cause any nuisance or adverse impacts on the existing amenity	AO16.1 Noise levels do not exceed acoustic quality objectives under the Environmental Protection (Noise) Policy 2019 Schedule 1. AO16.2 Domestic waste bins are provided in a screened area and maintained in a tidy state at all times.
Section 7. For development affected by one or more overlays (other than bushfire hazard overlay)	
Airport environs overlay	
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.	No outcome specified.
Biodiversity overlay	
PO18 Environmentally significant areas and values, including biodiversity values, are identified, protected and enhanced.	AO18.1 Uses and associated works are confined to areas not identified on Overlay Map 05. or AO18.2 Development is compatible with the environmental values of the area. or AO18.3 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

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Performance outcomes	Requirements for accepted development and assessment benchmarks
<p>PO19 Biodiversity values of identified areas of environmental significance are protected from the impacts of development</p>	<p>AO19 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 There are no significant adverse effects on water quality, ecological and biodiversity values.</p>	<p>AO20.1 Uses and associated works are confined to areas outside overland flow paths and natural drainage features. and AO20.2 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>Flood hazard overlay</p>	
<p>PO21 Development is not exposed to risk from flood events by responding to flood potential and maintains personal safety at all times</p>	<p>AO21.1 (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) New buildings are not located within the area identified on Overlay Map 03. or AO21.2 (a) Development is sited above the 1%AEP flood event where known, or the highest known flood event, as follows: (i) Habitable floor levels - 500mm; (ii) Non-habitable floor levels - 300mm; (iii) All other development - 0mm. and (b) Signage is provided on site indicating the position and path of all safe evacuation routes off the site.</p>
<p>PO22 Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level, and does not increase the potential for flood damage either on site or other properties.</p>	<p>AO22.1 Works associated with the proposed development do not: (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: (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>

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Performance outcomes	Requirements for accepted development and assessment benchmarks
<p>PO23 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>PO24 Historic subdivisions are only developed in locations where there is adequate access to physical and social services Editor's note—This does not apply to outbuildings and extensions to an existing house.</p>	<p>AO24 The site is within 5km distance by road of a school if not on a current school bus route.</p>
<p>PO25 A site identified on the Historic Subdivision Overlay is not developed where: (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>	<p>AO25.1 The site has frontage to a gazetted and constructed road. 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. and AO25.2 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>. and AO25.3 The site is: (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. and AO25.4 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. 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: ▪ 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. and AO25.5 New buildings are provided with a service line connection to the electricity supply and telecommunications networks. and AO25.6 Stormwater drainage is discharged from the boundary of a development site:</p>

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Performance outcomes	Requirements for accepted development and assessment benchmarks
	(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. and AO25.7 New buildings are confined to areas outside of overland flow paths and natural drainage features.
Landslide hazard overlay	
PO26 Development does not increase the risk of harm to people and property as a result of landslide, by: (a) avoiding development in a landslide hazard area; or (b) undertaking development in a landslide hazard area only where strictly in accordance with best practice geotechnical principles.	AO26.1 Development, including associated access, is not located in a landslide hazard area as identified on Overlay Map 10. or AO26.2 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.
PO27 Community infrastructure in any area mapped as Landslide Hazard is able to function effectively during and immediately after landslide events.	No outcome specified.

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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..
 - (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).

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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>
<p>PO3 The efficiency and safety of the road network is not compromised by inappropriate access arrangements</p>	<p>No outcome specified.</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. and AO4.2 Where the total number of multiple dwelling</p>

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Performance outcomes	Requirements for accepted development and assessment benchmarks
	<p>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> <p>(a) Areas that pose a health risk from previous activities; and</p> <p>(b) Unacceptable levels of contaminants.</p>	<p>AO5.1 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>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>
<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> <p>(a) For multiple dwellings – 20%</p> <p>(b) For retirement facilities – 35%</p> <p>(c) For other uses – not specified.</p>
Section 2 Home-based business	
<p>PO7 The activity, occupation or business is subordinate to the dwelling on the site.</p>	<p>AO7.1 The home-based business is conducted in, under or within 20m of the principal dwelling and is conducted by a person living in the dwelling.</p>

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Performance outcomes	Requirements for accepted development and assessment benchmarks
	and AO7.2 The maximum internal floor area used is the greater of 50m ² of the gross floor area or 20m ² of outdoor area. and AO7.3 No more than one non-resident of the site is employed in the home-based business. and AO7.4 A home-based business is setback from the road frontage of the site a distance greater than the existing building line. and AO7.5 A single un-illuminated business sign bearing the name and nature of the business is limited to 0.3m ² in area.
PO8 Car parking and access is provided in a safe, attractive and functional manner.	AO8.1 Home-based businesses provide a maximum of one parking space in addition to the requirements of the principal dwelling. and AO8.2 Access is taken from the same crossover and driveway servicing the existing dwelling.
PO9 The amenity of the local residential area is not adversely affected.	AO9.1 Operating hours are limited to 7am to 8pm Monday to Friday and 8am to 4pm Saturday, Sunday and public holidays. and AO9.2 The home-based business does not rely on transport provided by vehicles larger than a 3-tonne rigid vehicle. and 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. and AO9.4 The home-based business does not involve the inspection, servicing, repair or hiring of vehicles, machinery or equipment. and AO9.5 The home-based business does not necessitate an environmental licence.
Section 3 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 major use on the site.

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Performance outcomes	Requirements for accepted development and assessment benchmarks
	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 primary use of the site.
Section 4 Dual occupancies, multiple dwellings and retirement facilities	
PO12 Development is located on land that provides easy, safe and convenient movement by pedestrians.	AO12 Development is located on land with slopes less than: (a) For multiple dwellings – 12.5%; (b) For retirement facilities – 8%; (c) For dual occupancies – not specified.
PO13 The development site is of an appropriate size to accommodate activities, buildings, infrastructure, services and works associated with the residential use.	AO13.1 The site has a minimum area of: (a) For dual occupancies – 600m ² ; (b) For multiple dwellings – 800m ² ; (c) For retirement facilities – 2,000m ² . and AO13.2 The site has a minimum road frontage of: (a) For dual occupancies – 18m; (b) For multiple dwellings – 20m; (c) For retirement facilities – not specified.
PO14 Development provides a setting that adds positively to the streetscape and provides reasonable access to natural light and ventilation.	AO14.1 Buildings have a minimum set back of 6m to the primary street frontage. and AO14.2 Setbacks to any secondary road frontage are a minimum of 4.5m. and AO14.3 Side and rear boundary setbacks for residential uses are a minimum of: (a) 1.5m – at ground level; (b) 2.0m – above ground level.
PO15 Development provides sufficient open space to meet the recreational and privacy needs of	AO15.1 Each dwelling in a dual occupancy is provided with private open space of a

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Performance outcomes	Requirements for accepted development and assessment benchmarks
residents.	<p>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: (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> <p>and</p> <p>AO15.3 Each dwelling in a multiple dwelling is provided with northward oriented private open space comprising: (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> <p>and</p> <p>AO15.4 Each dwelling in a retirement facility is provided with private open space comprising: (a) a minimum consolidated area of 12m² with a minimum dimension of 3m for ground level dwellings; and (b) a minimum consolidated area of 20m² with a minimum dimension of 3m for above ground level dwellings.</p> <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</p>

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Performance outcomes	Requirements for accepted development and assessment benchmarks
	neighbouring properties.
<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 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. and AO18.2 All external lighting complies with the requirements of the AS4282—Control of the Obtrusive Effects of Outdoor Lighting.</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. and AO19.2 All paths and outdoor recreational areas have a gradient 5% or less.</p>
Section 5 Small lot dwelling houses	
<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 – AO20.1 The minimum front setback is 6m or, if any adjoining dwelling house is set back less than 6m, that setback. and AO20.2 The minimum setback from side boundaries is 1m. and 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</p>

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Performance outcomes	Requirements for accepted development and assessment benchmarks
	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
Section 6 Secondary dwelling	
PO21 A secondary dwelling must be subsidiary to its primary dwelling.	AO21.1 A secondary dwelling is no larger than 70m ² 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.
Section 7 Short Term Accommodation	
PO22 Short term accommodation maintains the appearance of an ordinary dwelling in the zone	AO22.1 Short term Accommodation uses are: (a) carried out in the existing dwelling (b) have no external signage AO22.2 One (1) dedicated off street car parking space is provided for the sole use by the short term accommodation use
PO23 Short term accommodation only accommodates people for a short duration	AO23 Guests can stay a maximum of 14 nights
PO24 Short term accommodation does not cause any nuisance or adverse impacts on the existing amenity	AO24.1 Noise levels do not exceed acoustic quality objectives under the Environmental Protection (Noise) Policy 2019, Schedule 1. AO24.2 Domestic waste bins are provided in a screened area and maintained in a tidy state at all times.
Section 8 For development affected by one or more overlays (other than bushfire hazard overlay)	
Airport environs overlay	
PO25 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	

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Performance outcomes	Requirements for accepted development and assessment benchmarks
<p>PO26 Areas of environmental significance, including biodiversity values, are identified, protected and enhanced.</p>	<p>AO26.1 Uses and associated works are confined to areas not identified on Overlay Map 05. or AO26.2 Development is compatible with the environmental values of the area. or AO26.3 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>PO27 Biodiversity values of identified areas of environmental significance are protected from the impacts of development</p>	<p>AO27 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>PO28 There are no significant adverse effects on water quality, ecological and biodiversity values.</p>	<p>AO28.1 Uses and associated works are confined to areas outside overland flow paths and natural drainage features. and AO28.2 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>

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6.2.3 Principal centre zone code

6.2.3.1 Application

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

6.2.3.2 Purpose

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

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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: (a) 3 storeys above ground level, where not in the PC2 Private Hospital Precinct; (b) 4 storeys above ground level where in the PC2 Private Hospital Precinct. and AO1.2 Buildings are built to the street alignment. and AO1.3 Building entrances are clearly visible from the street. and AO1.4 Development incorporates an all- weather awning built to a line 0.5m short of all carriageways with at least 3m vertical clearance. and 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. and AO1.6 Upper levels incorporate horizontal and vertical variations such as balconies, windows, shading devices and parapets. and AO1.7 Buildings incorporate: (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 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</p>

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Performance outcomes	Requirements for accepted development and assessment benchmarks
	(c) minimum 3 metre boundary setback to street frontages.
<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. and AO3.2 The ground level comprises display windows and active space (e.g. shops, cafés, offices, personal services, hotels, medical facilities and small showrooms). and 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: (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 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. and AO4.3 Pedestrian movement areas involve minimal vehicle conflict points and facilitate equitable access. and 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</p>

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Performance outcomes	Requirements for accepted development and assessment benchmarks
	area of more than 5,000m ² , development provides bus and taxi loading areas within 100m of the main entrance.
PO6 Pedestrian safety is enhanced by appropriate access arrangements.	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).
PO7 Refuse storage areas are located for convenient collection, screened from public view and provided with facilities for self-contained cleaning.	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.
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.	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.
Section 2 For development affected by one or more overlays (other than bushfire hazard overlay)	
Airport environs overlay	
PO9 Development does not significantly increase the risk of wildlife hazard particularly flying vertebrates, such as birds and bats, intruding within an airport operational airspace.	No outcome specified.

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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) 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).

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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.</p> <p>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. and AO1.2 Buildings are built to the street alignment. and AO1.3 Building entrances are clearly visible from the street. and AO1.4 Development incorporates an all-weather awning built to a line 0.5m short of all carriageways with at least 3m vertical clearance. and 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. and AO1.6 Upper levels incorporate horizontal and vertical variations in elements such as balconies, windows, shading devices and parapets. and AO1.7 Buildings on corner sites incorporate: (a) Elements distinguishing different levels; and (b) Variations in roof shape, recesses or projections, shade devices and detailing. and 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 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.</p>	<p>AO3.1 Buildings are built to side boundaries, except for pedestrian and vehicular access. and</p>

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Performance outcomes	Requirements for accepted development and assessment benchmarks
	<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>
<p>PO6 Pedestrian safety is enhanced by appropriate access arrangements.</p>	<p>AO6 Where an alternative exists, no direct vehicular access is provided from the</p>

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Performance outcomes	Requirements for accepted development and assessment benchmarks	
PO7 Refuse storage areas are located for convenient collection, screened from public view and provided with facilities for self-contained cleaning.	respective town's main commercial street. 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.	
	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.	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.
	Section 2 Short Term Accommodation	
PO9 Short term accommodation maintains the appearance of an ordinary dwelling in the zone	AO9.1 Short term Accommodation uses are: (a) carried out in the existing dwelling (b) have no external signage AO9.2 One (1) dedicated off street car parking space is provided for the sole use by the short term accommodation use	
PO10 Short term accommodation only accommodates people for a short duration	AO10 Guests can stay a maximum of 14 nights	
PO11 Short term accommodation does not cause any nuisance or adverse impacts on the existing amenity	AO11.1 Noise levels do not exceed acoustic quality objectives under the Environmental Protection (Noise) Policy 2019, Schedule 1. AO11.2 Domestic waste bins are provided in a screened area and maintained in a tidy state at all times.	
Section 3 For development affected by one or more overlays		
Flood hazard overlay		
PO12 Development is not exposed to risk from	AO12.1 All new allotments include an area of	

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Performance outcomes	Requirements for accepted development and assessment benchmarks
<p>flood events by responding to flood potential and maintains personal safety at all times</p>	<p>sufficient size to accommodate the intended land use outside the area identified on Overlay Map 03.</p> <p>and</p> <p>AO12.2 New buildings are not located within the area identified on Overlay Map 03;</p> <p>or</p> <p>AO12.3 Development is sited above the 1% AEP flood event where known, or the highest known flood event, as follows:</p> <ul style="list-style-type: none"> (a) Habitable floor levels - 500mm; (b) Non-habitable floor levels - 300mm; (c) On-site sewage treatment and storage areas for potential contaminants - 300mm; (d) All other development - 0mm. <p>and</p> <p>AO12.4 Building work below the nominated flood level allows for the flow through of flood water at ground level:</p> <ul style="list-style-type: none"> (a) The structure below flood level is unenclosed; or (b) Any enclosure below flood level aligns with the direction of water flow; or (c) Any enclosure not aligning with the direction of water flow must have openings that are at least 50% of the enclosed area with a minimum opening of 75mm. <p>and</p> <p>AO12.5 Resilient building materials are used below the nominated flood level in accordance with the relevant building assessment provisions.</p> <p>and</p> <p>AO12.6 Signage is provided on site indicating the position and path of all safe evacuation routes off the site.</p>
<p>PO13 Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level, and does not increase the potential for flood damage either on site or other properties.</p>	<p>AO13.1 Works associated with the proposed development do not:</p> <ul style="list-style-type: none"> (a) involve a net increase in filling greater than 50m³; or (b) result in any reductions of on- site flood storage capacity and contain within the site any changes to depth / duration/velocity of flood waters; or (c) change flood characteristics outside the site in ways that result in <ul style="list-style-type: none"> (i) loss of flood storage; (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows; or (iv) any reduction in flood warning times.
<p>PO14 Development avoids the release of hazardous materials into floodwaters.</p>	<p>AO14.1 Materials manufactured or stored on site are</p>

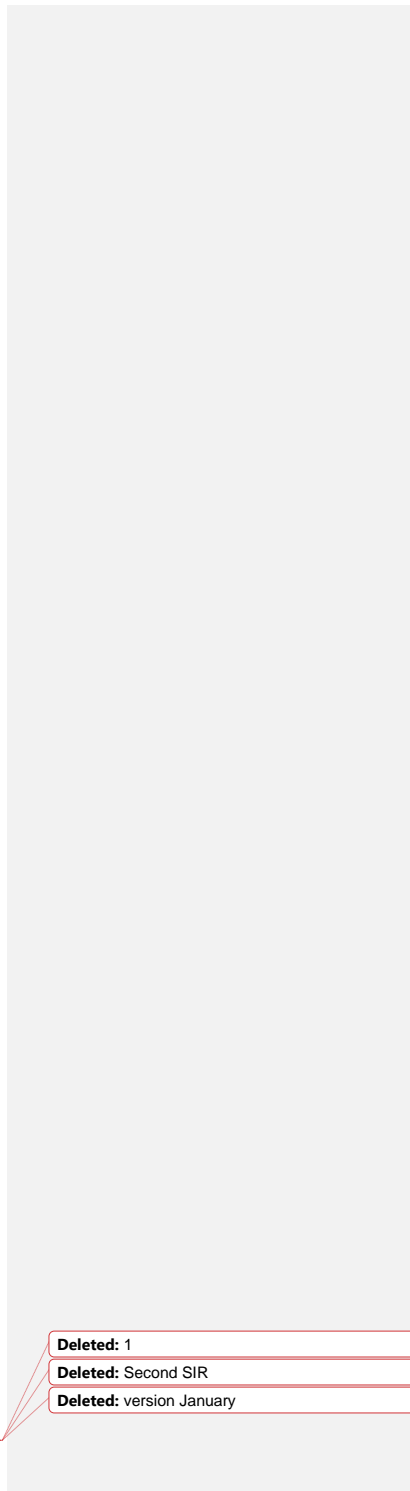
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Performance outcomes	Requirements for accepted development and assessment benchmarks
	not hazardous in nature. or AO14.2 Hazardous materials and any associated manufacturing equipment are located above the nominated flood level.
PO15 Community infrastructure in any area mapped as Flood Hazard is able to function effectively during and immediately after flood events.	No outcome specified.

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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.
 - (g) Land susceptible to flooding or drainage problems, including high ground water tables, is protected from inappropriate sport and recreation activities or facilities.
 - (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.
 - (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).

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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. and 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. and AO2.2 All buildings are set back a minimum 6m from the frontage of the site. and AO2.3 Buildings and structures do not exceed the height of existing structures or if remote from other buildings: (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. and AO2.4 Any roads or driveways through the site have a maximum width of 7m. and 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. and 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. and 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. and AO3.4 Hours of operation of outdoor activities are</p>

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Performance outcomes	Requirements for accepted development and assessment benchmarks
	restricted to 7am to 10pm. and 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. and AO3.6 Outdoor lighting is designed, installed and maintained in accordance with the parameters and requirements of AS4282 – <i>Control of the Obtrusive Effects of Outdoor Lighting</i> . and 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.
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 Land with a gradient in excess of 1:8 on 50% or more of the allotment is not developed for any purpose.
PO6 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.	AO6.1 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 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.
Section 2 Caretaker's accommodation	
PO7 Caretaker's accommodations are subsidiary to and compatible with the principal use on the same site.	AO7.1 Only one caretaker's accommodation is established on the site. and AO7.2 A caretaker's accommodation is not located at the front of the major use on the site. and AO7.3 A caretaker's accommodation is separated from the principal activity areas of the primary use of the site by at least 10m.
PO8 Caretaker's accommodations are compatible with the scale, character and appearance of	AO8.1 A caretaker's accommodation does not exceed 8.5m in height.

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Performance outcomes	Requirements for accepted development and assessment benchmarks
the setting and provide for the accommodation needs of a caretaker and their family.	and 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. and AO8.3 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 AO8.4 A caretaker's accommodation is provided with private open space which is directly accessible from a habitable room. and AO8.5 A caretaker's accommodation is setback: (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.
PO9 Caretaker's accommodation is adequately serviced by access and essential utility infrastructure.	AO9.1 A caretaker's accommodation is connected to reticulated infrastructure to a standard required or expected of new residential development. and AO9.2 Except where adjoining the Rural zone, the site has a bitumen surfaced road frontage. and 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.
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 Development does not include the following within an airport's public safety area as depicted on Overlay Map 01: (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)

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Performance outcomes	Requirements for accepted development and assessment benchmarks
	establishments, hospitals) (d) the manufacture, use or storage of flammable, explosive, (e) hazardous or noxious materials.
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 Development adjacent to Protected Areas identified on Overlay Map 05 is set back a minimum of 100m from the park boundaries in the absence of any current 'Management Plans' for these areas.
PO14 There are no significant adverse effects on water quality, ecological and biodiversity values.	AO14.1 Uses and associated works are confined to areas outside overland flow paths and natural drainage features. and AO14.2 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.
Extractive industry overlay	
PO15 The long term availability of the extractive resource, coal or mineral for extraction or processing is maintained.	AO15 Development in the resource or processing area depicted on Overlay Map 07 is for: (a) extractive, coal or mineral industry or is directly associated with extractive, coal or mineral; industry, or (b) other uses that would not constrain existing or future extractive, coal or mineral activities, or (c) a temporary use.
PO16	AO16

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Performance outcomes	Requirements for accepted development and assessment benchmarks
Development does not increase the number of people living or working in the separation area.	New residential, business and community activities are not located within the separation area depicted on Overlay Map 07.
Flood hazard overlay	
PO17 Development is not exposed to risk from flood events by responding to flood potential and maintains personal safety at all times.	AO17.1 (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) New buildings are not located within the area identified on Overlay Map 03; or AO17.2 (a) Development is sited above the 1%AEP flood event where known, or the highest known flood event, as follows: (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. and (b) Signage is provided on site indicating the position and path of all safe evacuation routes off the site.
PO18 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.	AO18 Works associated with the proposed development do not: (a) involve a net increase in filling greater than 50m ³ ; 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: (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.
PO19 Development avoids the release of hazardous materials into floodwaters.	AO19.1 Materials manufactured or stored on site are not hazardous in nature. or AO19.2 Hazardous materials and any associated manufacturing equipment are located above the nominated flood level.
PO20 Community infrastructure in any area mapped as Flood Hazard is able to function effectively during and immediately after flood events.	No outcome specified.
Historic subdivisions overlay	
PO21 Historic subdivisions are only developed in locations where there is	AO21 The site is within 5km distance by road of a

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Performance outcomes	Requirements for accepted development and assessment benchmarks
<p>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>school if not on a current school bus route.</p>
<p>PO22 A site identified on the Overlay Map 09 is not developed where:</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>AO22.1 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>AO22.2 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>AO22.3 The site is:</p> <p>(a) within a reticulated town water area, and reticulated water supply 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>and</p> <p>AO22.4 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; • 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>AO22.5 New buildings are provided with a service line connection to the electricity supply and telecommunications networks.</p> <p>AO22.6 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>AO22.7 New buildings are confined to areas</p>

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Performance outcomes	Requirements for accepted development and assessment benchmarks
	outside of overland flow paths and natural drainage features.
Regional infrastructure overlay	
PO23 Stock routes and trails identified on Overlay Map 04 are protected from incompatible development.	No outcome specified.
PO24 Development is sufficiently separated from major electricity infrastructure or substations to minimise the likelihood of nuisance or complaint.	AO24 Sensitive land use (as defined in the Regulation) maintain the following separation distances from substations or easement for major electricity infrastructure identified on Overlay Map 04: (a) 20 m for transmission lines up to 132 kilovolts (b) 30 m for transmission lines between 133 kilovolts and 275 kilovolts and (c) 40 m for transmission lines exceeding 275 kilovolts. Editor's note—Information relating to the voltage of transmission lines is available from the relevant energy supplier.
PO25 There is sufficient space within the site to establish landscaping which substantively assists in screening and softening obtrusive major electricity infrastructure identified on Overlay Map 04.	AO25 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.

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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.
 - (f) Sites that are contaminated or pose a health risk from prior activities are remediated prior to being developed for sensitive land use (as defined in the Regulation).
- Bunya Mountains Precinct**
- (g) Low impact, small-scale rural activities are facilitated where compatible with maintaining environmental values.
 - (h) Any commercial uses which are considered necessary to support recreational and ecotourism use of the zone are located outside of the zone.

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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	
<p>PO1 Development does not result in any loss or damage to the environmental values of the area.</p>	No outcome specified.
<p>PO2 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>AO2.1 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 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. and AO3.2 A caretaker's accommodation is not located at the front of the major use on the site. and 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. and AO4.2 A caretaker's accommodation is located adjacent to accommodation activities. and 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. and AO4.4 A caretaker's accommodation is provided with private open space which is directly accessible from a habitable room. and 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>

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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 Development located within the building restricted area identified on Overlay Map 01 does not create: (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 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.		
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 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.		
PO9 There are no significant adverse effects on water quality, ecological and biodiversity values.	AO9.1 Uses and associated works are confined to areas outside overland flow paths and natural drainage features. and AO9.2		

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Performance outcomes	Requirements for accepted development and assessment benchmarks
	<p>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 AO9.3 The Waterway Corridors identified on Overlay Map 05 are maintained in a natural state.</p>
Flood hazard overlay	
<p>PO10 Development is not exposed to risk from flood events by responding to flood potential and maintains personal safety at all times.</p>	<p>AO10.1 (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) New buildings are not located within the area identified on Overlay Map 03; or AO10.2 (a) Development is sited above the 1%AEP flood event where known, or the highest known flood event, as follows: (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. and (b) Signage is provided on site indicating the position and path of all safe evacuation routes off the site.</p>
<p>PO11 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>AO11 Works associated with the proposed development do not: (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: (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>
<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>
Landslide hazard overlay	

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Performance outcomes	Requirements for accepted development and assessment benchmarks
<p>PO13 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>AO13.1 Development, including associated access, is not located in a landslide hazard area as identified on Overlay Map 10.</p> <p>or</p> <p>AO13.2 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>PO14 Community infrastructure in any area mapped as Landslide Hazard is able to function effectively during and immediately after landslide events.</p>	No outcome specified.
Regional infrastructure overlay	
<p>PO15 Stock routes and trails identified on Overlay Map 04 are protected from incompatible development.</p>	No outcome specified.
<p>PO16 Development is sufficiently separated from major electricity infrastructure or substations to minimise the likelihood of nuisance or complaint.</p>	<p>AO16 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><small>Editor's note—Information relating to the voltage of transmission lines is available from the relevant energy supplier.</small></p>
<p>PO17 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>AO17 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>PO18 There are no significant adverse effects on the water quality of drinking water supply.</p>	<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</i></p>

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Performance outcomes	Requirements for accepted development and assessment benchmarks
	<i>Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012.</i>

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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 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).
 - (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.

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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	
<p>PO1 Buildings are of a scale that is consistent with the surrounding built form, streetscape and civic spaces.</p>	<p>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.</p>
<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. 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 uses in the accommodation activities use group, buildings are setback a minimum of 10m from the common property boundary. or 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.</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. or In all other circumstances, the maximum length of any wall without articulation or change of material is no more than 30m. and 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. and</p>

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

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Performance outcomes	Requirements for accepted development and assessment benchmarks
	<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 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>

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Performance outcomes	Requirements for accepted development and assessment benchmarks
	<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>
<p>PO10 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>AO10.1 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>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>
<p>Section 2 Where adjoining or opposite a sensitive receptor</p>	
<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</p>

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Performance outcomes	Requirements for accepted development and assessment benchmarks
	activity. and 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. or 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. and 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.
Section 3 Non-industrial uses	
PO12 Offices and sales activities are ancillary to and directly support the industrial use of the site.	AO12.1 The area of the office use does not exceed 10% of the total gross floor area. and AO12.2 Any sales area does not exceed 20% of the total gross floor area. and AO12.3 Direct sales to the public are restricted to the sale of items produced on site.
PO13 Business activities are established at accessible locations and limited to small-scale outlets that provide goods and services for local industries and employees.	AO13.1 Business activities are located central to the industrial area that they serve. and AO13.2 The business activity addresses an identified deficiency in local service. and AO13.3 The business activity has a total use area no greater than 250m ² , excluding on-site car parking areas.
Section 4 Caretaker's accommodation	
PO14 Caretaker's accommodations are subsidiary to and compatible with the principal use on the same site.	AO14.1 Only one caretaker's accommodation is established on the site. and AO14.2 A caretaker's accommodation is not located at the front of the principal use on the site. and AO14.3 A caretaker's accommodation is separated from the principal activity areas of the primary use of the site by at least 10m.

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Performance outcomes	Requirements for accepted development and assessment benchmarks
<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. and 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. and AO15.3 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. 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.</p>
<p>Section 5 For development affected by one or more overlays (other than bushfire hazard overlay)</p>	
<p>Airport environs overlay</p>	
<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. 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.</p>
<p>Biodiversity overlay</p>	
<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. or AO17.2 Development is compatible with the environmental values of the area. or AO17.3</p>

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Performance outcomes	Requirements for accepted development and assessment benchmarks
	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>PO18 Biodiversity values of identified areas of environmental significance are protected from the impacts of development</p>	<p>AO18 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. and 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. Note—This setback does not apply to equipment such as pumps that are necessary to access water or waterway crossings. and AO19.3 The Waterway Corridors identified on Overlay Map 05 are maintained in a natural state.</p>
Flood hazard overlay	
<p>PO20 Development is not exposed to risk from flood events by responding to flood potential and maintains personal safety at all times.</p>	<p>AO20.1 (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) New buildings are not located within the area identified on Overlay Map 03; or AO20.2 (a) Development is sited above the 1%AEP flood event where known, or the highest known flood event, as follows: (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. and (b) Signage is provided on site indicating the position and path of all safe evacuation routes off the site.</p>
<p>PO21</p>	<p>AO21</p>

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Performance outcomes	Requirements for accepted development and assessment benchmarks
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.	Works associated with the proposed development do not: (a) involve a net increase in filling greater than 50m ³ ; 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: (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.
PO22 Development avoids the release of hazardous materials into floodwaters.	AO22.1 Materials manufactured or stored on site are not hazardous in nature. or AO22.2 Hazardous materials and any associated manufacturing equipment are located above the nominated flood level.
PO23 Community infrastructure in any area mapped as Flood Hazard is able to function effectively during and immediately after flood.	No outcome specified.
Regional infrastructure overlay	
PO24 Stock routes and trails identified on Overlay Map 04 are protected from incompatible development.	No outcome specified.
PO25 Development is sufficiently separated from major electricity infrastructure or substations to minimise the likelihood of nuisance or complaint.	AO25 Sensitive land use (as defined in the Regulation) maintain the following separation distances from substations or easement for major electricity infrastructure identified on Overlay Map 04: (a) 20 m for transmission lines up to 132 kilovolts (b) 30 m for transmission lines between 133 kilovolts and 275 kilovolts and (c) 40 m for transmission lines exceeding 275 kilovolts. Editor's note—Information relating to the voltage of transmission lines is available from the relevant energy supplier.
PO26 There is sufficient space within the site to establish landscaping which substantively assists in screening and softening obtrusive major electricity infrastructure identified on Overlay Map 04.	AO26 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.

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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. 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.

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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 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.
PO3 Development presents a high quality appearance when viewed from public areas.	AO3.1 The maximum length of any wall without articulation or change of material is no more than 30m. and 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. and AO3.3 Buildings include variation in parapet design, roofing heights and treatments. and 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.
PO4 Development is to be adequately serviced.	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.

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Performance outcomes	Requirements for accepted development and assessment benchmarks
	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.
PO5 Landscaping is provided to enhance the established streetscape, protect visual amenity, preserve sight lines and offer effective screening of unsightly activities.	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.
PO6 Site access facilitates the efficient, effective, safe and convenient functioning of transport infrastructure.	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.
PO7 Development does not adversely affect the safety and security of people and property.	AO7.1 Storage of dangerous goods and combustible liquids is limited to: (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;

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Performance outcomes	Requirements for accepted development and assessment benchmarks
	(f) Class 5.1 - 1.25t or kl; (g) Class 5.2 - 125kg or litres; (h) Class 8 - 1.25t or kl and complies with the <i>National Standard for the Storage and Handling of Dangerous Goods [NOHSC:1015(2001)]</i> . 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.

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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: (a) Areas that pose a health risk from previous activities; and (b) Unacceptable levels of contaminants.</p>	<p>AO10.1 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 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. and AO11.2 Any sales area does not exceed 20% of the total gross floor area. and 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. and AO12.2 The business activity addresses an identified deficiency in local service. and 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. and AO13.2 A caretaker's accommodation is not located at the front of the major use on the site. and 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>
<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. and 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</p>

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Performance outcomes	Requirements for accepted development and assessment benchmarks
	6m ² with minimum dimension of 3m. and AO14.3 A caretaker's accommodation is provided with private open space which is directly accessible from a habitable room. and 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.
Section 4 For development affected by one or more overlays (other than bushfire hazard overlay)	
Airport environs overlay	
Public safety sub-area	
PO15 Development located at the end of runways does not increase the risk to public safety.	AO15 Development does not include the following within an airport's public safety area as depicted on Overlay Map 01: (a) a significant increase in the number of people living, working or congregating in the public safety area, such as accommodation activities; (b) uses that attract large numbers of people (recreation activities, shopping centres, industrial or commercial uses involving large numbers of workers or customers); (c) the manufacture, use or storage of flammable, explosive, (d) hazardous or noxious materials.
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. 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. 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.

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Performance outcomes	Requirements for accepted development and assessment benchmarks
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. 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.</p>
<p>PO18 Biodiversity values of identified areas of environmental significance are protected from the impacts of development</p>	<p>AO18 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. and 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. Note—This setback does not apply to equipment such as pumps that are necessary to access water or waterway crossings. and AO19.3 The Waterway Corridors identified on Overlay Map 05 are maintained in a natural state.</p>
Flood hazard overlay	
<p>PO20 Development is not exposed to risk from flood events by responding to flood potential and maintains personal safety at all times.</p>	<p>AO20.1 (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) New buildings are not located within the area identified on Overlay Map 03. or AO20.2 (a) Development is sited above the 1% AEP flood event where known, or the highest known flood event, as follows: (i) Habitable floor levels - 500mm; (ii) Non-habitable floor levels - 300mm;</p>

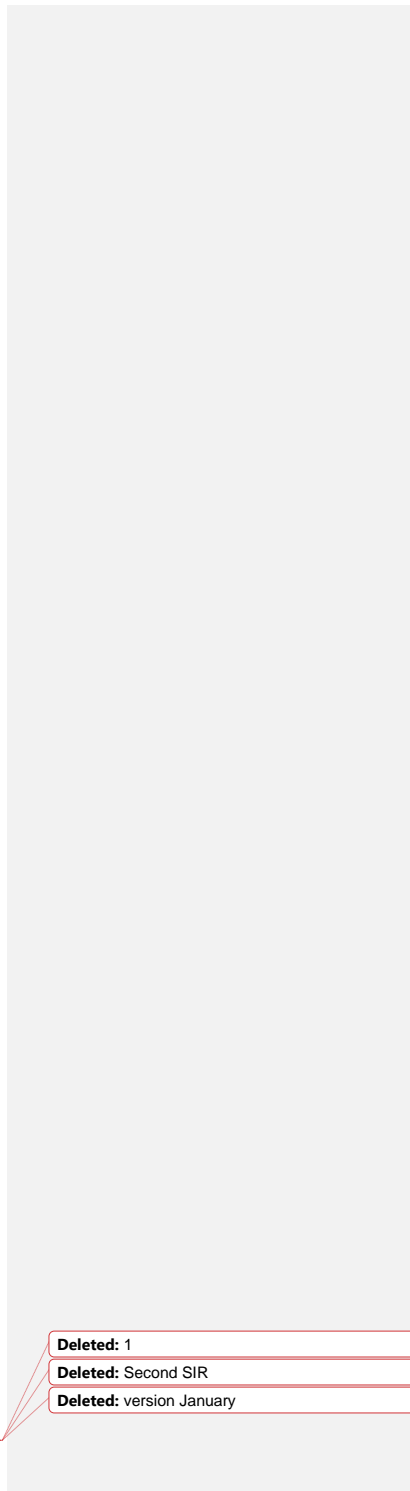
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Performance outcomes	Requirements for accepted development and assessment benchmarks
	(iii) On-site sewage treatment and storage areas for potential contaminants - 300mm; (iv) All other development - 0mm. and (b) Signage is provided on site indicating the position and path of all safe evacuation routes off the site.
PO21 Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level, and does not increase the potential for flood damage either on site or other properties.	AO21 Works associated with the proposed development do not: (a) involve a net increase in filling greater than 50m ³ ; 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: (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.
PO22 Development avoids the release of hazardous materials into floodwaters.	AO22.1 Materials manufactured or stored on site are not hazardous in nature. or AO22.2 Hazardous materials and any associated manufacturing equipment are located above the nominated flood level.
PO23 Community infrastructure in any area mapped as Flood Hazard is able to function effectively during and immediately after flood.	No outcome specified.
Regional infrastructure overlay	
PO24 Stock routes and trails identified on Overlay Map 04 are protected from incompatible development on adjoining sites.	No outcome specified.
PO25 Development is sufficiently separated from major electricity infrastructure or substations to minimise the likelihood of nuisance or complaint.	AO25 Sensitive land use (as defined in the Regulation) maintain the following separation distances from substations or easement for major electricity infrastructure identified on Overlay Map 04: (a) 20 m for transmission lines up to 132 kilovolts (b) 30 m for transmission lines between 133 kilovolts and 275 kilovolts and (c) 40 m for transmission lines exceeding 275 kilovolts. Editor's note—Information relating to the voltage of transmission lines is available from the relevant energy supplier.
PO26 There is sufficient space within the site to establish landscaping which substantively	AO26 A minimum 3m wide densely planted landscaped buffer is provided along the

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Performance outcomes	Requirements for accepted development and assessment benchmarks
assists in screening and softening obtrusive major electricity infrastructure identified on Overlay Map 04.	boundary adjoining the major electricity infrastructure, including provision for advanced trees and shrubs that will grow to a minimum 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.
 - (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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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 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 The area of the office use does not exceed 10% of the total gross floor area.

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Performance outcomes	Requirements for accepted development and assessment benchmarks
Section 4 Caretaker's accommodation	
<p>PO10 Caretaker's accommodations are subsidiary to and compatible with the principal use on the same site.</p>	<p>AO10.1 Only one caretaker's accommodation is established on the site. 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.</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. and 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. 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.</p>
Section 5 For development affected by one or more overlays (other than bushfire hazard overlay)	
Airport environs overlay	
Wildlife hazards overlay	
<p>PO12 Development does not significantly increase the risk of wildlife hazard particularly flying vertebrates, such as birds and bats, intruding within an airport operational airspace.</p>	<p>AO12 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>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. or AO13.2 Development is compatible with the environmental values of the area. or</p>

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Performance outcomes	Requirements for accepted development and assessment benchmarks
	<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 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. and 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. Note—This setback does not apply to equipment such as pumps that are necessary to access water or waterway crossings. and AO15.3 The Waterway Corridors identified on Overlay Map 05 are maintained in a natural state.</p>
Flood hazard overlay	
<p>PO16 Development is not exposed to risk from flood events by responding to flood potential and maintains personal safety at all times.</p>	<p>AO16.1 (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) New buildings are not located within the area identified on Overlay Map 03; or AO16.2 (a) Development is sited above the 1%AEP flood event where known, or the highest known flood event, as follows: (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. and (b) Signage is provided on site indicating the position and path of all safe evacuation</p>

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Performance outcomes	Requirements for accepted development and assessment benchmarks
<p>PO17 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>AO17 Works associated with the proposed development do not: (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: (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>
<p>PO18 Development avoids the release of hazardous materials into floodwaters.</p>	<p>AO18.1 Materials manufactured or stored on site are not hazardous in nature. and AO18.2 Hazardous materials and any associated manufacturing equipment are located above the nominated flood level.</p>
<p>PO19 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>PO20 Stock routes and trails identified on Overlay Map 04 are protected from incompatible development.</p>	<p>No outcome specified.</p>
<p>PO21 Development is sufficiently separated from major electricity infrastructure or substations to minimise the likelihood of nuisance or complaint.</p>	<p>AO21 Sensitive land use (as defined in the Regulation) maintain the following separation distances from substations or easement for major electricity infrastructure identified on Overlay Map 04: (a) 20 m for transmission lines up to 132 kilovolts (b) 30 m for transmission lines between 133 kilovolts and 275 kilovolts and (c) 40 m for transmission lines exceeding 275 kilovolts. Editor's note–Information relating to the voltage of transmission lines is available from the relevant energy supplier.</p>
<p>PO22 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>AO22 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>

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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

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- unavoidable impacts.
- (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: (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 and AO1.2 Buildings are set back not less than: (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. and AO1.3 Cumulative site cover does not exceed 40%. and 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. and 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. and 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. and AO2.4 Noise generated by any use in the zone does not exceed the background noise levels as follows:</p>

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Performance outcomes	Requirements for accepted development and assessment benchmarks
	<p>(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 AS4282 – <i>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>
<p>PO4 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>AO4.1 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.</p> <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</p>	<p>AO5.1 Where available, access is provided to a Sub-Arterial Road or higher category road in</p>

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Performance outcomes	Requirements for accepted development and assessment benchmarks
vehicles entering and leaving the site to do so safely and without adversely affecting the efficient functioning of adjacent roads.	preference to a local street. and AO5.2 The proposal provides convenient and safe pedestrian access from existing and proposed public transport infrastructure and other public areas. and AO5.3 New vehicle crossovers are separated from any other vehicle crossover by a distance not less than 10m.
PO6 Development must be provided with an acceptable standard of infrastructure.	AO6.1 Where available, development is to be connected to reticulated water supply and sewerage. and AO6.2 Development is provided with a service line connection to the electricity supply and telecommunications networks. and 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.
PO7 The site is landscaped so that it makes a positive contribution to the streetscape and to the area generally.	AO7.1 At least 10% of the site is landscaped, including a landscaped strip with a minimum width of 1m along each street frontage. and AO7.2 Where adjoining or opposite residential areas, a 2m wide buffer along the interface boundary of the site is landscaped.
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.	AO8.1 The development area has a gradient less than 15%. and AO8.2 Building design utilises 'post and pier' type foundations and appear as a series of separate blocks that step down the slope. and AO8.3 The height of benching, cut and fill and the construction of retaining walls does not exceed 1m. and 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.
Section 2 Caretaker's accommodation	
PO9 Caretaker's accommodations are subsidiary	AO9.1 Only one caretaker's accommodation is

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Performance outcomes	Requirements for accepted development and assessment benchmarks
to and compatible with the principal use on the same site.	established on the site. and AO9.2 A caretaker's accommodation is not located at the front of the major use on the site. and AO9.3 A caretaker's accommodation is separated from the principal activity areas of the primary use of the site by at least 10m.
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.	AO10.1 A caretaker's accommodation does not exceed 8.5m in height. and 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. and AO10.3 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 AO10.4 A caretaker's accommodation is provided with private open space which is directly accessible from a habitable room. and AO10.5 A caretaker's accommodation is setback: (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.
PO11 Caretaker's accommodation is adequately serviced by access and essential utility infrastructure.	AO11.1 A caretaker's accommodation is connected to reticulated infrastructure to a standard required or expected of new residential development. and AO11.2 The site has a bitumen surfaced road frontage. and 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.
Section 3 For development affected by one or more overlays (other than bushfire hazard overlay)	
Airport environs overlay	

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Performance outcomes	Requirements for accepted development and assessment benchmarks
Aviation facilities	
PO12 Development does not interfere with the function of aviation facilities.	AO12.1 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 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.
Public safety sub-area	
PO13 Development located at the end of runways does not increase the risk to public safety.	AO13 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.
Wildlife hazards sub-area	
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.	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. and AO14.2

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Performance outcomes	Requirements for accepted development and assessment benchmarks
	<p>Development located between 3 km and 8 km of an airport runway as depicted on Overlay Map 01 for turf farms, fruit tree farms, piggeries, show grounds, food processing plants, food, organic waste or putrescible waste facilities, dairy or poultry farms, outdoor sport and recreation or sewage treatment facilities ensures potential food or waste sources are covered and collected so that they are not accessible to wildlife.</p> <p>and</p> <p>AO14.3 Putrescible waste disposal sites (e.g. landfill and waste transfer facilities) are not located within a 13km radius of an airport as depicted on Overlay Map 01.</p>
Biodiversity overlay	
<p>PO15 Areas of environmental significance, including biodiversity values, are identified, protected and enhanced.</p>	<p>AO15.1 Uses and associated works are confined to areas not identified on Overlay Map 05.</p> <p>or</p> <p>AO15.2 Development is compatible with the environmental values of the area.</p> <p>or</p> <p>AO15.3 Where development within an area identified on Overlay Map 05 is unavoidable, measures recommended by a suitably qualified ecologist are incorporated to protect and retain the environmental values and underlying ecosystem processes within or adjacent to the development site to the greatest extent practical.</p>
<p>PO16 Biodiversity values of identified areas of environmental significance are protected from the impacts of development</p>	<p>AO16 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</p>

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Performance outcomes	Requirements for accepted development and assessment benchmarks
	The Waterway Corridors identified on Overlay Map 05 are maintained in a natural state.
Flood hazard overlay	
PO18 Development is not exposed to risk from flood events by responding to flood potential and maintains personal safety at all times.	AO18.1 (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) New buildings are not located within the area identified on Overlay Map 03. or AO18.2 (a) Development is sited above the 1%AEP flood event where known, or the highest known flood event, as follows: (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. and (b) Signage is provided on site indicating the position and path of all safe evacuation routes off the site.
PO19 Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level, and does not increase the potential for flood damage either on site or other properties.	AO19 Works associated with the proposed development do not: (a) involve a net increase in filling greater than 50m ³ ; 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: (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.
PO20 Development avoids the release of hazardous materials into floodwaters.	AO20.1 Materials manufactured or stored on site are not hazardous in nature. or AO20.2 Hazardous materials and any associated manufacturing equipment are located above the nominated flood level.
PO21 Community infrastructure in any area mapped as Flood Hazard is able to function effectively during and immediately after flood.	No outcome specified.
Regional infrastructure overlay	
PO22 Stock routes and trails identified on Overlay	No outcome specified.

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Performance outcomes	Requirements for accepted development and assessment benchmarks
Map 04 are protected from incompatible development.	
<p>PO23 Development is sufficiently separated from major electricity infrastructure or substations to minimise the likelihood of nuisance or complaint.</p>	<p>AO23 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>PO24 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>AO24 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>

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6.2.11 Emerging community zone

6.2.11.1 Application

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

6.2.11.2 Purpose

- (1) The purpose of the emerging community zone is to–
 - (a) identify land that is intended for an urban purpose in the future;
 - (b) protect land that is identified for an urban purpose in the future from incompatible uses; and
 - (c) provide for the timely conversion of non-urban land to land for urban purposes.
- (2) The overall outcomes sought for the zone code are as follows:
 - (a) Provide for urban development of identified land at Kingaroy, Nanango, Murgon and Blackbutt for which a full assessment of site constraints and urban infrastructure servicing is required before development can occur.
 - (b) Interim development does not compromise the future development of the area for urban purposes and uses that are incompatible with residential uses are not encouraged.
 - (c) Land is developed in an orderly sequence and in accordance with a structure planning process that includes the provision of infrastructure, consideration of environmental constraints and integration of development sites
 - (d) Development 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.
 - (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.

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6.2.11.3 Criteria for assessment

Table 6.2.11—Accepted development subject to requirements and assessable development

Performance outcomes	Requirements for accepted development and assessment benchmarks
Section 1 General	
<p>PO1 Development of emerging urban areas:</p> <ul style="list-style-type: none"> (a) appropriately addresses geographical constraints; (b) protects environmental and cultural heritage values; (c) integrates with existing or approved development in the surrounding area; (d) provides appropriate road, cycleway, pedestrian or open space linkages with satisfactory internal connectivity and integration with surrounding development; (e) provides for major stormwater flow paths through the site; (f) protects floodplains and water quality; (g) provides necessary physical infrastructure; and (h) achieve an appropriate level of amenity and safety for adjoining land uses. 	<p>AO1.1 Development occurs in accordance with an approved structure plan.</p> <p>or</p> <p>AO1.2 The development application includes a structure plan that provides detailed information addressing site constraints, proposed development, integration with and protection of amenity and safety for surrounding development and provision of urban infrastructure. The structure plan does not confer land use rights.</p> <p><small>Editor's note—A structure plan is an integrated land use plan setting out the broad environmental, land use, infrastructure and development intent for a specific area. It does not confer land use rights.</small></p> <p><small>Editor's note—As a guide, when drafting a structure plan, open space should comprise 10% of the development parcel and be a fair average of its geographic qualities.</small></p>
<p>PO2 Development is located and designed to ensure that land uses are not exposed to:</p> <ul style="list-style-type: none"> (a) Areas that pose a health risk from previous activities; and (b) Unacceptable levels of contaminants. 	<p>AO2.1 Development does not occur:</p> <ul style="list-style-type: none"> (a) In areas that pose a health risk from previous activities; and (b) On sites listed on the Contaminated Land Register or Environmental Management Register. <p>or</p> <p>AO2.2 Areas that pose a health risk from previous activities and contaminated soils which are subject to development are remediated prior to plan sealing, operational works permit, or issuing of building works permit.</p>
Section 2 Secondary dwelling	
<p>PO3 A secondary dwelling must be subsidiary to its primary dwelling.</p>	<p>AO3.1 A secondary dwelling is no larger than 70m² in gross floor area or 40% of the gross floor area of the primary dwelling, whichever is less.</p> <p>and</p> <p>AO3.2 Parking is provided for one vehicle and access to it is via the same driveway as the primary dwelling.</p>
Section 3 For development affected by one or more overlays (other than bushfire hazard overlay)	
Airport environs overlay	
Wildlife hazards sub-area	
<p>PO4 Development does not significantly increase the risk of wildlife hazard particularly flying vertebrates, such as birds and bats, intruding</p>	No outcome specified.

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Performance outcomes	Requirements for accepted development and assessment benchmarks
within an airport operational airspace.	
Biodiversity overlay	
PO5 Areas of environmental significance, including biodiversity values, are identified, protected and enhanced.	AO5.1 Uses and associated works are confined to areas not identified on Overlay Map 05. or AO5.2 Development is compatible with the environmental values of the area. or AO5.3 Where development within an area identified on Overlay Map 05 is unavoidable, measures recommended by a suitably qualified ecologist are incorporated to protect and retain the environmental values and underlying ecosystem processes within or adjacent to the development site to the greatest extent practical.
PO6 Biodiversity values of identified areas of environmental significance are protected from the impacts of development	AO6 Development adjacent to Protected Areas identified on Overlay Map 05 is set back a minimum of 100m from the park boundaries in the absence of any current 'Management Plans' for these areas.
PO7 There are no significant adverse effects on water quality, ecological and biodiversity values.	AO7.1 Uses and associated works are confined to areas outside overland flow paths and natural drainage features. and AO7.2 All buildings, on-site effluent disposal, external activities or storage areas are located 100m from the top of the bank of a river, creek, stream or wetland identified on Overlay Map 05. Note-This setback does not apply to equipment such as pumps that are necessary to access water or waterway crossings. and AO7.3 The Waterway Corridors identified on Overlay Map 05 are maintained in a natural state.
Flood hazard overlay	
PO8 Development is not exposed to risk from flood events by responding to flood potential and maintains personal safety at all times.	AO8.1 (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) New buildings are not located within the area identified on Overlay Map 03; or AO8.2 (a) Development is sited above the 1%AEP flood event where known, or the highest known flood event, as follows:

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Performance outcomes	Requirements for accepted development and assessment benchmarks
	(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. and (b) Signage is provided on site indicating the position and path of all safe evacuation routes off the site.
PO9 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.	AO9 Works associated with the proposed development do not: (a) involve a net increase in filling greater than 50m ³ ; 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: (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.
PO10 Community infrastructure in any area mapped as Flood Hazard is able to function effectively during and immediately after flood.	No outcome specified.
Regional infrastructure overlay	
PO11 Stock routes and trails identified on Overlay Map 04 are protected from incompatible development.	No outcome specified.
PO12 Development is sufficiently separated from major electricity infrastructure or substations to minimise the likelihood of nuisance or complaint.	AO12 Sensitive land use (as defined in the Regulation) maintain the following separation distances from substations or easement for major electricity infrastructure identified on Overlay Map 04: (a) 20 m for transmission lines up to 132 kilovolts (b) 30 m for transmission lines between 133 kilovolts and 275 kilovolts and (c) 40 m for transmission lines exceeding 275 kilovolts. Editor's note—Information relating to the voltage of transmission lines is available from the relevant energy supplier.
PO13 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.	AO13 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.

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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.
 - (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).

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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	
<p>PO1 Extractive industries are designed, implemented and operated to promote the efficient extraction of economic resources in a responsible manner.</p>	<p>AO1 Development applications for extractive industries are accompanied 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 and <p>AO2.2 No vegetation is cleared outside the nominated excavation areas. 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

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Performance outcomes	Requirements for accepted development and assessment benchmarks
	<p>outbreaks.</p> <p>and</p> <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: (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> <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> <p>AO2.13 Harvested water is re-used on site where</p>

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Performance outcomes	Requirements for accepted development and assessment benchmarks
	possible. and AO2.14 Sewerable wastes are disposed of to sewer, treatment plant or septic tank system. and AO2.15 All waste oil, grease and solvents are taken off-site for recycling, treatment or disposal at a disposal facility.
PO3 Operation of the use minimises adverse impacts on sensitive receptors and the existing rural amenity and scenic nature of the locality.	AO3.1 A 10m wide vegetation buffer is provided to those site boundaries: (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. and AO3.2 A 20m wide vegetation buffer is provided to all other boundaries. and AO3.3 Any areas of significant existing native vegetation form part of the required buffers. and AO3.4 No extractive industry or ancillary activity is conducted within 50m of any boundary of the site. and 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.
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.	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. and 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. and AO4.3 On-going and final site rehabilitation provides for: (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;

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Performance outcomes	Requirements for accepted development and assessment benchmarks
	<p>(c) Revegetation with local endemic species and maintenance of 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>
<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> <p>(a) 7m bitumen surface width with cross road drainage;</p> <p>(b) 80kph design speed with standard signage; and</p> <p>(c) bridges are two lane construction</p> <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> <p>(a) a minimum sight distance in all directions of 200m;</p> <p>(b) a maximum gradient of 1:10 (10%) on all roads within 100m of such access or egress;</p> <p>(c) a minimum access/egress width of 12m; and</p> <p>(d) a minimum separation to any road intersection or property access of 50m.</p> <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>

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Performance outcomes	Requirements for accepted development and assessment benchmarks
<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: (a) Blasting - 1,000m (b) Non-blasting - 200m and AO7.2 Blasting is limited to 9am to 5pm Monday to Friday. and AO7.3 Other operations including haulage, are limited to the hours of: (a) 6am to 6pm, Monday to Friday, and (b) 8am to 1pm on Saturdays. and AO7.4 No operations occur on Sundays or Public Holidays. and 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. and AO7.6 Transportation of materials does not generate road traffic noise levels that exceed 63dB(A)_{L10 (18 hour)} or 80dB(A)_{L_Amax} at residential dwellings or community uses on the nominated haulage route. and AO7.7 Vibration does not cause a nuisance or damage to other properties. and AO7.8 Illumination levels do not exceed 8lux when measured at a distance 1.5m outside the boundary of the site. and AO7.9 Internal roads are either sealed or subject to other adequate dust suppression techniques. and AO7.10 Loads are covered to prevent the escape of dust or material being transported. and AO7.11 Blasting does not result in materials escaping or being ejected from the site. and AO7.12 A fence of 2m in height is erected around any excavation pits or areas of the site where</p>

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Performance outcomes	Requirements for accepted development and assessment benchmarks
	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. and 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.
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.	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.
Section 2 Caretaker's accommodation	
PO9 Caretaker's accommodations are subsidiary to and compatible with the principal use on the same site.	AO9.1 Only one caretaker's accommodation is established on the site. and AO9.2 A caretaker's accommodation is not located at the front of the primary use on the site. and AO9.3 A caretaker's accommodation is separated from the principal activity areas of the primary use of the site by at least 10m.
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.	AO10.1 A caretaker's accommodation does not exceed 8.5m in height. and 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. and AO10.3 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 AO10.4 A caretaker's accommodation is provided with private open space which is directly

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Performance outcomes	Requirements for accepted development and assessment benchmarks
	accessible from a habitable room. and 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.
Section 3 For development affected by one or more overlays (other than bushfire hazard overlay)	
Airport environs overlay	
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.
PO14 There are no significant adverse effects on water quality, ecological and biodiversity values.	AO14.1 Uses and associated works are confined to areas outside overland flow paths and natural drainage features. and AO14.2 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

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Performance outcomes	Requirements for accepted development and assessment benchmarks
	Overlay Map 05 are maintained in a natural state.
Extractive industry overlay	
PO15 The long term availability of the extractive resource, coal or mineral for extraction or processing is maintained.	AO15 Development in the resource or processing area depicted on Overlay Map 07 is for: (a) extractive, coal or mineral industry or is directly associated with extractive, coal or mineral; industry; or (b) other uses that would not constrain existing or future extractive, coal or mineral activities; or (c) a temporary use.
PO16 Development does not increase the number of people living or working in the separation area.	AO16.1 New residential, business and community activities are not located within the separation area depicted on Overlay Map 07. or AO16.2 Development does not increase the total number of lots within the separation area depicted on Overlay Map 07.
PO17 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.	AO17 Extractive industry does not expand into the separation areas mapped on Overlay Map 07.
PO18 Development does not increase the number of people living in the transport route's separation area.	AO18.1 Development does not involve: (a) New residential, business or community activities; or (b) An increase in the total number of lots; within 100m distance each side of a transport route identified on Overlay Map 07. and AO18.2 Access points are designed to avoid adversely affecting the safe and efficient operation of vehicles transporting extractive materials.
Flood hazard overlay	
PO19 Development is not exposed to risk from flood events by responding to flood potential and maintains personal safety at all times.	AO19.1 (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) New buildings are not located within the area identified on Overlay Map 03; or AO19.2 (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:

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Performance outcomes	Requirements for accepted development and assessment benchmarks
	(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. and (b) Signage is provided on site indicating the position and path of all safe evacuation routes off the site.
PO20 Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level, and does not increase the potential for flood damage either on site or other properties.	AO20 Works associated with the proposed development do not: (a) involve a net increase in filling greater than 50m ³ ; 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: (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
PO21 Development avoids the release of hazardous materials into floodwaters.	AO21.1 Materials manufactured or stored on site are not hazardous in nature. or AO21.2 Hazardous materials and any associated manufacturing equipment are located above the nominated flood level.
Landslide hazard overlay	
PO22 Development does not increase the risk of harm to people and property as a result of landslide, by:- (a) avoiding development in a landslide hazard area; or (b) undertaking development in a landslide hazard area only where strictly in accordance with best practice geotechnical principles.	AO22.1 Development, including associated access, is not located in a landslide hazard area as identified on Overlay Map 10. or AO22.2 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.
Regional infrastructure overlay	
PO23 Stock routes and trails identified on Overlay Map 04 are protected from incompatible development on adjoining sites.	No outcome specified.
PO24 Development is sufficiently separated from major electricity infrastructure or substations to minimise the likelihood of nuisance or	AO24 Sensitive land use (as defined in the Regulation) maintain the following separation distances from substations or easement for

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Performance outcomes	Requirements for accepted development and assessment benchmarks
complaint.	major electricity infrastructure identified on Overlap Map 04: (a) 20 m for transmission lines up to 132 kilovolts (b) 30 m for transmission lines between 133 kilovolts and 275 kilovolts and (c) 40 m for transmission lines exceeding 275 kilovolts. Editor's note—Information relating to the voltage of transmission lines is available from the relevant energy supplier.
PO25 There is sufficient space within the site to establish landscaping which substantively assists in screening and softening obtrusive major electricity infrastructure identified on Overlap Map 04.	AO25 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.

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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 unacceptable or unavoidable impacts.
 - (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 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.
 - (q) 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

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- smaller lots in the RU1 – Winery Precinct around Moffatdale.
- (s) Natural features such as creeks, gullies, waterways, wetlands and bushland are retained, managed, enhanced and buffered from adjacent development.
- (t) Water supply catchments are protected from activities that may endanger water quality.

6.2.13.3 Criteria for assessment

Table 6.2.13—Accepted development subject to requirements and assessable development

Performance outcomes	Requirements for accepted development and assessment benchmarks
Section 1 General	
<p>PO1 Development maintains rural amenity and character.</p>	<p>AO1.1 Buildings are set back 20m from any collector or higher order road and 10m from any other road frontage. 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 2019</i> or the <i>Environmental Protection (Noise) Policy 2019</i>.</p>
<p>PO2 Development does not jeopardise the rural production capacity of the Zone.</p>	<p>Development resulting in lots less than the minimum size in Table 8.4.2 satisfying outcomes: AO2.1 The proposal is necessary for the efficient production and processing of a crop grown in the area. or AO2.2 The proposal provides an alternate productive rural activity that supports regionally significant industry. or AO2.3 An agricultural sustainability report prepared by a suitably qualified agronomist demonstrates that – (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. and</p>

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Performance outcomes	Requirements for accepted development and assessment benchmarks
	<p>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. and AO3.2 Uses and associated works are confined to areas outside stormwater discharge points, overland flow paths, watercourses and natural drainage features. 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>PO4 Development is not exposed to risk from natural hazard relating to land slip.</p>	<p>AO4 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>PO5 Development is adequately serviced.</p>	<p>AO5.1 A 45kl water tank is provided for consumption purposes. and AO5.2 On-site sewage treatment is provided. and 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: (a) Areas that pose a health risk from previous activities; and (b) Unacceptable levels of contaminants.</p>	<p>AO6.1 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 AO6.2 Areas that pose a health risk from previous activities and contaminated soils which are subject to development are remediated prior to plan sealing, operational works permit, or issuing of building works permit.</p>
Section 2 Where in the vicinity of an existing intensive animal industry	
<p>PO7 Non-rural development does not compromise the integrity and operations of intensive animal industries.</p>	<p>AO7 Non-rural development does not result in an increase in the number of people living or working within 1km from an existing or</p>

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Performance outcomes	Requirements for accepted development and assessment benchmarks
	approved intensive animal industry facility.
Section 3 Where Intensive animal industry	
PO8 A cattle feedlot involving less than 150 standard cattle units is sited to avoid adverse impacts on important environmental values and minimise impacts on the rural amenity of the area.	AO8 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
PO9 Intensive animal industry is located on a lot of sufficient size to enable the impacts of the use to be contained within the site.	AO9 The use is located on a minimum lot size of: (a) 10 ha where for: (i) 150 or less standard cattle units (ii) 1,000 or less standard sheep units (iii) 400 or less standard pig units (iv) 1,000 or less birds of poultry (b) 100ha otherwise.
PO10 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.	No acceptable solution
PO11 The use does not adversely affect the environmental values of the site or the area, including impacts on groundwater, watercourses, wetlands and vegetation.	No acceptable solution
PO12 The use has access to a reliable water supply for the purposes of drinking water for animals and water for cleaning and maintenance.	No acceptable solution
PO13 The use has appropriate access to the road transport network with regard to the road haulage requirements of the use and (a) does not compromise the safety and operational efficiency of the road network (b) does not adversely affect the amenity of the area.	No acceptable outcome
Section 4 Winery Precincts	
PO14 Reconfiguring a lot in the Winery precinct provides for viable viticulture, boutique foods and tourism uses on a lot of at least 20 ha.	No acceptable outcome
Section 5 Caretaker's accommodation	
PO15 Caretaker's accommodation is subsidiary to and compatible with the principal use on the same site.	AO15.1 Only one caretaker's accommodation is established on the site. and AO15.2

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Performance outcomes	Requirements for accepted development and assessment benchmarks
	<p>A caretaker's accommodation is not located at the front of the primary use on the site.</p> <p>and</p> <p>AO15.3 A caretaker's accommodation is separated from the principal activity areas of the primary use of the site by at least 10m.</p>
<p>PO16 Caretaker's accommodation is compatible with the scale, character and appearance of the setting and provide for the accommodation needs of a caretaker and their family.</p>	<p>AO16.1 A caretaker's accommodation does not exceed 8.5m in height.</p> <p>and</p> <p>AO16.2 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>AO16.3 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>AO16.4 A caretaker's accommodation is provided with private open space which is directly accessible from a habitable room.</p> <p>and</p> <p>AO16.5 A caretaker's accommodation is setback: (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>
Section 6 Home-based business	
<p>PO17 Home-based businesses are a small-scale component of the principal use on the site.</p>	<p>AO17.1 The area used for a home-based business is: (a) for outdoor activities – maximum 20m² (b) in all other circumstances – maximum 50m²</p> <p>and</p> <p>AO17.2 Except for bed and breakfast accommodation, the home-based business is conducted in, under or within 20m of the principal dwelling.</p> <p>and</p> <p>AO17.3 A home-based business is setback from the road frontage of the site a distance greater than the existing building line.</p> <p>and</p> <p>AO17.4 A home-based business is setback a minimum of 15m from any side or rear</p>

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Performance outcomes	Requirements for accepted development and assessment benchmarks
	boundary. and AO17.5 A structure associated with a home- based business is no higher than 8.5m above ground level. and AO17.6 No more than one non-resident of the site is employed in the home-based business.
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.	AO18.1 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 AO18.2 The use does not produce noise emissions more than 3dB(A) above background noise levels at the property boundary. and AO18.3 The use does not generate dust or other particle emissions measurable at the property boundary. and AO18.4 The use does not involve the storage of hazardous or noxious materials in quantities beyond that reasonably associated with the dwelling. and AO18.5 The use does not involve the servicing or repair of vehicles not reasonably associated with the use of the dwelling. and AO18.6 The occupation does not rely on transport provided by vehicles larger than a 3-tonne rigid vehicle. and AO18.7 The occupation does not involve the hiring out of any machinery or equipment.
PO19 Car parking and access is provided in a safe, attractive and functional manner.	AO19.1 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. and AO19.2 A bed and breakfast provides parking in addition to the requirements of the principal dwelling at the rate of one space per bedroom. and AO19.3

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Performance outcomes	Requirements for accepted development and assessment benchmarks
	Site access is provided from an all- weather road way with a minimum width of: (a) 6m for a bed and breakfast (b) 4m in all other circumstances.
PO20 Non-resident workers are provided with adequate open space to accommodate their social, relaxation and recreational needs.	AO20.1 Accommodation for a worker who is not a resident of the premises provides communal open space at the rate of 0.2m ² per square metre of gross floor area of the accommodation building. and AO20.2 Communal open space has a minimum dimension of 4m and a depth to width ratio of 2:1. and AO20.3 Ground level open space does not including vehicle parking or manoeuvring areas or clothes drying areas. and AO20.4 An indoor communal area is provided at either 1m ² for each bed space or 25m ² overall, whichever is the greater area and is equipped with toilet, kitchen and storage facilities as a minimum.
Section 7 Secondary dwelling	
PO21 A secondary dwelling must be subsidiary to its primary dwelling.	AO21.1 A secondary dwelling is no larger than 70m ² 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.
Section 8 Short term accommodation	
PO22 Short term accommodation is of a small scale and intensity that is: (a) subordinate to the rural use (b) does not adversely impact existing or future productive agricultural development in the area; and (c) maintains the character and amenity (including visual amenity) of the area.	AO22.1 No more than five short term accommodation units are located on a lot. AO22.2 A short term accommodation unit has a maximum GFA of 70m ² , unless the accommodation unit is an existing Dwelling house. AO22.3 A short term accommodation unit has a maximum building height of 2 storeys and 8.5m. AO22.4 A short term accommodation unit is not located within 50m of a property boundary.

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Performance outcomes	Requirements for accepted development and assessment benchmarks
	<p>AO22.5 A minimum of one car parking space if provided for each short term accommodation unit.</p>
<p>PO23 RV camping sites are subordinate to the rural use, character, and amenity of the area.</p>	<p>AO23.1 No more than two RV camping sites are located on a lot less 50ha or smaller</p> <p>AO23.2 No more than five RV camping sites are located on a lot greater than 50ha</p> <p>AO23.3 One vehicle may utilise an RV camping site at one time.</p> <p>AO23.4 An RV camping site is not located within 100m of a property boundary.</p>
Section 9 Renewable energy facility	
<p>PO24 A renewable energy facility does not compromise the value of productive rural land.</p>	<p>AO24 A Renewable energy facility is not located on agricultural land as identified on SPP Interactive Mapping (Plan Making).</p>
<p>PO25 A renewable energy facility: (a) is conveniently located with regard to the electricity distribution network; (b) is on a site that requires minimal operational work to facilitate the use; (c) does not cause significant off site adverse impacts with regard to noise, glare or visual amenity.</p>	<p>No acceptable outcome provided.</p>
Section 10 For development affected by one or more overlays (other than bushfire hazard overlay)	
Agricultural land overlay	
<p>PO26 The productive capacity and utility of agricultural land for rural activities is maintained.</p>	<p>AO26.1 The proposal is not located on agricultural land as identified on SPP Interactive Mapping (Plan Making). or AO26.2 The proposal is necessary for the efficient production and processing of a crop grown in the area. or AO26.3 The proposal provides an alternate productive rural activity that supports regionally significant industry. or AO26.4 An agricultural sustainability report prepared by a suitably qualified agronomist demonstrates that – (a) The lot is suitability sized for the proposed activity. Including a dwelling</p>

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Performance outcomes	Requirements for accepted development and assessment benchmarks
	<p>house including yard; and</p> <p>(b) There is sufficient water for the proposed activity; and</p> <p>(c) The allotment is capable of being connected to reticulated electricity; and</p> <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 AO26.5 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>PO27 Development located at the end of runways does not increase the risk to public safety.</p>	<p>AO27 Development does not include the following within an airport's public safety area as depicted on Overlay Map 01:</p> <p>(a) a significant increase in the number of people living, working or congregating in the public safety area, such as accommodation activities</p> <p>(b) uses that attract large numbers of people (recreation activities, shopping centres, industrial or commercial uses involving large numbers of workers or customers)</p> <p>(c) community activities (e.g. education establishments, hospitals)</p> <p>(d) the manufacture, use or storage of flammable, explosive, hazardous or noxious materials.</p>
Wildlife hazards sub-area	
<p>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>AO28.1 Development located within 3 km of an airport runway as depicted on Overlay Map 01 does not include turf farms, fruit tree farms, piggeries, show grounds, food processing plants or food, organic waste or putrescible waste facilities.</p> <p>Development for the purposes of dairy or poultry farms, outdoor sport and recreation, non-putrescible waste facility or sewage treatment facilities ensure landscaping and drainage works (including artificial water bodies) minimise bird and bat attracting potential.</p> <p>and AO28.2</p>

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Performance outcomes	Requirements for accepted development and assessment benchmarks
	<p>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>AO28.3 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>PO29 Areas of environmental significance, including biodiversity values, are identified, protected and enhanced.</p>	<p>AO29.1 Uses and associated works are confined to areas not identified on Overlay Map 05.</p> <p>or</p> <p>AO29.2 Development is compatible with the environmental values of the area.</p> <p>or</p> <p>AO29.3 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>PO30 Biodiversity values of identified areas of environmental significance are protected from the impacts of development</p>	<p>AO30 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>PO31 There are no significant adverse effects on water quality, ecological and biodiversity values.</p>	<p>AO31.1 Uses and associated works are confined to areas outside overland flow paths and natural drainage features.</p> <p>and</p> <p>AO31.2 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>AO31.3 The Waterway Corridors identified on Overlay Map 05 are maintained in a natural state.</p>
Extractive industry overlay	
<p>PO32 The long term availability of the extractive resource, coal or mineral for extraction or processing is maintained.</p>	<p>AO32 Development in the resource or processing area depicted on Overlay Map 07 is for: (a) extractive, coal or mineral industry or is directly associated with extractive, coal or mineral; industry; or (b) other uses that would not constrain existing or future extractive, coal or mineral activities; or (c) a temporary use.</p>
<p>PO33 Development does not increase the number of people living or working in the separation area.</p>	<p>AO33.1 New residential, business and community activities are not located within the separation area depicted on Overlay Map 07. or AO33.2 Development does not increase the total number of lots within the separation area depicted on Overlay Map 07.</p>
<p>PO34 Development does not increase the number of people living in the transport route's separation area.</p>	<p>AO34.1 Development does not involve: (a) New residential, business or community activities; or (b) An increase in the total number of lots; within 100m distance each side of a transport corridor associated with the extractive or mining resource. and AO34.2 Access points are designed to avoid adversely affecting the safe and efficient operation of vehicles transporting extractive materials.</p>
Flood hazard overlay	
<p>PO35 Development is not exposed to risk from flood events by responding to flood potential and maintains personal safety at all times.</p>	<p>AO35.1 (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) New buildings are not located within the area identified on Overlay Map 03; or AO35.2 (a) Development is sited above the 1%AEP flood event where known, or the highest known flood event, as follows: (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. and</p>

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Performance outcomes	Requirements for accepted development and assessment benchmarks
	(b) Signage is provided on site indicating the position and path of all safe evacuation routes off the site.
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.	AO36 Works associated with the proposed development do not: (a) involve a net increase in filling greater than 50m ³ ; 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: (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.
PO37 Development avoids the release of hazardous materials into floodwaters.	AO37.1 Materials manufactured or stored on site are not hazardous in nature. or AO37.2 Hazardous materials and any associated manufacturing equipment are located above the nominated flood level.
PO38 Community infrastructure in any area mapped as Flood Hazard is able to function effectively during and immediately after flood.	No outcome specified.
Historic subdivisions overlay	
PO39 Historic subdivisions are only developed in locations where there is adequate access to physical and social services. Editor's note—This does not apply to outbuildings and extensions to an existing house.	AO39 The site is within 5km distance by road of a school if not on a current school bus route.
PO40 A site identified on the Overlay Map 09 is not developed where: (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.	AO40.1 The site has frontage to a gazetted and constructed road. 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 and AO40.2 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> . and AO40.3 The site is: ▪ within a reticulated town water area, and reticulated water supply is provided, or; ▪ outside a reticulated town water area, and a rainwater tank or other

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Performance outcomes	Requirements for accepted development and assessment benchmarks
	<p>supplementary water supply system is installed with a minimum capacity of 45,000 litres.</p> <p>and</p> <p>AO40.4 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; • 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>AO40.5 New buildings are provided with a service line connection to the electricity supply and telecommunications networks.</p> <p>and</p> <p>AO40.6 Stormwater drainage is discharged from the boundary of a development site:</p> <ol 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>AO40.7 New buildings are confined to areas outside of overland flow paths and natural drainage features.</p>
Landslide hazard overlay	
<p>PO41 Development does not increase the risk of harm to people and property as a result of landslide, by:</p> <ol 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>AO41.1 Development, including associated access, is not located in a landslide hazard area as identified on Overlay Map 10.</p> <p>or</p> <p>AO41.2 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>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>

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Performance outcomes	Requirements for accepted development and assessment benchmarks
Regional infrastructure overlay	
PO43 Stock routes and trails identified on Overlay Map 04 are protected from incompatible development on adjoining sites.	No outcome specified.
PO44 Development is sufficiently separated from major electricity infrastructure or substations to minimise the likelihood of nuisance or complaint.	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: (a) 20m for transmission lines up to 132 kilovolts (b) 30m for transmission lines between 133 kilovolts and 275 kilovolts and (c) 40m for transmission lines exceeding 275 kilovolts. Editor's note—Information relating to the voltage of transmission lines is available from the relevant energy supplier.
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.	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.
Water catchments overlay	
PO46 There are no significant adverse effects on the water quality of drinking water supply.	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. or 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> .

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6.2.14 Rural residential zone

6.2.14.1 Application

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

6.2.14.2 Purpose

- (1) The purpose of the rural residential zone code is to provide for residential uses and activities on large lots, including lots for which the local government has not provided infrastructure and services.
- (2) The overall outcomes sought for the zone code are as follows:
 - (a) Development is comprised predominantly of dwelling houses on larger allotments in a clustered settlement pattern that protect residential amenity and the semi-rural landscape associated with the locality.
 - (b) The 4,000m² RR1 precinct identifies locations near urban centres where smaller rural residential allotments are preferred.
 - (c) Development preserves environmental and topographical features by minimising alteration or disturbance in the design, siting and construction of buildings, roadways and other engineering works.
 - (d) Natural features such as creeks, gullies, waterways, wetlands and bushland are retained, enhanced and buffered from the impacts of development. Rural residential development avoids treed ridgelines or ensures that buildings remain below the vegetation canopy on steeper more visible lands.
 - (e) The risk to life and property from natural and manmade hazards is not increased as a result of development.
 - (f) 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.
 - (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) Residential or other sensitive uses are not intensified in the identified separation area around the Swickers Kingaroy Bacon Factory on Overlay Map 11.
 - (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.
 - (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.
 - (k) The productive capacity of Agricultural Land Classification Class A or Class B, and regional biodiversity is not compromised.
 - (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.
 - (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.

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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 <i>AS4282 – Control of the Obtrusive Effects of Outdoor Lighting</i>.</p>
<p>PO2 Development minimises the potential for reverse amenity impacts for adjoining existing non-residential activities.</p>	<p>AO2 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. or 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. and AO3.3 The provision of on-site sewage treatment conforms to the requirements of the <i>Queensland Plumbing and Wastewater Code</i>. and AO3.4 Each dwelling is provided with a service line connection to the electricity supply and telecommunications networks. and</p>

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Performance outcomes	Requirements for accepted development and assessment benchmarks
	<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> <p>(a) Areas that pose a health risk from previous activities; and</p> <p>(b) Unacceptable levels of contaminants.</p>	<p>AO4.1 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>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>Section 2 Where in the vicinity of an existing intensive animal industry</p>	
<p>PO5 Non-rural development does not compromise the integrity and operations of intensive animal industries.</p>	<p>AO5 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>
<p>Section 3 Home-based business</p>	
<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>

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Performance outcomes	Requirements for accepted development and assessment benchmarks
<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. or 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. and AO7.3 Access is taken from the same crossover and driveway servicing the existing dwelling.</p>
<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. and AO8.2 The home-based business does not rely on transport provided by vehicles larger than a 3-tonne rigid vehicle. and 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. and AO8.4 The home-based business does not involve servicing, repair or hiring of vehicles, machinery or equipment. and 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. and 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 Development does not include the following within an airport’s public safety area as depicted on Overlay Map 01:</p>

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Performance outcomes	Requirements for accepted development and assessment benchmarks
	(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, hazardous or noxious materials.
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.	AO11.1 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. and 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.
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.

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Performance outcomes	Requirements for accepted development and assessment benchmarks
<p>PO13 Biodiversity values of identified areas of environmental significance are protected from the impacts of development</p>	<p>AO13 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>
<p>Flood hazard overlay</p>	
<p>PO15 Development is not exposed to risk from flood events by responding to flood potential and maintains personal safety at all times.</p>	<p>AO15.1 (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) New buildings are not located within the area identified on Overlay Map 03. or AO15.2 (a) Development is sited above the 1%AEP flood event where known, or the highest known flood event, as follows: (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. and (b) Signage is provided on site indicating the position and path of all safe evacuation routes off the site.</p>
<p>PO16 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>AO16 Works associated with the proposed development do not: (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</p>

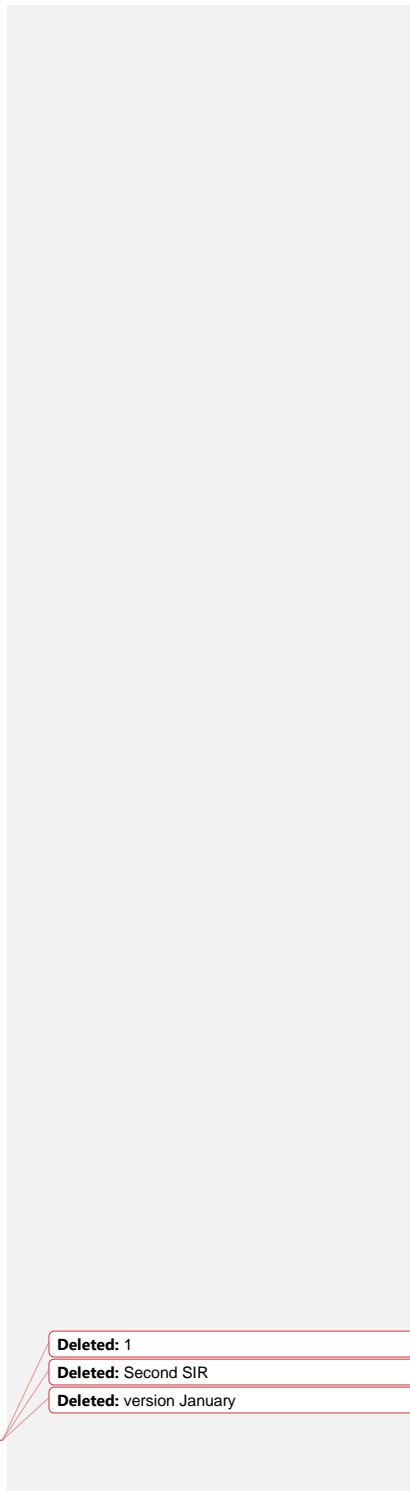
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Performance outcomes	Requirements for accepted development and assessment benchmarks
	site in ways that result in: (i) loss of flood storage; (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows; or (iv) any reduction in flood warning times.
PO17 Community infrastructure in any area mapped as Flood Hazard is able to function effectively during and immediately after flood.	No outcome specified.
Landslide hazard overlay	
PO18 Development does not increase the risk of harm to people and property as a result of landslide, by: (a) avoiding development in a landslide hazard area; or (b) undertaking development in a landslide hazard area only where strictly in accordance with best practice geotechnical principles.	AO18.1 Development, including associated access, is not located in a landslide hazard area as identified on Overlay Map 10. or AO18.2 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.
PO19 Community infrastructure in any area mapped as Landslide Hazard is able to function effectively during and immediately after landslide events.	No outcome specified.
In the Rural Residential 4,000 RR1 Precinct	
PO20 New lots are not constrained by: (a) excessive slope; (b) poor drainage; or (c) instability.	AO20.1 New lots are not on land steeper than 15% over 50% or more of the lot. or AO20.2 Where lots are proposed on land steeper than 15%, the proposal is supported by a geotechnical assessment prepared by a suitably qualified specialist that demonstrates that each lot has a building envelope 25m x 40m suitable for construction of a house and outbuildings.
Regional infrastructure overlay	
PO21 Stock routes and trails identified on Overlay Map 04 are protected from incompatible development on adjoining sites.	No outcome specified.
PO22 Development is sufficiently separated from major electricity infrastructure or substations to minimise the likelihood of nuisance or complaint.	AO22 Sensitive land use (as defined in the Regulation) maintain the following separation distances from substations or easement for major electricity infrastructure identified on Overlay Map 04: (a) 20 m for transmission lines up to 132 kilovolts (b) 30 m for transmission lines between 133 kilovolts and 275 kilovolts and (c) 40 m for transmission lines exceeding 275 kilovolts. Editor's note—Information relating to the voltage of

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Performance outcomes	Requirements for accepted development and assessment benchmarks
<p>PO23 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>transmission lines is available from the relevant energy supplier.</p> <p>AO23 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>PO24 There are no significant adverse effects on the water quality of the Region's drinking water supply.</p>	<p>AO24 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>

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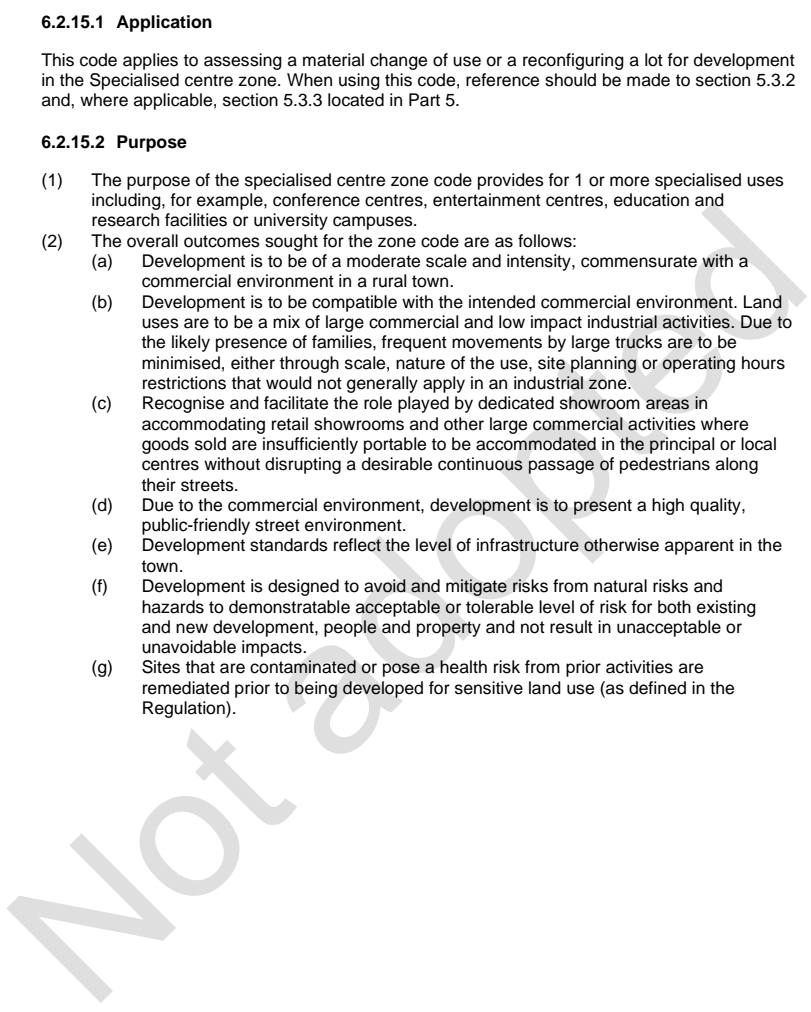
6.2.15 Specialised centre zone

6.2.15.1 Application

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

6.2.15.2 Purpose

- (1) The purpose of the specialised centre zone code provides for 1 or more specialised uses including, for example, conference centres, entertainment centres, education and research facilities or university campuses.
- (2) The overall outcomes sought for the zone code are as follows:
 - (a) Development is to be of a moderate scale and intensity, commensurate with a commercial environment in a rural town.
 - (b) Development is to be compatible with the intended commercial environment. Land uses are to be a mix of large commercial and low impact industrial activities. Due to the likely presence of families, frequent movements by large trucks are to be minimised, either through scale, nature of the use, site planning or operating hours restrictions that would not generally apply in an industrial zone.
 - (c) Recognise and facilitate the role played by dedicated showroom areas in accommodating retail showrooms and other large commercial activities where goods sold are insufficiently portable to be accommodated in the principal or local centres without disrupting a desirable continuous passage of pedestrians along their streets.
 - (d) Due to the commercial environment, development is to present a high quality, public-friendly street environment.
 - (e) Development standards reflect the level of infrastructure otherwise apparent in the town.
 - (f) 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.
 - (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).



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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>

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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	
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.

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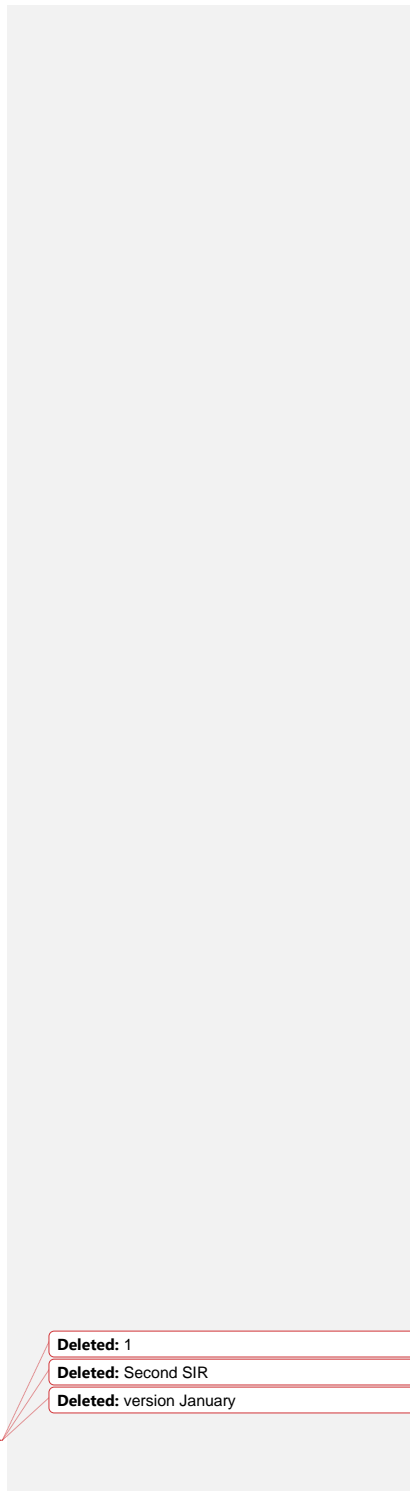
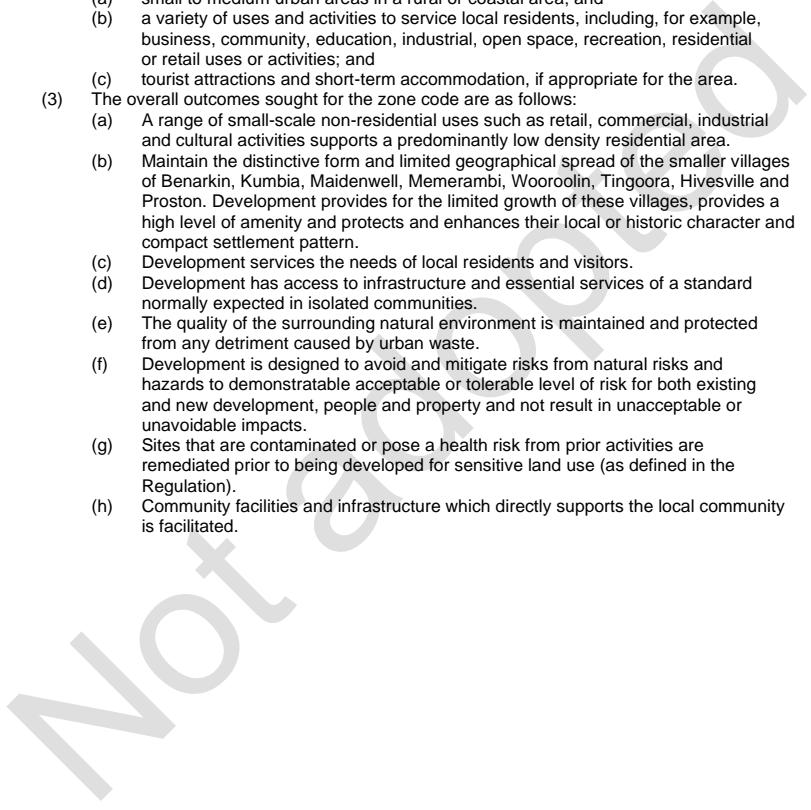
6.2.16 Township zone

6.2.16.1 Application

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

6.2.16.2 Purpose

- (1) The purpose of the township zone code is to provide for–
 - (a) small to medium urban areas in a rural or coastal area; and
 - (b) a variety of uses and activities to service local residents, including, for example, business, community, education, industrial, open space, recreation, residential or retail uses or activities; and
 - (c) tourist attractions and short-term accommodation, if appropriate for the area.
- (3) The overall outcomes sought for the zone code are as follows:
 - (a) A range of small-scale non-residential uses such as retail, commercial, industrial and cultural activities supports a predominantly low density residential area.
 - (b) Maintain the distinctive form and limited geographical spread of the smaller villages of Benarkin, Kumbia, Maidenwell, Memerambi, Wooroolin, Tingoora, Hivesville and Proston. Development provides for the limited growth of these villages, provides a high level of amenity and protects and enhances their local or historic character and compact settlement pattern.
 - (c) Development services the needs of local residents and visitors.
 - (d) Development has access to infrastructure and essential services of a standard normally expected in isolated communities.
 - (e) The quality of the surrounding natural environment is maintained and protected from any detriment caused by urban waste.
 - (f) Development is 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.
 - (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.



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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	
<p>PO1 The extent of development complements the intended low-density character of the Zone.</p>	<p>AO1.1 For residential uses, site cover does not exceed 50%. and AO1.2 For non-residential uses, site cover does not exceed 60%.</p>
<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. and AO2.2 Buildings are built the same distance from the road alignment as the average of the 2 adjoining buildings. and AO2.3 If no adjoining buildings, or if the average setback of adjoining buildings from road alignments exceeds 6m, buildings are at least 3m from road alignments.</p>
<p>PO3 Development is to be adequately serviced.</p>	<p>AO3.1 Development in Benarkin, Kumbia, Wooroolin, Tingoorra and Proston is connected to the reticulated water supply network and, in the case of Kumbia and Wooroolin, supplemented by a 9,000L roofwater storage. or AO3.2 In all other circumstances, development is provided with water supply of: (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. and AO3.3 Development in Proston is connected to Council’s common effluent drainage scheme. or 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>. and 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. and</p>

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Performance outcomes	Requirements for accepted development and assessment benchmarks
	<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>
<p>PO4 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>AO4.1 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>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 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>
<p>PO8 Caretaker's accommodations are compatible</p>	<p>AO8.1 Where adjoining land used, or approved for</p>

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Performance outcomes	Requirements for accepted development and assessment benchmarks
with the scale, character and appearance of the setting and provide for the accommodation needs of a caretaker and their family.	<p>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: (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> <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	
PO9 Dual occupancies are dispersed to maintain the intended low density residential character of the Zone.	AO9 No dual occupancy is established on a site adjoining an existing or approved dual occupancy.
PO10 Development provides sufficient open space to meet the recreational and privacy needs of residents.	<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	
PO11 Home-based businesses are a small-scale component of the principal use on the site.	<p>AO11.1 The area used for a home-based business is: (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</p> <p>and</p>

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Performance outcomes	Requirements for accepted development and assessment benchmarks
	<p>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.</p>
<p>PO12 The conduct of home-based businesses minimises the off-site impacts on the amenity of the local residential area and the health and safety of its residents.</p>	<p>AO12.1 Except for a bed and breakfast, operating hours are limited to 7am to 8pm Monday to Friday (excluding public holidays) and 8am to 4pm on other days. 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.</p>
<p>PO13 Car parking and access is provided in a safe, attractive and functional manner.</p>	<p>AO13.1 Except for a bed and breakfast, home-based businesses provide a maximum of one parking space in addition to the requirements of the principal dwelling. 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.</p>
<p>Section 7 Secondary dwelling</p>	

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Performance outcomes	Requirements for accepted development and assessment benchmarks
<p>PO14 A secondary dwelling must be subsidiary to its primary dwelling.</p>	<p>AO14.1 A secondary dwelling is no larger than 70m² in gross floor area or 40% of the gross floor area of the primary dwelling, whichever is less. and AO14.2 Parking is provided for one vehicle and access to it is via the same driveway as the primary dwelling.</p>
<p>Section 8 Business activities</p>	
<p>PO15 The scale, bulk and design of buildings provides a safe and welcoming built environment and is consistent with the intended streetscape character in the township.</p>	<p>AO15.1 Buildings are a maximum of 2 storeys above ground level. and AO15.2 Building entrances are clearly visible from the street. and AO15.3 Development incorporates an all- weather awning built to a line 0.5m short of all carriageways with at least 3m vertical clearance. and AO15.4 Plant and service equipment (air conditioning, exhaust fans, lift motor rooms, refuse bins, telecommunication devices, etc) are integrated into buildings.</p>
<p>PO16 Development respects the amenity and intended urban form of adjoining residential sites.</p>	<p>AO16 Where adjoining land is used, or approved for use, for a residential use, 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 3m boundary setback to street frontages.</p>
<p>PO17 Buildings maximise shop-front exposure to streets.</p>	<p>AO17.1 Buildings are built to side boundaries, except for pedestrian and vehicular access. and AO17.2 The ground level comprises display windows and active space (e.g. shops, cafés, offices, personal services, hotels, medical facilities and small showrooms). and AO17.3 Buildings incorporate windows and doors opening to the street.</p>
<p>PO18 Refuse storage areas are located for convenient collection, screened from public view and provided with facilities for self-contained cleaning.</p>	<p>AO18.1 Refuse storage areas are located behind the front building line. and AO18.2 The refuse storage area is provided in a</p>

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Performance outcomes	Requirements for accepted development and assessment benchmarks
	building or other enclosed structure screened to a minimum height of 0.2m above the height of the refuse receptacles. 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

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Performance outcomes	Requirements for accepted development and assessment benchmarks
	<p>Landscaping comprising large trees and spreading groundcovers is provided along all road frontages of the site, for a minimum depth of:</p> <p>(a) 2m along a State-controlled road or an arterial road; or</p> <p>(b) 1m along any other road frontage.</p> <p>and</p> <p>AO21.3 Landscaping is provided to side and rear boundaries for a minimum depth of:</p> <p>(a) 2m where adjoining a sensitive receptor;</p> <p>(b) 0m where adjoining an industrial use; or</p> <p>(c) 1m in all other circumstances.</p> <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> <p>AO24.4 Areas where potentially contaminating</p>

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Performance outcomes	Requirements for accepted development and assessment benchmarks
	substances are stored or used are covered and banded. and AO24.5 Provision is made for spills to be controlled on-site for removal and disposal by an approved means. and AO24.6 Liquid or solid wastes are not discharged directly to land or waters.
PO25 Refuse storage areas are located for convenient collection, screened from public view and provided with facilities for self-contained cleaning.	AO25.1 Refuse storage areas are located behind the front building line. and 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. and 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.
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).	AO26.1 Outdoor lighting is designed, installed and maintained in accordance with <i>AS4282 – Control of the Obtrusive Effects of Outdoor Lighting</i> . and AO26.2 Noise emission from the use meets the standards prescribed in the <i>Environmental Protection (Noise) Policy 2019</i> . and 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. and AO26.4 Outdoor activities and heavy vehicle movements are restricted to between 7am to 7pm Monday to Saturday. and 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. and AO26.6 All on-site manoeuvring areas are sealed. and AO26.7 No building openings occur in walls facing a common boundary shared with a residential

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Performance outcomes	Requirements for accepted development and assessment benchmarks
	or accommodation activity. and 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. or 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. and 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.
Section 10 For development affected by one or more overlays (other than bushfire hazard overlay)	
Biodiversity overlay	
PO27 Areas of environmental significance, including biodiversity values, are identified, protected and enhanced.	AO27.1 Uses and associated works are confined to areas not identified on Overlay Map 05. or AO27.2 Development is compatible with the environmental values of the area. or 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.
PO28 Biodiversity values of identified areas of environmental significance are protected from the impacts of development	AO28 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.
PO29 There are no significant adverse effects on water quality, ecological and biodiversity values.	AO29.1 Uses and associated works are confined to areas outside overland flow paths and natural drainage features. and 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.

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Performance outcomes	Requirements for accepted development and assessment benchmarks
	<p>Note—This setback does not apply to equipment such as pumps that are necessary to access water or waterway crossings.</p> <p>and AO29.3 The Waterway Corridors identified on Overlay Map 05 are maintained in a natural state.</p>
Flood hazard overlay	
<p>PO30 Development is not exposed to risk from flood events by responding to flood potential and maintains personal safety at all times.</p>	<p>AO30.1 (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) New buildings are not located within the area identified on Overlay Map 03. or AO30.2 (a) Development is sited above the 1%AEP flood event where known, or the highest known flood event, as follows: (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. and (b) Signage is provided on site indicating the position and path of all safe evacuation routes off the site.</p>
<p>PO31 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>AO31 Works associated with the proposed development do not: (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: (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>
<p>PO32 Development avoids the release of hazardous materials into floodwaters.</p>	<p>AO32.1 Materials manufactured or stored on site are not hazardous in nature. or AO32.2 Hazardous materials and any associated manufacturing equipment are located above the nominated flood level.</p>
<p>PO33 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>

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Performance outcomes	Requirements for accepted development and assessment benchmarks
Historic subdivisions overlay	
<p>PO34 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>AO34 The site is within 5km distance by road of a school if not on a current school bus route.</p>
<p>PO35 A site identified on the Overlay Map 09 is not developed where:</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>AO35.1 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>AO35.2 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>AO35.3 The site is:</p> <p>(a) within a reticulated town water area, and reticulated water supply 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>and</p> <p>AO35.4 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>AO35.5 New buildings are provided with a service line connection to the electricity supply and telecommunications networks.</p> <p>and</p> <p>AO35.6 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</p>

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Performance outcomes	Requirements for accepted development and assessment benchmarks
	where drainage systems traverse private property into natural systems. and AO35.7 New buildings are confined to areas outside of overland flow paths and natural drainage features
Water catchments overlay	
PO36 There are no significant adverse effects on the water quality of the Region's drinking water supply.	AO36 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.

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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) Extractive resources overlay;
 - (e) Flood hazard overlay;
 - (f) Historic subdivisions overlay;
 - (g) Landslide hazard overlay;
 - (h) Regional infrastructure overlay;
 - (i) Sensitive uses separation overlay;
 - (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.

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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.

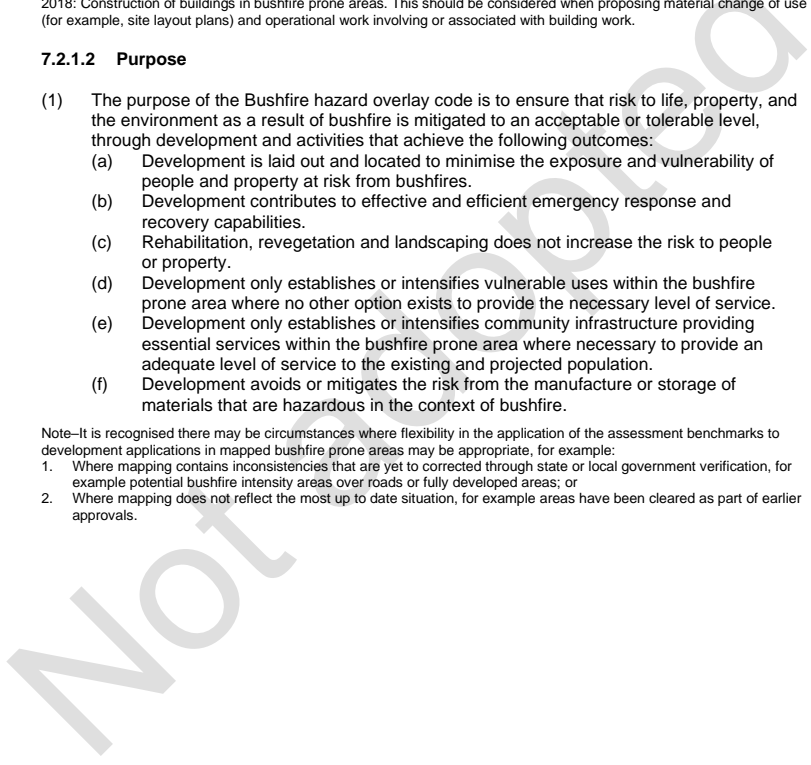
Editor’s note–The bushfire hazard area identified for this planning scheme is also declared to be the designated bushfire prone area pursuant to section 7 of the *Building Regulation 2021* (Refer to Part 1.6 of this planning scheme). Building work in a designated bushfire prone area must meet the mandatory 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.

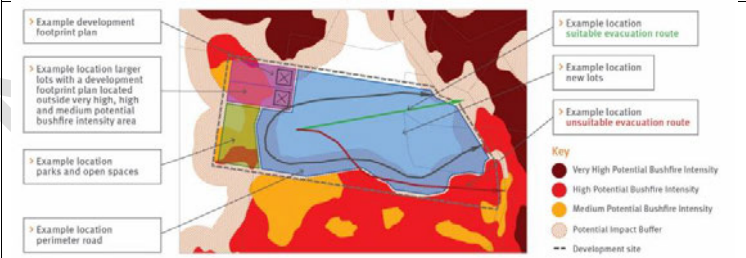


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7.2.1.3 Criteria for assessment

Performance outcomes	Acceptable outcomes
Section A	
Reconfiguring a lot (RaL) – where creating any number of lots of more than 2,000 square metres:	
<p>PO1 The subdivision layout:</p> <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. <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 <u>Bushfire resilient communities</u> 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>AO1.1 A development footprint plan is identified for each lot that avoids ridgelines, saddles and crests where slopes exceed 28 per cent.</p> <p>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/m² or less at all development footprint plan boundaries.</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 <u>Bushfire resilient communities</u> 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</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 <u>Bushfire resilient communities</u> document.</p> <p>Note—For staged developments, temporary separation</p>

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Performance outcomes	Acceptable outcomes
<p>OFES 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>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>A03.2 The subdivision layout does not create lots that are within bushfire prone areas and on ridgelines, saddles and crests where slopes exceed 28 per cent (roads and parks may be located in these areas).</p>
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>	<p>No acceptable outcome is prescribed.</p>
<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>A05.1 The subdivision layout: (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> <p>A05.2 The subdivision layout ensures evacuation routes: (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> <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</p>	<p>A06.1 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>

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<p>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>AO6.2 The asset protection zone is comprised of: (a) parks and open spaces; and/or (b) lots greater than 2000 square metres; and/or (c) public roads (termed perimeter roads).</p> <p>Note–Parks and open space may be located within the 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: (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> <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: (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> <p>AO8.2 Where the subdivision contains a reticulated water supply, the road network and fire hydrants are designed and installed in accordance with: (a) <i>Fire Hydrant and Vehicle Access Guidelines for residential, commercial</i></p>

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Performance outcomes	Acceptable outcomes
	<p>and industrial lots, Queensland Fire and Emergency 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</p> <p>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</p> <p>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>
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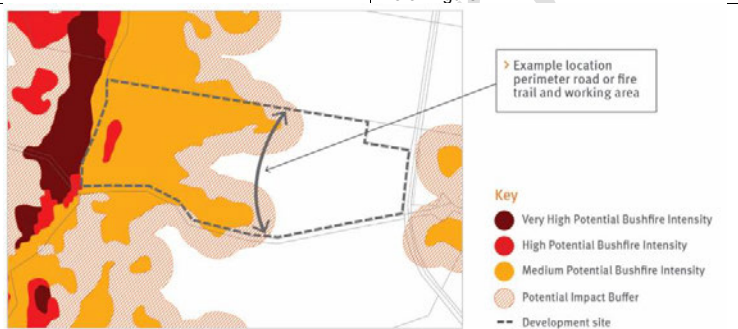


Figure 2 – Siting of fire trail and working area

Section E

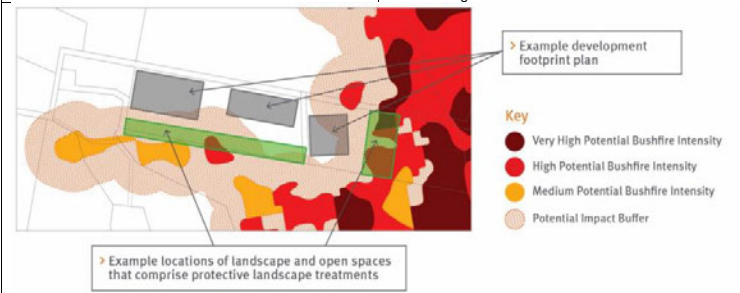
Material change of use:

<p>PO10</p> <p>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 verification should form part of a bushfire hazard assessment in accordance with the methodology in the QFES <u>Bushfire resilient communities</u> document. The outcomes of this assessment can demonstrate how an alternate solution to the acceptable outcome can deliver</p>	<p>AO10.1</p> <p>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</p> <p>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; or</p> <p>(b) are designed to ensure a potential available fuel load is maintained at less than 8 tonnes/hectare in aggregate and</p>
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Performance outcomes	Acceptable outcomes
an acceptable or tolerable level of risk.	that fuel structure remains discontinuous. 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><i>Figure 3 – Siting of protective landscape treatments</i></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. 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. Note—Swimming pools, farm ponds and dams are not considered reliable sources of static water supply in Queensland due to regular drought events. [Note for Local Government – Information on how to provide an appropriate static water supply, may form a condition of a development approval. For further information on preferred solutions refer to the QFES Bushfire resilient communities document.]</p>	<p>No acceptable outcome is prescribed.</p>
<p>PO14 Vulnerable uses listed in Table 2 are not established or intensified within a bushfire prone area unless: (a) there is an overriding need in the public interest for the new or expanded service</p>	<p>No acceptable outcome is prescribed.</p>

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Performance outcomes	Acceptable outcomes
<p>the development provides; and</p> <p>(b) there are no other suitable alternative locations within the required catchment; and</p> <p>(c) site planning can appropriately mitigate the risk (for example, siting ovals for an educational establishment between the hazardous vegetation and structures.</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>PO15 Community infrastructure providing essential services listed in Table 2 are not established within a bushfire prone area unless:</p> <p>(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</p> <p>(b) the infrastructure can function effectively during and immediately after a bushfire event.</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>	No acceptable outcome is prescribed.
<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 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>	No acceptable outcome is prescribed.
<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</p>

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Performance outcomes	Acceptable outcomes
	<p>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> <p>(a) potential available fuel load which is less than eight tonnes/hectare in aggregate; and</p> <p>(b) fuel structure which is discontinuous.</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 acceptable outcome.</p>
Section G	
Where planning provisions or conditions of approval require revegetation or rehabilitation:	
<p>PO18</p> <p>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</p> <p>Required revegetation or rehabilitation:</p> <p>(a) is located outside of any asset protection zone; or</p> <p>(b) maintains a potential available fuel load which is less than eight tonnes/hectare in aggregate and fuel structure which is discontinuous.</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 AO18.1(b).</p> <p>AO18.2</p> <p>Revegetation or rehabilitation of areas located within mapped medium, high or very high potential bushfire intensity areas, revegetate and rehabilitate in a manner that 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>

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Table 1–Figure Trail and working area design parameters

Parameter	Provisions
Width	Contains a width of at least 20 metres including: <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	Access is granted in favour of the local government and Queensland Fire and Emergency Services. Note–This access is commonly granted in the form of an easement that is to be maintained by the grantor.
Egress	Contains trafficable vehicle routes into low hazard areas, every 200 metres.

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

Group	Uses
Vulnerable uses	<i>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</i>
Community infrastructure for essential services	<i>Educational establishment, emergency services, hospital</i>
Hazardous materials in the context of bushfire hazard	Hazardous chemicals that are present at the levels or in the quantities that would constitute the use being a hazardous chemical facility. Hazardous materials that are present in the quantities identified in the <i>Work Health and Safety Regulation</i> , schedule 15.

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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.

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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.
 - (j) Development contributes to effective and efficient emergency response and recovery capabilities.

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8.4.1.4 Criteria for assessment

Table 8.4.1—Assessable development

Performance outcomes	Assessment benchmarks
Section 1 Boundary realignment	
<p>PO1 The boundary realignment: (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>	<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. and AO1.2 The utility of the lots is maintained or improved where: (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. and AO1.3 The realignment does not result in a building contravening the setback, standards required by this Planning Scheme or relevant building assessment provisions. and AO1.4 The realignment results in a larger lot that is a more viable farming unit.</p>
<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: (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>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. or 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</p>	<p>AO4.1 The minimum separation between the front of buildings on either side of an access way is 8m.</p>

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Performance outcomes	Assessment benchmarks
positive urban design.	and AO4.2 Except for private landscaped courtyards, all landscaped open space, landscaped setbacks to frontages and buffer areas are included within common property. and AO4.3 The common property is used for street access, utilities and recreation.
PO5 Adequate access is provided to public utilities for servicing, maintenance and repair.	AO5 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.
PO6 Fire hydrants are easily accessible in times of emergency and are of a standard consistent with service needs.	AO6 Fire hydrant installation is provided in accordance with the requirements of the relevant Australian Standard.
Section 3 All other reconfiguration	
PO7 Allotments are of sufficient size and dimensions to meet the requirements of the users and provide for servicing of the intended use.	AO7.1 Development provides that allotment area, dimension and shape are in accordance with the standards in Table 8.4.2. and AO7.2 The minimum allotment size for any rear allotment shall be calculated exclusive of the area of the access corridor of the allotment. and AO7.3 Irregularly shaped allotments are designed to allow a building area of 15m by 10m to be setback 6m from the site frontage.
PO8 Lots have lawful, safe and practical access.	AO8.1 Access is provided via either: (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). and AO8.2 Newly created lots do not have direct access to sub-arterial or higher order roads. and AO8.3 Except in the Rural Zone, new lots, are provided with access to a sealed road.
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.	AO9.1 Only one rear lot is provided behind each full street frontage regular lot. and AO9.2 No more than two rear lot access strips directly adjoin each other. and

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Performance outcomes	Assessment benchmarks
	<p>AO9.3 No more than two rear lots gain access from the head of a cul-de-sac. and AO9.4 Rear lots are only created where the site gradient is greater than 5%.</p>
<p>PO10 The design and construction of new roads: (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>	<p>AO10.1 Intersection shall be spaced at no less than 45m from any other intersection. and AO10.2 Any intersections with existing roads shall be treated with a T-intersection or a roundabout. and AO10.3 The road layout indicates connections to adjoining development sites. and AO10.4 Other than in the Rural or Rural Residential Zones, new streets are provided with layback kerb and channel. or 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 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 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 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: AO15.1 All lots are orientated to within 20° of north. 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</p>	<p>AO16.1 In the Rural zone only, no additional</p>

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Performance outcomes	Assessment benchmarks
agricultural land for rural activities is maintained.	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.
Airport environs overlay	
Public safety sub-area	
PO17 Development located at the end of runways does not increase the risk to public safety.	AO17 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
Biodiversity overlay	
PO18 Development avoids, minimises or mitigates adverse impacts on environmentally significant areas and values.	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.
Flood hazard overlay	
PO19 Development is not exposed to risk from flood events by responding to flood potential and maintains personal safety at all times	AO19 All new allotments include an area of sufficient size to accommodate the intended land use outside the area identified on Overlay Map 03.
PO20 Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level, and does not increase the potential for flood damage either on site or other properties.	AO20 Works associated with the proposed development do not: (a) involve a net increase in filling greater than 50m ³ ; 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: (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	
PO21 Infrastructure networks and trails identified on Overlay Map 04 are protected from incompatible development on adjoining sites.	AO21 No new allotments are created within or adjacent to the networks and trails identified on Overlay Map 04.
Waterways, wetlands and catchments overlay	
PO22 There are no significant adverse effects on	AO22.1 Development and associated works are

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Performance outcomes	Assessment benchmarks
water quality, including drinking water, ecological and biodiversity values.	<p>confined to areas outside overland flow paths and natural drainage features.</p> <p>and</p> <p>AO22.2 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>AO22.3 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>AO22.4 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 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 if not in the Winery precinct	100m	Not specified.
	20ha if in the Winery precinct	100m	Not specified
Rural residential zone other than in a precinct	2ha	Standard lot – 80m Rear lot – 10m	60m x 90m
Rural residential zone (4,000m ² RR1 precinct)	4,000m ²	Standard lot – 30m Rear lot – 10m	25 x 40m
Township zone	1,000m ²	20m	15m x 20m
All other circumstances (including community titles scheme in any zone)	Not specified	Not specified	Not specified

^(a) For rear allotments, the minimum area excludes the area of the proposed access way.

^(b) A minimum street frontage setback of 6m applies to this rectangle.

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8.4.2 Services and works code

8.4.2.1 Application

This code applies to assessing material change of use, reconfiguring a lot and operational works (where not associated with a material change of use or reconfiguring a lot) for where identified as code assessment or impact assessment). When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

8.4.2.2 Purpose

- (1) The purpose of the Works and services code is to provide for the adequate provision of services and control of operational works.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Infrastructure is provided in a cost-effective, efficient and co-ordinated manner to a standard ordinarily expected in the locality.
 - (b) Development is planned, designed, constructed and operated to manage stormwater and wastewater in ways that protect environmental values and achieve water quality objectives;
 - (c) Development is provided with sufficient vehicle parking and servicing in a manner that provides safe and efficient access and circulation.
 - (d) Landscaping enhances visual amenity, integrates the built and natural environments, maximises water efficiency, minimises soil loss, provides shade in large paved areas and does not adversely impact on infrastructure.
 - (e) Filling or excavation maintains the amenity and health of the community and environment.
 - (f) Development is reflective of and responsive to the environmental constraints of the land and is established where the impacts of natural hazards are avoided or safely managed.

8.4.2.3 Criteria for assessment

Table 8.4.3—Assessable development

Performance outcomes	Assessment benchmarks
Section 1 General	
PO1 The development is planned and designed considering the land use constraints of the site for achieving stormwater design objectives.	AO1 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 An erosion and sediment control plan addresses the design objectives for the construction phase in Table 9.4.4.
PO4	AO4

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Performance outcomes	Assessment benchmarks
Operational activities avoid or minimise changes to waterway hydrology from adverse impacts of altered stormwater quality and flow.	Development incorporates stormwaterflow control measures to achieve the design objectives for the post-construction phase in Table 9.4.4.
Section 2 Infrastructure	
<p>PO5 Development is provided within infrastructure which:</p> <ul style="list-style-type: none"> (a) conforms with industry standards for quality; (b) is reliable and service failures are minimised; and (c) is functional and readily augmented. 	<p>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.</p>
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. and AO6.2 A service bay is provided on-site for the service vehicle nominated in Table 9.4.5. and 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. and 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. and 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. and AO8.2 Species selection avoids non-invasive plants. Editor's note – Guidance on plant selection is provided in Branching Out - Your Handy Guide to tree Planting in</p>

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Performance outcomes	Assessment benchmarks
	the South Burnett available from Council.
Performance outcomes	Assessment benchmarks
Section 5 Filling and excavation	
PO9 Development results in ground levels that retain: (a) access to natural light; (b) aesthetic amenity; (c) privacy; and (d) safety.	AO9.1 The depth of: (a) fill is less than 2m above ground level; or (b) excavation is less than 2m below ground level. and AO9.2 The toe of the fill, or top of the excavation is not less than 0.5m inside the site property boundary. and 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. and AO9.5 Batter slopes are not steeper than 25% and are grassed and terraced 1.5m for every 1m in height. and 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.
PO10 Filling or excavation does not cause damage to public utilities.	AO10 Filling or excavation does not occur within 2m horizontally of any part of an underground water supply, sewerage, stormwater, electricity or telecommunications system.
PO11 Filling and excavation avoids water ponding on the premises or nearby premises that will adversely impact on the health of the community.	AO11 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.
Section 6 All operational work subject to an overlay	
Biodiversity overlay	
PO12 Development avoids, minimises or mitigates adverse impacts on areas of environmental significance.	AO12.1 Uses and associated works are confined to areas not identified on Overlay Map 05. or AO12.2

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Performance outcomes	Assessment benchmarks
	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 Development adjacent to Protected Areas identified on Overlay Map 05 is set back a minimum of 100m from the park boundaries in the absence of any current 'Management Plans' for these areas.
PO14 There are no significant adverse effects on water quality, ecological and biodiversity values.	AO14.1 Uses and associated works are confined to areas outside overland flow paths and natural drainage features. and AO14.2 The Waterway Corridors identified on Overlay Map 05 are maintained in a natural state.
Flood hazard overlay	
PO15 Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level, and does not increase the potential for flood damage either on site or other properties.	AO15 Works associated with the proposed development do not: (a) involve a net increase in filling greater than 50m ³ in the area identified on Overlay Map 03; (b) result in any reductions of on-site flood storage capacity and contain within the site any changes to depth / duration/velocity of flood waters; or (c) change flood characteristics outside the site in ways that result in: (i) loss of flood storage; (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows; or (iv) any reduction in flood warning times.
Regional infrastructure overlay	
PO16 Earthworks do not restrict access to and along major electricity infrastructure corridors by the electricity providers, using their normal vehicles and equipment.	AO16 Earthworks do not alter levels along the boundaries of existing easements by more than 300mm and do not result in increased inundation of electricity infrastructure.
PO17 There is no worsening of drainage or erosion conditions affecting the bulk supply and linear infrastructure.	No outcome specified.
Water catchments overlay	
PO18 There are no significant adverse effects on the water quality of the Region's drinking water supply.	AO18.1 Development within the Bjelke- Petersen Dam Water Resource Catchment Area and the 800m buffer to Boondooma and

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Performance outcomes	Assessment benchmarks
	<p>Gordonbrook Dams shown on Overlay Map 06 has no significant adverse effect on the quantity and availability of raw water for consumption, as determined by a suitably qualified water quality expert.</p> <p>or</p> <p>AO18.2 Development within the Cooyar Creek water supply buffer area shown on Overlay Map 06 complies with the specific outcomes and measures of the <i>Seqwater Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012</i>.</p>

Table 8.4.4—Stormwater management design objectives

Construction phase		
Issue		Design objectives
Drainage control	Temporary drainage works	(1) Design life and design storm for temporary drainage works (a) Disturbed area open for < 12 months – 50%AEP event (b) Disturbed area open for 12-24 months – 20%AEP event (c) Disturbed area open for > 24 months – 10%AEP event (2) Design capacity excludes minimum 150mm freeboard (3) Temporary culver crossing – minimum 100%AEP hydraulic capacity
Erosion control	Erosion control measures	(1) Minimise exposure of disturbed soil at any time (2) Divert run-off around disturbed areas (3) Determine the erosion risk rating using local rainfall erosivity, rainfall depth, soil-loss rate or other acceptable method (4) Implement erosion control methods corresponding to erosion risk rating
Sediment control	Sediment control measures Design storm for sediment control basins Sediment basin dewatering	(1) Determine appropriate sediment control measure using: (a) Potential soil loss rate; or (b) Monthly erosivity; or (c) Average monthly rainfall (2) Collect and drain stormwater to a sediment basin to accommodate a 80 th % five-day event or similar (3) Site discharge during dewatering: (a) TSS < 50mg/L; (b) Turbidity not >10% receiving water turbidity; and (c) pH 6.5-8.5
Water quality	Litter and other waste, hydrocarbons and other contaminants	(1) Avoid wind-blown litter; (2) Remove gross pollutants; (3) Ensure there is no visible oil or grease sheen on released waters; (4) Dispose of contaminated waste at authorised facilities
Waterway stability and flood flow management	Changes to the natural waterway hydraulics and hydrology	For peak flow for the 100%AEP and 1%AEP event, use constructed sediment basins to attenuate rate of stormwater discharge

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Post-construction phase			
Design objectives Minimum reductions in mean annual load from unmitigated development (%)			Application
Total suspended solids	Total phosphorus	Total nitrogen	Gross pollutants > 5mm
85	60	45	90
Development for urban purposes on centres greater than 3,000 people.			

Table 8.4.5—Vehicle parking and service vehicle requirements

Use type	Minimum car parking spaces	Service vehicle
Agricultural supplies store	1 space per 50m ² gross floor area	AV
Animal keeping	1 space per employee and 1 space per 30 animals	SRV
Bulk landscape supplies	1 space per 150m ² total use area (minimum 6 spaces)	AV
Car wash	1 space per wash bay	Not specified
Childcare centre	1 space per 3 employees and 1 space per 5 children On-site queuing space for 3 vehicles	Not specified
Club	30 spaces	MRV
Community use	1 space per 2 employees and 1 space per 50m ² gross floor or public assembly area	AV
Dual occupancy	1 space per unit plus 1 visitor space	Not specified
Food and drink outlet	In the Retail core precinct – 1 space per 20m ² gross floor area Otherwise – 1 space per 15m ² gross floor area On-site queuing space for 10 vehicles per drive-through facility	SRV
Function facility	1 space per 2 employees and 1 space per 50m ² gross floor or public assembly area	AV
Funeral parlour	1 space per 50m ² gross floor area and 1 space per 10 chapel seats	Not specified
Garden centre	1 space per 150m ² total use area	AV
Hardware and trade supplies	1 space per 40m ² gross floor area	AV
Health care service	1 space per 30m ² gross floor area	Ambulance
Industry	1 space per 50m ² gross floor area for first 500m ² , then 1 space per 100m ² gross floor area thereafter	AV
Hospital	1 space per 4 beds plus 1 space per 2 employees plus 1 space per 50m ² gross floor area	AV plus one ambulance space per 50 beds
Hotel	1 space per 2m ² barroom areas plus 1 space per 14m ² lounge or beer garden floor area plus 1 space per 3 employees plus 1 space per accommodation room (on-site queuing for 12 vehicles per drive through facility)	AV
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

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Use type	Minimum car parking spaces	Service vehicle
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
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.		

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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 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 Development is compatible with a conservation management plan prepared in accordance with the Australia ICOMOS Charter for Places of Cultural Heritage Significance.
PO4 Filling or excavation does not have a detrimental impact on sites of local heritage significance.	AO4.1 The impact of excavation is minor and limited to parts of the local heritage place disturbed by previous excavation. 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.

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8.4.4 Third party sign code

8.4.4.1 Application

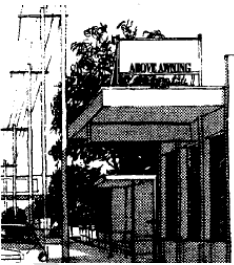
This code applies to assessing operational work where identified as code assessable in Part 5. When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

8.4.4.2 Purpose



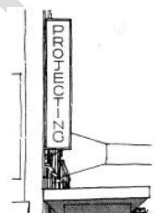
- (1) The purpose of the Third party sign code is to manage the visual and other off-site impacts of advertising signs that promote products, services, events or activities on sites other than the site on which they are erected.
- (2) The purpose of the code will be achieved through the following overall 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 The above awning sign:</p> <ul style="list-style-type: none"> (a) does not have a face area in excess of 2.5m² or more than 2 faces; (b) where it has 2 faces — has a maximum angle between each face of 45 degrees; (c) has a maximum height of 1.5m above the awning on which it is displayed; (d) is not displayed less than 3m from another above awning sign; (e) is displayed less than 1.5m from any side boundary; (f) has a face area length greater than the face area height; (g) if illuminated — does not result in light nuisance on a light-sensitive use off-site; (h) 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>



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Performance outcomes	Requirements for accepted development and assessment benchmarks
	<p>AO2.2 If the sign has 2 faces — has a maximum angle between each face of 45 degrees; 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. 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. and</p> <p>AO2.5 The sign is not displayed less than 3m from any side boundary. 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. and</p> <p>AO3.2 The sign is not displayed less than 3m from any side boundary.</p>
<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. 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. and</p> <p>AO4.3 The sign maintains a minimum clearance of 2.4m from any road related area directly adjacent to the sign. 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</p>	<p>AO5.1 If the sign has 2 faces — has a maximum</p>

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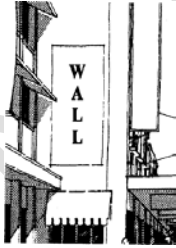
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Performance outcomes	Requirements for accepted development and assessment benchmarks
<p>development in the area and does not contribute to visual clutter.</p> <p>Editor's note—An example of a pylon sign is provided below.</p> 	<p>angle between each face of 45 degrees. and AO5.2 The sign has a maximum face area of 40m². and AO5.3 The sign has a maximum height of 15m above ground level. and AO5.4 Only 1 double-sided sign is displayed on premises except where the street front boundary of the premises exceeds 100m. and 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. and AO5.6 The sign is not located or constructed so as to expose an unsightly back view of the sign. and AO5.7 The sign is not displayed less than 3m from any side boundary. and AO5.8 The sign is installed without "guide wires" or exposed supporting framework.</p>
<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>AO6.1 The sign is contained within the existing or created outline of the building on which it is displayed. 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. and AO6.3 The sign does not extend horizontally beyond the edge of the roof of the building on which it is displayed. 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. and AO6.5 The sign is installed without "guide wires" or exposed supporting framework. and AO6.6 The sign may be internally illuminated but does not cause excessive light spill.</p>

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Performance outcomes	Requirements for accepted development and assessment benchmarks
	<p>and</p> <p>AO6.7 For signs with a face area greater than 1.2m², an engineer's certificate for any supporting structure for the sign is obtained.</p>
<p>PO7 A sign-written roof sign is consistent with the scale of development in the area, does not contribute to visual clutter and results in no light nuisance off-site.</p> <p>Editor's note—An example of a sign-written roof sign is provided below.</p> 	<p>AO7.1 The sign is contained within the existing or created outline of the building on which it is displayed.</p> <p>and</p> <p>AO7.2 The sign does not cover more than 25% of the roof of the building on which it is displayed.</p> <p>and</p> <p>AO7.3 The sign does not extend horizontally beyond the edge of the building roof.</p> <p>and</p> <p>AO7.4 The sign is visually compatible with other sign written roof signs on the building.</p> <p>and</p> <p>AO7.5 The sign is not visible from any residential building located adjacent to the building on which it is displayed.</p> <p>and</p> <p>AO7.6 The sign is not illuminated.</p>
<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>

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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 SC1.1.1—Index of use definitions

Index of use definitions		
<ul style="list-style-type: none"> • Adult store • Agricultural supplies store • Air service • Animal husbandry • Animal keeping • Aquaculture • Bulk landscape supplies • Caretaker's accommodation • Car wash • Cemetery • Childcare centre • Club • Community care centre • Community residence • Community use • Crematorium • Cropping • Detention facility • Dual occupancy • Dwelling house • Dwelling unit • Educational establishment • Emergency services • Environment facility • Extractive industry • Food and drink outlet • Function facility • Funeral parlour • Garden centre • Hardware and trade supplies • Health care service 	<ul style="list-style-type: none"> • High impact industry • Home-based business • Hospital • Hotel • Indoor sport and recreation • Intensive animal industry • Intensive horticulture • Landing • Low impact industry • Major electricity infrastructure • Major sport, recreation and entertainment facility • Market • Medium impact industry • Motor sport facility • Multiple dwelling • Nature-based tourism • Nightclub entertainment facility • Office • Outdoor sales • Outdoor sport and recreation • Outstation • Park • Parking station • Party house • Permanent plantation • Place of worship • Relocatable home park • Renewable energy facility 	<ul style="list-style-type: none"> • Research and technology industry • Residential care facility • Resort complex • Retirement facility • Roadside stall • Rooming accommodation • Rural industry • Rural workers' accommodation • Sales office • Service industry • Service station • Shop • Shopping centre • Short-term accommodation • Showroom • Special industry • Substation • Telecommunications facility • Theatre • Tourist attraction • Tourist park • Transport depot • Utility installation • Veterinary service • Warehouse • Wholesale nursery • Winery • Workforce accommodation

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Table SC1.1.2–Use definitions

Use	Definition	Examples include	Does not include the following examples
Adult store	Premises used for the primary purpose of displaying or selling: (a) sexually explicit materials; or (b) products and devices that are associated with, or used in, a sexual practice or activity.	Sex shop	Shop, newsagent, registered pharmacist or video hire, where the primary use of these are concerned with: <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	Premises used for any of the following: (a) the arrival and departure of aircraft; (b) the housing, servicing, refuelling, maintenance and repair of aircraft; (c) the assembly and dispersal of passengers or goods on or from an aircraft; (d) training and education facilities relating to aviation; (e) aviation facilities; (f) an activity that— (i) is ancillary to an activity or facility state in paragraphs (a) to (e); and (ii) directly services the needs of aircraft	Airport, airstrip, helipad, public or private airfield	

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Use	Definition	Examples include	Does not include the following examples
	passengers.		
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
Animal keeping	Premises used for— (a) boarding, breeding or training animals; or (b) a holding facility or machinery repairs and servicing, if the use is ancillary to the use in paragraph (a).	Aviaries, catteries, kennels, stables, wildlife refuge	Aquaculture, cattle studs, domestic pets, feedlots, grazing of livestock, non-feedlot dairying, piggeries, poultry meat and egg production, animal husbandry
Aquaculture	Premises used for cultivating, in a confined area, aquatic animals or plants for sale.	Pond farms, tank systems, hatcheries, raceway system, rack and line systems, sea cages	Intensive animal industry
Bulk landscape supplies	Premises used for bulk storage and sale of mainly non-packaged landscaping and gardening supplies, including, for example, soil, gravel, potting mix or mulch.		Garden centre, outdoor sales, wholesale nursery
Caretaker's accommodation	Premises used for a dwelling for a caretaker of a non-residential use on the same premises.		Dwelling house
Car wash	Premises used for the commercial cleaning of motor vehicles.		Service station
Cemetery	Premises used for interment of bodies or ashes after death.	Burial ground, crypt, columbarium, lawn cemetery, pet cemetery, mausoleum	Crematorium, funeral parlour
Childcare centre	Premises used for the care, education and minding, but not residence, of children.	Crèche, early childhood centre, kindergarten, before and after school care, vacation care	Educational establishment, home-based child care, family day care
Club	Premises used for— (a) an association established for social, literary, political, sporting, athletic or	Club house, guide and scout clubs, surf lifesaving club, RSL, bowls club	Hotel, nightclub entertainment facility, place of worship, theatre

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Use	Definition	Examples include	Does not include the following examples
	other similar purposes; or (b) preparing and selling food and drink, if the use is ancillary to the use in paragraph (a).		
Community care centre	(a) Premises used for— (i) providing social support to members of the public; or (ii) Providing medical care to members of the public, if the use is ancillary to the use in subparagraph (i); but (b) Does not include the use of premises for providing accommodation to members of the public.	Disability support services, drop in centre, respite centre, integrated Indigenous support centre	Childcare centre, family day care, home-based childcare, health care services, residential care facility
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	Art gallery, community centre, community hall, library, museum	Cinema, club, hotel, nightclub entertainment facility, place of worship

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Use	Definition	Examples include	Does not include the following examples
	drink, if the use is ancillary to the use in paragraph (a).		
Crematorium	Premises used for the cremation or aquamation of bodies.		Cemetery
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	(a) Means a residential use of premises for two households involving— (i) 2 dwellings (whether attached or detached) on a single lot or 2 dwellings (whether attached or detached) on separate lots that share a common property; and (ii) Any domestic outbuilding associated with the dwelling; but (b) Does not include a residential use of premises that involves a secondary dwelling.	Duplex, two dwellings on a single lot (whether or not attached), two dwellings within one single community title scheme under the <i>Body Corporate and Community Management Act 1997</i> , two dwellings within the one body corporate to which the <i>Building Units and Group Title Act 1980</i> continues to apply.	Dwelling house, multiple dwelling
Dwelling house	A residential use of premises involving: (a) 1 dwelling for a single household and any domestic outbuildings associated with the dwelling; or (b) 1 dwelling for a single household, a		Caretaker's accommodation, dual occupancy, rooming accommodation, short-term accommodation, student accommodation,

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Use	Definition	Examples include	Does not include the following examples
	secondary dwelling and any domestic outbuildings associated with either dwelling.		multiple dwelling
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	
Food and drink outlet	Premises used for— (a) Preparing and selling	Bistro, café, coffee shop, drive-through	Bar, club, hotel, shop, theatre,

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Use	Definition	Examples include	Does not include the following examples
	<p>food and drink for consumption on or off the premises; or</p> <p>(b) Providing liquor for consumption on and off the premises, if the use is ancillary to the use in paragraph (a).</p>	<p>facility, kiosk, milk bar, restaurant, snack bar, takeaway, tea room</p>	<p>nightclub entertainment facility</p>
Function facility	<p>Premises used for–</p> <p>(a) receptions or functions; or</p> <p>(b) preparing and providing food and liquor for consumption on the premises as part of a reception or function.</p>	<p>Conference centre, reception centre</p>	<p>Community use, hotel</p>
Funeral parlour	<p>(a) Premises used for–</p> <p>(i) arranging and conducting funerals, memorial and other similar events; or</p> <p>(ii) a mortuary; or</p> <p>(iii) storing and preparing bodies for burial or cremation; but</p> <p>(b) does not include the use of premises for the burial or cremation of bodies.</p>		<p>Cemetery, crematorium, place of worship</p>
Garden centre	<p>Premises used for–</p> <p>(a) selling plants; or</p> <p>(b) selling gardening and landscape products and supplies that are mainly in pre-packaged form; or</p> <p>(c) a food and drink outlet that is ancillary to the use in paragraph (a).</p>	<p>Retail plant nursery</p>	<p>Bulk landscape supplies, wholesale nursery, outdoor sales</p>
Hardware and trade supplies	<p>Premises used for selling, displaying or hiring hardware and trade supplies, including, for example, house fixtures, timber, tools, paint, wallpaper or plumbing supplies.</p>		<p>Shop, showroom, outdoor sales and warehouse</p>
Health care services	<p>Premises used for medical purposes, paramedical purposes, alternative health therapies or general health care, if overnight accommodation is not provided on the premises.</p>	<p>Dental clinics, medical centres, natural medicine practices, nursing services, physiotherapy clinic</p>	<p>Community care centre, hospital</p>

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Use	Definition	Examples include	Does not include the following examples
High impact industry	<p>Premises used for an industrial activity—</p> <p>(a) that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and</p> <p>(b) that a local planning instrument applying to the premises states is a high impact industry; and</p> <p>(c) that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity.</p>	<p>Abattoirs, concrete batching plant, boiler making and engineering and metal foundry</p> <p>Note—additional examples are shown in SC1.1.1 industry thresholds.</p>	<p>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</p>
Home-based business	<p>The use of a dwelling or domestic outbuilding on premises for a business activity that is subordinate to the residential use of the premises.</p>	<p>Bed and breakfast, home office, home-based childcare</p>	<p>Hobby, office, shop, warehouse, transport depot</p>
Hospital	<p>Premises used for—</p> <p>(a) the medical or surgical care or treatment of patients, whether or not the care or treatment requires overnight accommodation; or</p> <p>(b) providing accommodation for patients; or</p> <p>(c) providing accommodation for employees, or any other use, if the use is ancillary to the use in paragraph (a) or (b).</p>		<p>Health care services, residential care facility</p>
Hotel	<p>(a) means the use of premises for—</p> <p>(i) selling liquor for consumption on the premises; or</p> <p>(ii) a dining or entertainment</p>	<p>Pub, tavern</p>	<p>Nightclub entertainment facility</p>

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Use	Definition	Examples include	Does not include the following examples
	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.		
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 is ancillary to the use in subparagraph (i); but (b) Does not include the cultivation of aquatic animals.	Feedlots, piggeries, poultry and egg production	Animal husbandry, aquaculture, drought feeding, milking sheds, shearing sheds, weaning pens
Intensive horticulture	(a) Premises used for-- (i) the intensive production of plants or plant material carried out indoors on imported media; or (ii) the intensive production of plants or plant material carried out outside using artificial lights or containers; or (iii) storing and packing plants or plant material grown on the premises, if the use is ancillary to the use in subparagraph (i) or	Greenhouse and shade house plant production, hydroponic farms, mushroom farms	Wholesale nursery

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Use	Definition	Examples include	Does not include the following examples
	(ii); but (ii) Does not include the cultivation of aquatic plants.		
Landing	Landing means the use of premises for a structure— (a) for mooring, launching, storing and retrieving vessels; and (b) from which passengers embark and disembark.	Boat ramp, jetty, pontoon	Marina
Low impact industry	Premises used for an industry 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 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.	Repairing motor vehicles, fitting and turning workshop Note—additional examples are shown in SC1.1.1 industry thresholds.	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
Major electricity infrastructure	(a) means the use of premises for— (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	Powerlines greater than 66kV	Minor electricity infrastructure, substation

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Use	Definition	Examples include	Does not include the following examples
	involves— (i) a new zone substation or bulk supply substation; or (ii) the augmentation of a zone substation or bulk 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
Medium impact industry	Premises used for an industrial activity— (a) that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and (b) that a local planning instrument applying to the premises states is a medium impact industry; and (c) that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for example, thresholds relating to the number	Spray painting and surface coating, wooden and laminated product manufacturing (including cabinet making, joining, timber truss making or wood working) Note—additional examples are shown in SC1.1.1 industry thresholds.	Concrete batching, tyre manufacturing and retreading, metal recovery (involving a fragmentiser), textile manufacture, chemically treating timber and plastic product manufacture, service industry, low impact industry, high impact industry, special industry

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Use	Definition	Examples include	Does not include the following examples
	of products manufactured or the level of emissions produced by the activity.		
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 (c) 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
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	Bank, real estate agent, administration building	Home-based business, home office, shop, outdoor sales

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Use	Definition	Examples include	Does not include the following examples
	advice or services; but (b) Does not include the use of premises for making, selling or hiring goods.		
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
Outstation	Outstation means the use of premises for— (a) cultural or recreation activities by Aboriginal people or Torres Strait Islanders; or (b) facilities for short-term or long-term camping activities, if the use is ancillary to the use in paragraph (a).	Indigenous camp site	Dwelling house, hostel, multiple dwelling, relocatable home park, short-term accommodation, tourist park
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
Parking station	Premises used for parking vehicles where the parking is not ancillary to another use.	Car park, 'park and ride', bicycle parking	
Party house	Party house means premises containing a		

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Use	Definition	Examples include	Does not include the following examples
	dwelling that is used to provide, for a fee, accommodation or facilities for guests if— (a) guests regularly use all or part of the premises for parties (bucks parties, hens parties, raves, or wedding receptions, for example); and (b) the accommodation or facilities are provided for a period of less than 10 days; and (c) the owner of the premises does not occupy the premises during that period.		
Permanent plantation	Premises used for growing, but not harvesting, plants for carbon sequestration, biodiversity, natural resource management or another similar purpose.	Permanent plantations for carbon sequestration, biodiversity or natural resource management	Forestry for wood production, biofuel production
Place of worship	Premises used for— (a) Organised worship and other religious activities; or (b) social, educational and charitable activities, if the use is ancillary to the use in paragraph (a).	Church, chapel, mosque, synagogue, temple	Community use, childcare centre, funeral parlour, crematorium
Relocatable home park	Premises used for— (a) relocatable dwellings for long-term residential accommodation; or (b) Amenity facilities, food and drink outlets, a manager's residence, or recreation facilities for the exclusive use of residents, if the use is ancillary to the use in paragraph (a).		Tourist park
Renewable energy facility	Use of premises for the generation of electricity or energy from a renewable energy source, including, for example, sources of bioenergy, geothermal energy, hydropower, ocean energy, solar energy or wind energy; but does not include the		

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Use	Definition	Examples include	Does not include the following examples
	use of premises to generate electricity or energy to be used mainly on the premises.		
Research and technology industry	Means the use of premises for an innovative or emerging industry that involves designing and researching, assembling, manufacturing, maintaining, storing or testing machinery or equipment.	Aeronautical engineering, biotechnology industries, computer component manufacturing, computer server facilities, energy industries, medical laboratories.	
Residential care facility	Premises used for supervised accommodation, and medical and other support services, for persons who— (a) can not live independently; and (b) require regular nursing or personal care	Convalescent home, nursing home	Community residence, dwelling house, dual occupancy, hospital, multiple dwelling, retirement facility
Resort Complex	Resort complex means the use of premises for— (a) tourist and visitor accommodation that includes integrated leisure facilities; or Examples of integrated leisure facilities—bars, meeting and function facilities, restaurants, sporting and fitness facilities (b) staff accommodation that is ancillary to the use in paragraph (a); or (c) transport facilities for the premises, including, for example, a ferry terminal or air service.	Island resort	
Retirement facility	A residential use of premises for— (a) accommodation for older members of the community, or retired persons, in independent living units or serviced units; or (b) amenity and community facilities, a manager’s residence, health care and support services, preparing food and	Retirement village	Residential care facility

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Use	Definition	Examples include	Does not include the following examples
	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
Rooming accommodation	<p>Premises used for—</p> <p>(a) Residential accommodation, if each resident—</p> <p>(i) has the right to occupy 1 or more rooms on the premises; and</p> <p>(ii) does not have a right to occupy the whole of the premises; and</p> <p>(iii) does not occupy a self-contained unit, as defined under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i>, schedule 2, or has only limited facilities available for private use; and</p> <p>(iv) shares other rooms, facilities, furniture or equipment outside of the resident's room with 1 or more other residents, whether or not the rooms, facilities, furniture or equipment are on the same or different premises; or</p> <p>(b) a manager's residence, an office or providing food or other services to residents, if the use is ancillary to the use in paragraph (a).</p>	Boarding house, hostel, monastery, offsite student accommodation	Hospice, community residence, dwelling house, short-term accommodation, multiple dwelling
Rural industry	Premises used for—	Packing shed	Intensive animal industry, intensive horticulture, roadside stall, wholesale nursery,

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Use	Definition	Examples include	Does not include the following examples
	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).		winery, abattoir, agricultural supply store
Rural workers' accommodation	Use of premises for accommodation, whether or not self-contained, for employees of a rural use, if the premises, and the premises where the rural use is carried out, are owned by the same person.	Farm workers' accommodation	Short-term accommodation, caretaker's accommodation, dual occupancy, dwelling house, nature or rural based tourist accommodation, workforce accommodation, multiple dwellings
Sales office	The use of premises for the temporary display of land parcels or buildings that— (a) 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
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—	Hairdresser, liquor	Adult store, food

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Use	Definition	Examples include	Does not include the following examples
	(a) displaying, selling or hiring goods; or (b) providing personal services or betting to the public.	store, department store, discount department store, discount variety stores, betting agencies, supermarket, corner store	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 (b) a size, shape or weight that requires— (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.	Bulky goods sales, motor vehicles sales showroom, bulk stationary supplies	Food and drink outlet, shop, outdoor sales
Special industry	Premises used for an industrial activity— (a) that is the manufacturing,	Tanneries, rendering plants, oil refineries, waste incineration,	Low impact industry, medium impact industry, high impact

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Use	Definition	Examples include	Does not include the following examples
	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.	manufacturing or storing explosives, power plants, manufacturing fertilisers Note—additional examples are shown in SC1.1.1 industry thresholds.	industry, service industry
Substation	Use of premises— (a) as part of a transmission grid or supply network to— (i) convert or transform electrical energy from one voltage to another; or (ii) regulate voltage in an electrical circuit; or (iii) control electrical circuits; or (iv) switch electrical current between circuits; or (b) for a telecommunications facility for— (i) works as defined under the <i>Electricity Act 1994</i> , section 12(1); or (ii) workforce operational and safety communications.	Substations, switching yards	Major electricity infrastructure, minor electricity infrastructure
Telecommunications facility	Premises used for a facility that is capable of carrying communications and signals by guided or unguided electromagnetic	Telecommunication tower, broadcasting station, television station	Aviation facility, "low-impact telecommunications facility" as defined under the

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Use	Definition	Examples include	Does not include the following examples
	energy.		<i>Telecommunications Act 1997</i>
Theatre	Premises used for– (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)– (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
Tourist attraction	Use of premises for: (a) providing entertainment to, or a recreation facility for, the general public; or (b) preparing and selling food and drink for consumption on the premise, if the use is ancillary to the use in paragraph (a).	Theme park, zoo.	
Tourist park	Premises used for– (a) holiday accommodation in caravans, self-contained cabins, tents or other similar structures; or (b) amenity facilities, a food and drink outlet, a manager’s residence, offices, recreation facilities for the use of occupants and their visitors, or staff accommodation, if the use is ancillary to the use in paragraph (a).	Camping ground, caravan park, holiday cabins	Relocatable home park, tourist attraction, short-term accommodation, workforce accommodation
Transport depot	Premises used for– (a) storing vehicles, or machinery, that are used for a	Contractor’s depot, bus depot, truck yard, heavy machinery yard	Home-based business, warehouse, low impact industry,

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Use	Definition	Examples include	Does not include the following examples
	commercial or public purpose; or (b) cleaning, repairing or servicing vehicles or machinery, if the use is ancillary to the use in paragraph (a).		service industry
Utility installation	Premises used for— (a) a service for supplying or treating water, hydraulic power or gas; or (b) a sewerage, drainage or stormwater service; or (c) a transport service; or (d) a waste management service; or (e) a maintenance depot, storage depot or other facility for a service state in paragraphs (a) to (d).	Sewage treatment plant, mail depot, pumping station, water treatment plant	Telecommunications tower, major electricity infrastructure, minor electricity infrastructure, substation, renewable energy facility, transport depot
Veterinary services	Premises used for— (a) The medical or surgical treatment of animals; or (b) The short-term stay of animals, if the use is ancillary to the use in paragraph (a).		Animal keeping
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		

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Use	Definition	Examples include	Does not include the following examples
	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 SC1.1.3—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	(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;

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Column 1 Use	Column 2 Additional examples include
	(6) Galvanising works using less than 100 tonnes of zinc per annum; (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; (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. (28) assembling or fabricating products from sheet metal or welding steel, producing 10 tonnes or greater a year and not including spray painting
High impact industry	(1) Metal foundry producing 10 tonnes or greater of metal castings per annum; (2) Boiler making or engineering works producing 10,000 tonnes or greater of metal product per annum; (3) Major hazard facility for the storage and distribution of dangerous goods not involving manufacturing processes; (4) Scrap metal yard including a fragmentiser; (5) Manufacturing clay or ceramic products including bricks, tiles, pipes and pottery goods of 200 tonnes or greater per annum; (6) Processing, smoking, drying, curing, milling, bottling or canning food, beverages or pet food of 200 tonnes or greater per annum; (7) Vegetable oil or oilseed processing in works with a design production capacity of 1,000 tonnes or greater per annum; (8) Manufacturing wooden products including cabinet making, joinery, wood working, producing 500 tonnes or greater per annum; (9) Manufacturing medium density fibreboard, chipboard, particle board, plywood, laminated board or wood veneer products, 250 tonnes or

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Column 1 Use	Column 2 Additional examples include
	greater per annum; (10) Sawmilling, wood chipping and kiln drying timber and logs, producing 500 tonnes or greater per annum; (11) Manufacturing or processing plaster, producing 5,000 tonnes or greater per annum; (12) Enamelling workshop using 15,000 litres or greater of enamel per annum; (13) Galvanising works using 100 tonnes or greater of zinc per annum; (14) Anodising or electroplating workshop where tank area is 400 square metres or greater; (15) Powder coating workshop using 500 tonnes or greater of coating per annum; (16) Spray painting workshop (including spray painting vehicles, plant, equipment or boats) using 20,000 litres or greater of paint per annum; (18) Concrete batching and producing concrete products; (19) Treating timber for preservation using chemicals including copper, chromium, arsenic, borax and creosote; (20) Manufacturing soil conditioners by receiving, blending, storing, processing, drying or composting organic material or organic waste, including animal manures, sewage, septic sludges and domestic waste; (21) Manufacturing fibreglass pools, tanks and boats; (22) Manufacturing, fibreglass, foam plastic, composite plastic or rigid fibre-reinforced plastic or plastic products, 5 tonnes or greater per annum (except fibreglass boats, tanks and swimming pools); (23) Manufacturing PET, PETE, polypropylene and polystyrene plastic or plastic products, 10,000 tonnes or greater per annum; (24) Manufacturing tyres, asbestos products, asphalt, cement, glass or glass fibre, mineral wool or ceramic fibre; (25) Abattoir; (26) Recycling chemicals, oils or solvents; (27) Waste disposal facility (other than waste incinerator); (28) Recycling, storing or reprocessing regulated waste; (29) Manufacturing batteries; (30) Abrasive blasting facility using 10 tonnes or greater of abrasive material per annum; (31) Glass fibre manufacture producing 200 tonnes or greater per annum; (32) Manufacturing glass or glass products, where not glass fibre, less than 250 tonnes per annum.
Special industry	(1) Oil refining or processing; (2) Producing, refining or processing gas or fuel gas; (3) Distilling alcohol in works producing 2 500 litres or greater per annum; (4) Power station; (5) Producing, quenching, cutting, crushing or grading coke; (6) Waste incinerator; (7) Sugar milling or refining; (8) Pulp or paper manufacturing; (9) Tobacco processing; (10) Tannery or works for curing animal skins, hides or finishing leather; (11) Textile manufacturing, including carpet manufacturing, wool scouring or carbonising, cotton milling, or textile bleaching, dyeing or finishing; (12) Rendering plant; (13) Manufacturing chemicals, poisons and explosives; (14) Manufacturing fertilisers involving ammonia; (15) Manufacturing polyvinyl chloride plastic.

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SC1.2 Administrative terms

- (1) Administrative terms and definitions assist with the interpretation of the planning scheme but do not have a meaning in relation to a use term.
- (2) An administrative term listed in Table SC1.2.2 column has the meaning set out beside that administrative term in column 2 under the heading.
- (3) The administrative terms and definitions listed here are the terms and definitions for the purpose of the planning scheme.

Table SC1.2.1–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
Commercial building	Net developable area	Storey
Demand unit	Planning assumptions	Temporary use
Domestic outbuilding	Plot ratio	Third party sign
Dwelling	Projection area(s)	Total use area
Gross floor area	Rural activity	Urban purpose
	RV camping	
	Secondary dwelling	

Table SC 1.2.2–Administrative terms

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 ant 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 (e) unenclosed private balconies whether roofed or not.

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Column 1 Term	Column 2 Definition
Ground level	Means— (a) the level of the natural ground; or (b) if the level of the natural ground has been changed, the level as lawfully changed.
Industry activity	Means – (a) an extractive industry; or (b) a high impact industry; or (c) a low impact industry; or (d) a marine industry; or (e) a medium impact industry; or (f) a research and technology industry; or (g) a service industry; or (h) a special industry; or (i) a warehouse.
Minor building work	Building work that increase the gross floor area of the building by no more than the lesser of the following— (a) 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.
Rural activity	Means – (a) an agricultural supplies store; or (b) animal husbandry; or (c) animal keeping; or (d) aquaculture; or (e) cropping; or (f) an intensive animal industry; or (g) intensive horticulture; or (h) a permanent plantation; or (i) a roadside stall; or (j) a rural industry; or (k) rural workers' accommodation; or (l) a wholesale nursery; or (m) a winery.
RV camping	Means camping in a self-contained vehicle. A self-contained vehicle is a vehicle that: (a) includes water supply, plumbed sink, greywater holding tank, toilet, refuse container; and (b) is capable of retaining all waste generated, by the occupants of the vehicle, for a minimum of three days.
Secondary dwelling	A dwelling, whether attached or detached, that is used in conjunction with, and subordinate to, a dwelling house on the same lot.
Service catchment	An area serviced by an infrastructure network.
Setback	For a building or structure, means the shortest distance,

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Column 1 Term	Column 2 Definition
	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	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— (a) In a landscaped or open space area, including, for example, a gazebo or shade structure; or (b) A basement that is completely below ground level and used for car parking; or (c) The eaves of a building; or (d) A sun shade.
Storey	(a) A space within a building between 2 floors levels, or a floor level and a ceiling or roof, other than— (ii) a space containing only a lift shaft, stairway or meter room; or (iii) a space containing only a bathroom, shower room, laundry, toilet, or other sanitary compartment; or (iv) a space containing only a combination of the things stated in subparagraph (i) or (ii); or (v) a basement with a ceiling that is not more than 1m above ground level; and (b) includes— (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— (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: (a) car parking; (b) landscaping; and (c) vehicle manoeuvring. For the purpose of calculating car parking requirements the term includes the total floor area of all "buildings".
Urban purpose	For the purpose of priority infrastructure plans, urban purposes includes residential (other than rural residential), retail, commercial, industrial, community and government related purposes.
Vulnerable uses	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.

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Table SC 1.2.3–Sign type and definition

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: (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 (a) is free-standing; and (b) has a face area greater than 2.4m ² ; 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: (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: (a) is free-standing; and (b) has a face area greater than 2.4m ² ; 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

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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 SC2.1—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	
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	

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Map number	Map title	Gazettal date
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 – Cloyne	
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 & Hodgleigh	
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

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SC2.4 Overlay maps

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Schedule 3 Local government infrastructure plan mapping and support material

SC3.1 Planning assumption tables

Table SC 3.1.1–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

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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

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Table SC 3.1.2–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

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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

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Table SC 3.1.3–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

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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.

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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					
		2016	2021	2026	2031	2036	Ultimate development (capacity)
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
	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
	Single dwelling	13,235	13,966	14,805	15,645	16,474	25,230
	Multiple dwelling	785	857	926	996	1,055	1,327

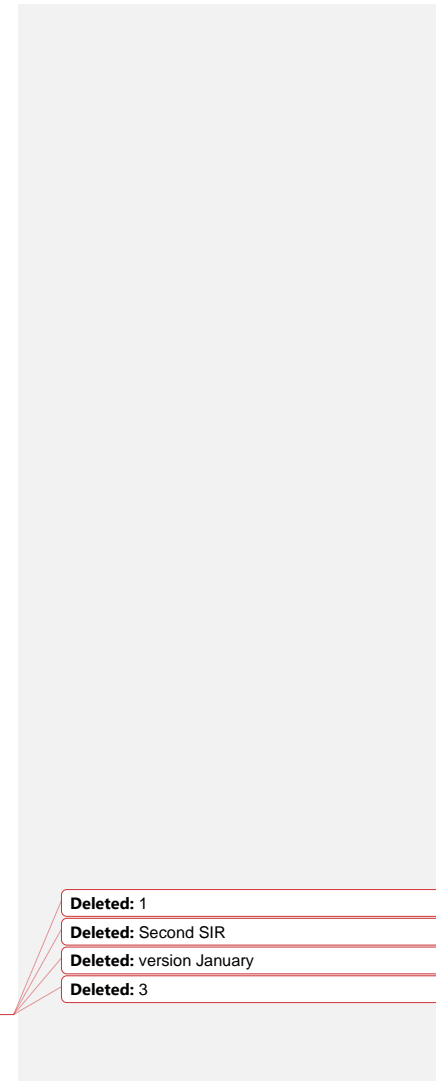
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Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected residential dwellings					Ultimate development (capacity)
		2016	2021	2026	2031	2036	
Total inside and outside priority infrastructure area	Other dwelling	498	522	551	580	610	961
	Total	14,518	15,344	16,283	17,221	18,140	27,519

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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

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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

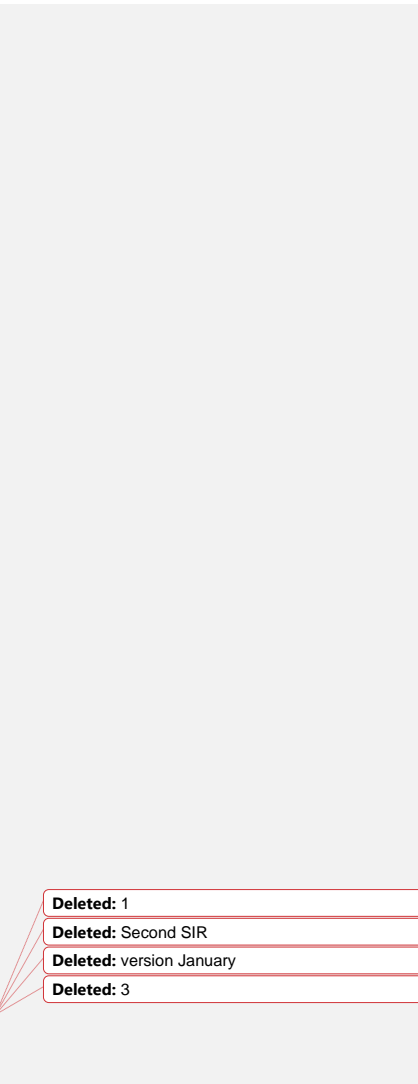
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Table SC3.1.6—Existing and projected demand for the water supply network

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).

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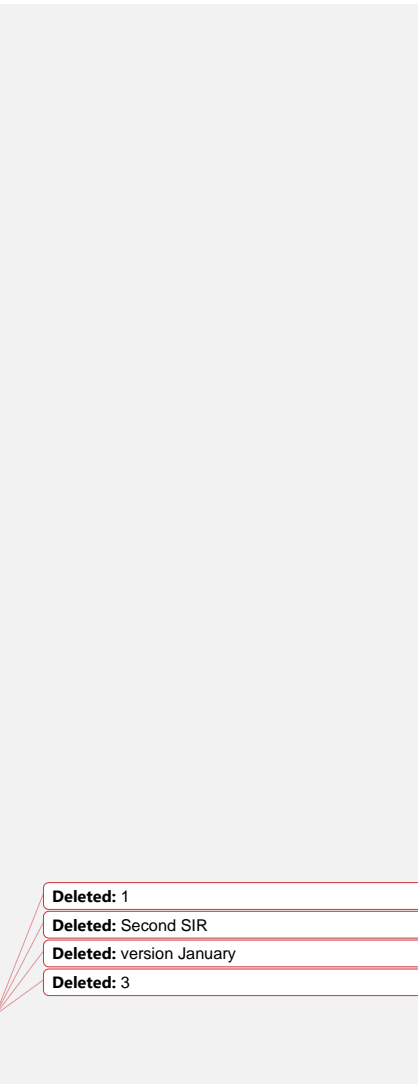
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Table SC3.1.7– Existing and projected demand for the wastewater network

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).

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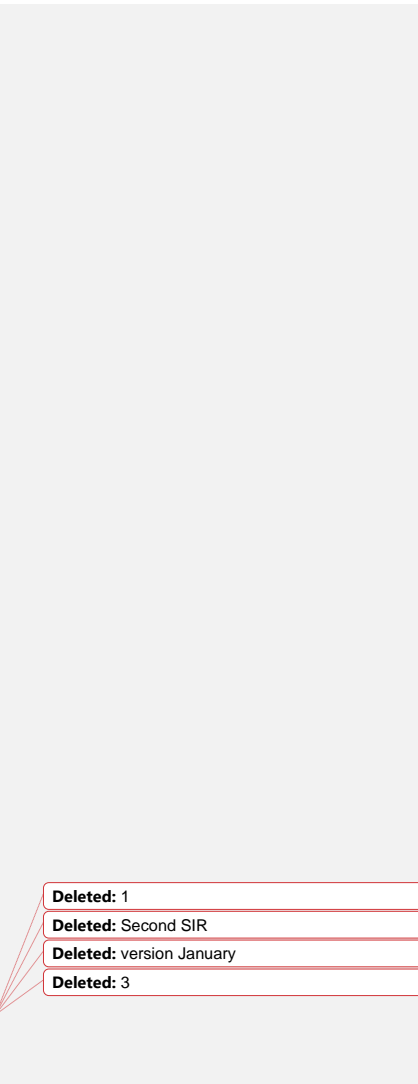
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Table SC3.1.8—Existing and projected demand for the stormwater network

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).

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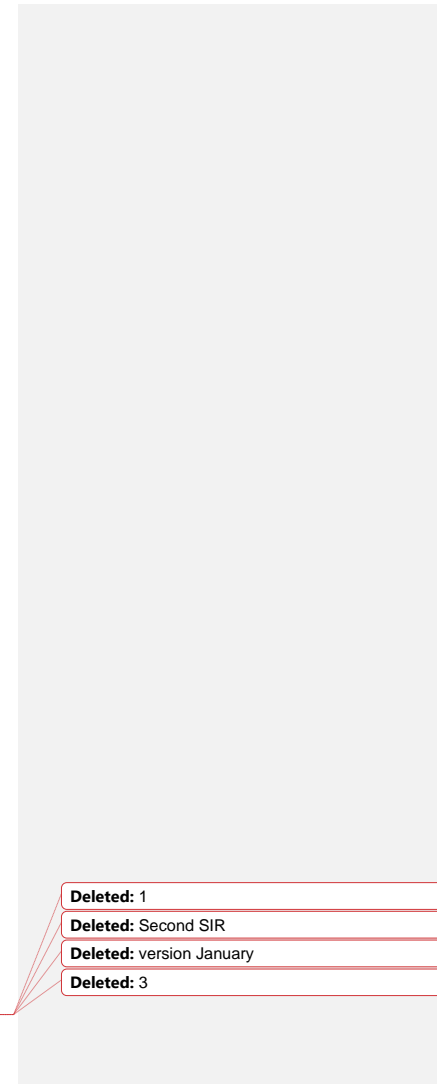
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Table SC3.1.9–Existing and projected demand for the transport network

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).

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Table SC3.1.10–Existing and projected demand for the parks and land for community facilities network

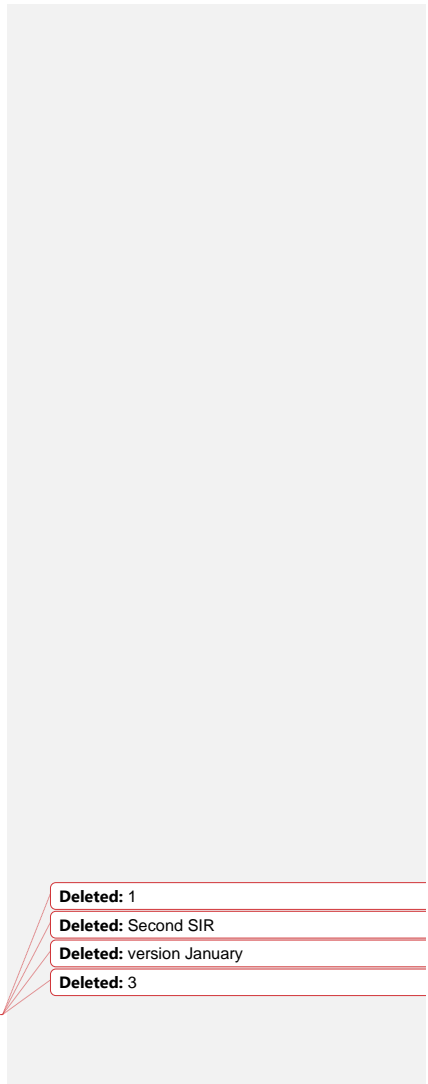
Column 1 Service Catchment*	Column 2 Existing and projected demand (Persons)					Ultimate development
	2016	2021	2026	2031	2036	
Level 1 - Murgon	2,287	2,463	2,673	2,879	3,094	5,442
Level 1 - Wondai	1,910	2,036	2,160	2,286	2,440	3,782
Level 1 - Kingaroy	9,185	10,139	11,067	11,997	12,937	22,145
Level 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

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Column 1 Service Catchment*	Column 2 Existing and projected demand (Persons)					
	2016	2021	2026	2031	2036	Ultimate development
Level 2 - Wooroolin	140	144	157	169	179	428
Level 2 - Memerambi	161	162	167	172	175	299
Level 2 - Kumbia	239	239	244	249	253	397
Level 2 - Remainder of LGA	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).

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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.

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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

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Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment cost*
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.

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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.

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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

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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 SC4.1–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)
19 February 2020	113-117 Lamb Street, Murgon (1SP301859)	Approval subject to conditions for a Material Change of Use of premises for a Medical Centre under the superseded planning scheme (Murgon Shire IPA Planning Scheme).	SPS18/0001
16 November 2020 (2 years currency)	River Road, Kingaroy (Lot 10 on RP204229)	Preliminary Approval under s.242 of the SP Act to vary the effect of the planning scheme for the purposes of reconfiguring a lot 1 into 17 lots.	RAL20/0009
31 January 2017 (8 years currency) Kingsgrove	Lot 184 on SP219380 Lot 75 & 211 on SP227676	Preliminary Approval under s.242 of the SP Act to vary the effect of the planning scheme for the purposes of a material change of use (caravan park – relocatable home park), and reconfiguring a lot (1 into 51 lots)	MCUI2016/0008
24 March 2021 (12 months extension) Kingaroy North	Bunya Highway (corner of Youngman & Taylors road) Kingaroy. Lot 3 on SP181686	Preliminary Approval under s.242 of the SP Act to vary the effect of the planning scheme for the purposes of Extension to currency period – material change of use (master planned community) and reconfiguring a lot (1 into 23 lots plus parkland).	MCUI19/0008
21 August 2019	Kelvyn Street, Kingaroy	Preliminary Approval under s.242 of the	MCUI19/0006

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Date of decision	Location (real property description)	Decision type	File/Map reference
(Current until 26 September 2024) Oasis estate	Lot 2 on SP265824 lots 10, 11 & 15 on SP204673 lots 16, 25, 28, 37, 38, 39, 40, 49 & 50 on SP204673 lot 1 on SP265824 lot 10 on RP204229 lots 101, 102 & 103 on SP257227.	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)	
25 January 2018	Lot 33 on RP811870 1 into 80 lots	Preliminary Approval under s.242 of the SP Act to vary the effect of the planning scheme for the purposes of Material change of 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.	ROLI2016/0002 Partly approved, partly refused?

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 SC4.2—Notation of resolutions under Chapter 4, Part 2, Division 2 of the Act

Date of resolution	Date of effect	Details	Contact information
24 June 2019	1 July 2019	South Burnett Regional Council adopted infrastructure charges resolution – No 3 (resolution). The resolution complied with the requirements of the <i>Planning Act 2016</i> and Minister's Guidelines and Rules.	SBRC Infrastructure Charges on 4189 9100 or the resolution can be obtained from the South Burnett Regional Council website; http://www.southburnett.qld.gov.au

Editor's note—this schedule must provide details regarding the adopted infrastructure charges for the local government and where a copy of the adopted charges can be obtained, including a link to the local government website where a copy of the infrastructure charges resolution can be viewed or downloaded in accordance with the requirements of section 118(1)(a) of the Act.

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Schedule 5 Designation of premises for development

Table SC5.1–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	Not identified in Queensland Government Gazette	Calvale to Tarong 275kV Transmission Line

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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
	6/FY2671 46/FY813 41/FY812 4/FY2457 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	Not identified in Queensland Government Gazette	Interconnector to the National Grid

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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
	2/RP40391 7/RP40391 8/RP40391 37/FY818 38/FY818 1/RP40391 13/FY2768 33/RP49036 46/FY815 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	Not identified in Queensland Government Gazette	Sprindale to Halys 500kv Transmission Line and Halys 500/275kv substation

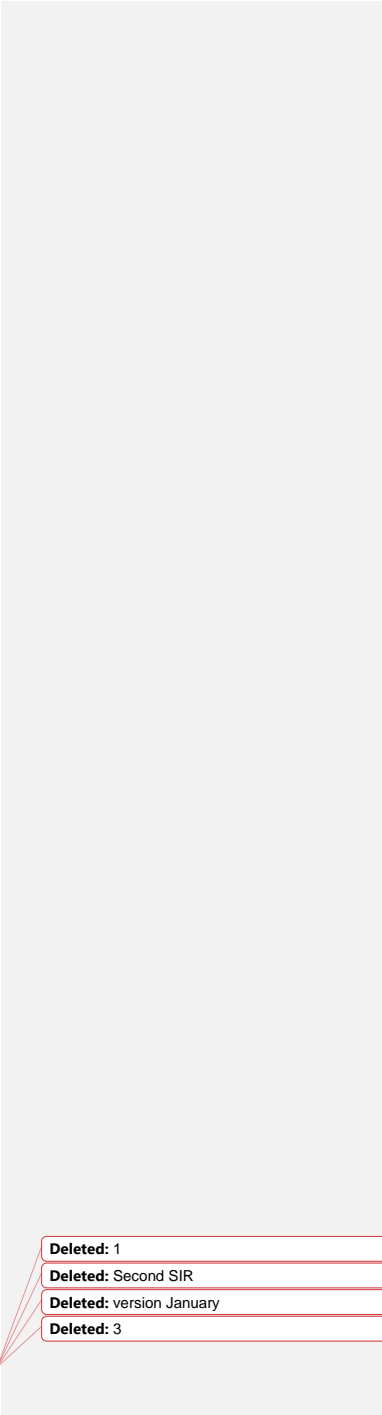
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Date the designation, amendment, extension or repeal takes effect	Location of premises (real property description)	Street address (including the relevant local government area if the notation is outside the planning scheme area)	Type of infrastructure
	38/FY818 471/SP115388 470/SP115388 46/FY813 472/SP115388		
10/01/2003	84FY268	ID 176	Barilil Weir (joint project between Burnett Water and Sunwater) (p) water cycle management infrastructure (r) storage and works depots associated with community infrastructure (a) to (q)
13/08/2020	287FY2035	MID-0520-0416	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 Planning Regulation 2017, Schedule 5, Part 2: <ul style="list-style-type: none"> • Item 3 – community and cultural facilities, including community centres, galleries, libraries and meeting halls • Item 6 – educational facilities
29/09/2008	6SP209010 2SP315753	ID365	Murgon Policy Station (s) any other facility not in (a) to (r) and intended to accommodate government functions
20/10/2017	81SP126025	ID Reference 751	Kingaroy State High School (4) community and cultural facilities (6) education facilities (15) storage and

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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
09/01/2001	95FY2411	ID Reference 211	works depots and similar facilities Surate Basin to Tarong Rail Project (m) railway lines, stations and associated facilities (r) storage and works depots associated with community infrastructure (a) to (q)
26/09/2008	88FY1971	ID Reference 366	Tarong Northern Land Ash Emplacement Facility for Tarong and Tarong North power station (k) operating works under the Electricity Act 1994

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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 SC6.1.1-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 SC6.2.1 below.

Table SC6.2.1-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

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SC6.2.2 Internal, Connecting & External Infrastructure – Design and Construction Standards

Division 1 – Internal or Connecting Roads Planned Standards of Service

- (1) Tables SC6.2.2 to SC6.2.5 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 SC6.2.2–Rural Zone

Design Assessment Benchmarks	Planned Standards of Service
Maximum design speed and minimum sight distance:	100km/h 170 metres
Carriageways:	
(a) Lanes	2 x 3 metres
(b) Formation	8 metres – measured between shoulder points
(c) Shoulder width	
(d) Seal and pavement width	6.5 metres
Reserve width:	
Kerbing:	Nil
Footpath and Cycleway	Nil
Unformed Roads	Refer Construction of Unmade Roads Policy

Table SC6.2.3–Rural Residential and Township Zone

Road Type (refer to Table SC6.2.16)	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				

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Table SC6.2.4—Low or Medium Density Residential or Emerging Community Zones

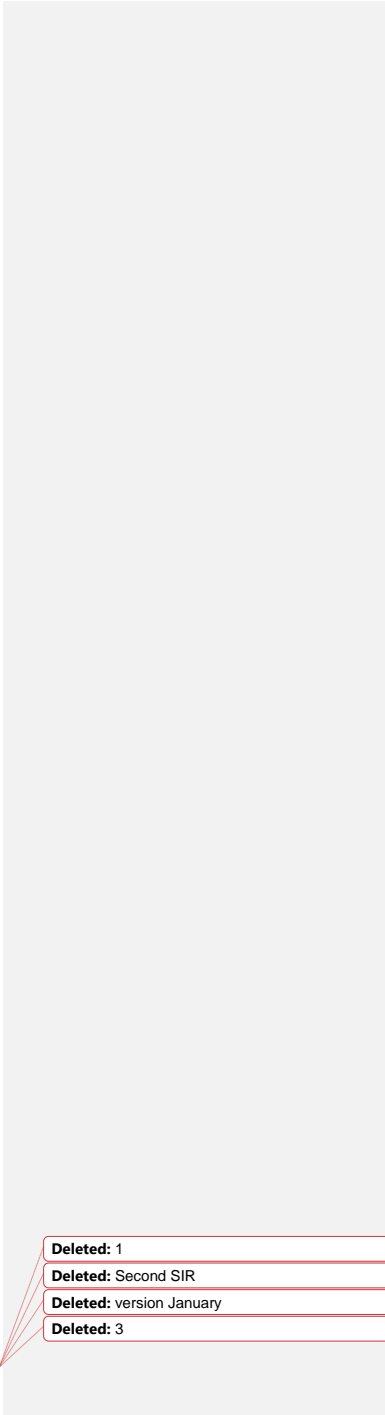
Road Type (refer to Table SC6.17)	Bitumen sealed width	Dedicated reserve width	Nominal design speed and volume range	Typical traffic catchment	Kerb and channel (K&C) and footpath/cycle-way
Access place/street	2 lanes at 8 metres including parking	16 metres with 3 metres verge (min)	50km/h carrying up 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 SC6.2.5—Industry Zones

Road Type (refer to Table SC6.17)	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 10,000 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.

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Location and Design Standards for New Roads related to Reconfiguring a Lot

- (1) Table SC6.2.6 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 SC6.2.6–Location and Design Standards

Infrastructure Component	Location and Design Standards						
Roads and Streets (including grades and carriageway cross-fall (two-way) and verges)	(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: <ul style="list-style-type: none"> (a) All Circumstances: <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" (b) Rural Residential Zone: <ul style="list-style-type: none"> (i) Section 8.0 "Rural Residential Streets" (c) Low or Medium Density Residential Zone: <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" (d) Any Industry Zone: <ul style="list-style-type: none"> (i) Section 9.0 "Industrial Streets" (e) Rural Zone: <ul style="list-style-type: none"> (i) Rural Road Design Guide to the Geometric Design of Rural Roads, AUSTRoads (2) Institute of Public Works Engineering Australia (IPWEA) – Standard Drawings – Road/Street – Type Cross Sections (3) For sub-arterial and higher order roads, the following: <ul style="list-style-type: none"> (a) Road Planning and Design Manual – Queensland Department of Main Roads, and (b) Guide to Traffic Engineering Practice, AUSTRoads 						
Road Drainage	In accordance with: <ul style="list-style-type: none"> 1) Guide to Road Design – Part 5 Drainage Design, AUSTRoads 2) Queensland Urban Drainage Manual – Volume 1 						
Public utilities in Road Reserves	IPWEA Standard Drawings – Road/Street - RS-100 and RS-101						
Blind or Dead-end Road (Cul-de-sac) – refer IPWEA Standard Drawings – Road/Street – Type Cross Sections	<table border="1"> <thead> <tr> <th>Zone</th> <th>Maximum length (m)</th> <th>Maximum turning circle diameter (m)</th> </tr> </thead> <tbody> <tr> <td>Rural, Low or Medium Density Residential:</td> <td>Over 200 metres in length has an alternative emergency route</td> <td>15 metres</td> </tr> </tbody> </table>	Zone	Maximum length (m)	Maximum turning circle diameter (m)	Rural, Low or Medium Density Residential:	Over 200 metres in length has an alternative emergency route	15 metres
Zone	Maximum length (m)	Maximum turning circle diameter (m)					
Rural, Low or Medium Density Residential:	Over 200 metres in length has an alternative emergency route	15 metres					

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Infrastructure Component	Location and Design Standards
	<p>Other:</p> <ul style="list-style-type: none"> - Access Street - Collector - Turning Radius <p>Refer IPWEA Standard Drawings – Road/Street – IPWEAQ Standard Drawing 2000</p> <p>Section 2.12 “Turning Areas” of Queensland Streets</p>
Truncations of properties at corners (where intersections form the boundaries to properties)	<p>Except where a corner is already truncated, truncations are:</p> <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	<p>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.</p>

Construction Standards

- (1) Table SC6.2.7 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 SC6.2.7-Construction Standards

Infrastructure Component	Construction Standards
Rural Residential Zone - Shoulder Type	<p>B1 – gravel, 1.5 metres wide and unsealed</p> <p>B2 – gravel, 1.0 metres wide and unsealed</p> <p>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%</p>
Road subgrade and pavement	<p>Adopted and modified provisions from <i>AUS SPEC No.1 – Development Specification Series, Construction, IPWEA</i></p>
Kerbing and channelling in Urban Zones	<p>IPWEA Standard Drawings – Road/Street – Kerb and Channels</p>
Footpath	<p>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:</p>

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Infrastructure Component	Construction Standards
	(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 SC6.2.8–Design and Construction Standards

Infrastructure Component	Design and Construction Standards
Property Access/Crossover/Turn-out and Inverts	(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. (3) Except where the road is controlled by Department of Transport & Main Roads, where its requirements shall be met, verge crossovers through or to the kerb and channelling or to the road pavement where no kerb and channelling exists or is required from the front property alignment are designed and constructed: <ul style="list-style-type: none"> (a) for the Rural, Township and Rural Residential Zones - as per Drawing No. 00049; or (b) elsewhere – as per <i>IPWEA Standard Drawing RS-049, RS-050 (Residential) or R-0051</i>

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Infrastructure Component	Design and Construction Standards										
	(Centre/Industry)										
	(4) Access strips or easements to rear lots arising from reconfiguring a lot have the following construction standards from the pavement edge of the road for its full length: (a) minimum strip width of:										
	<table border="1"> <thead> <tr> <th>Zone</th> <th>Minimum (metres)</th> </tr> </thead> <tbody> <tr> <td>Rural Residential</td> <td>7</td> </tr> <tr> <td>Low or Medium Density Residential Principal Centre or Industry Zones</td> <td>10</td> </tr> </tbody> </table>	Zone	Minimum (metres)	Rural Residential	7	Low or Medium Density Residential Principal Centre or Industry Zones	10				
Zone	Minimum (metres)										
Rural Residential	7										
Low or Medium Density Residential Principal Centre or Industry Zones	10										
	(b) minimum construction:										
	<table border="1"> <thead> <tr> <th>Zone</th> <th>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	Rural	In compliance with the <i>Construction of Unmade Roads</i> policy	Rural Residential	100mm compacted gravel for 4 metres width unless involving a reciprocal easement in which case a driveway width is not less than 5 metres with 2 coat bitumen seal for 3.5 metres width	Any urban zone other than Centre/Industry	Reinforced concrete not less than 100mm deep for 3.5 metre width unless involving a reciprocal easement in which case a driveway width is not less than 12 metres with 2 coat bitumen seal for 7 metres width	Centre/Industry	Reinforced concrete matching the requirements for access crossings in IPWEA Drawing No. R-051
Zone	Minimum										
Rural	In compliance with the <i>Construction of Unmade Roads</i> policy										
Rural Residential	100mm compacted gravel for 4 metres width unless involving a reciprocal easement in which case a driveway width is not less than 5 metres with 2 coat bitumen seal for 3.5 metres width										
Any urban zone other than Centre/Industry	Reinforced concrete not less than 100mm deep for 3.5 metre width unless involving a reciprocal easement in which case a driveway width is not less than 12 metres with 2 coat bitumen seal for 7 metres width										
Centre/Industry	Reinforced concrete matching the requirements for access crossings in IPWEA Drawing No. R-051										
	(c) maximum longitudinal grade of 1:6, (d) maximum cross fall of 1:20, (e) above the 1 in 10 year flood, (f) single straight truncations at each end of a minimum of 4 metres and undergrounding of services.										
Footpath Formation	Refer Table SC6.2.7										
Kerbing and channelling	Refer Table SC6.2.7										
Pavement and Subgrade Construction	Refer Table SC6.2.7										

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Division 3 – Water Supply and Sewerage Planned Standards of Service

(1) Table SC6.2.9 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 SC6.2.9–Water Supply Standards of Service

Zone	Planned Standards of Service
Rural Zone²	(1) No existing or planned municipal water supply reticulation system. (2) Residential uses have a minimum 45,000 litre rain water tank capacity. (3) Non-residential uses 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 Wooroolin 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.

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- (2) Table SC6.2.10 identifies the planned standards of service for infrastructure to service activities, including lots arising from reconfiguring a lot, for sewerage in the Region:

Table SC6.2.10–Sewerage Standards of Service

Zones	Planned Standards of Service
Rural, Township and Rural Residential Zones	(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 SC6.2.11 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 SC6.2.11–Water Supply and Sewerage Design and Construction Standards

Zones	Design and Construction Standards
Rural, Township and Rural Residential Zones	(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</i> - Performance Requirements 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	Reticulated water supply: <ul style="list-style-type: none"> (1) <i>Design:</i> <ul style="list-style-type: none"> (a) the Queensland Water Resources Commission’s <i>Guidelines for Planning and Design of Urban Water Schemes.</i> (b) DNR <i>Technical Bulletin – Fire Fighting, No.3/1997, September, 1997</i> (2) <i>Construction:</i>

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Zones	Design and Construction Standards
	(a) Council Standards, WBBROC Water Services Design and Construction Code, SEQ Design and Construction Code, Water Services Association of Australia (WSAA) Code (3) Maintenance: (a) Materials and works maintained by the proponent at their expense for 12 months. Reticulated Sewerage System: (1) Design: (a) the Queensland Water Resources Commission's <i>Guideline for Planning and Design of Sewerage Systems</i> . (2) Construction: (a) Council Standards, WBBROC Water Services Design and Construction Code, SEQ Design and Construction Code, Water Services Association of Australia (WSAA) Code. (3) Maintenance: (a) Materials and works maintained by the proponent at their expense for 12 months.

Division 4 – Stormwater Planned Standards of Service

- (1) Tables SC6.2.12 and SC6.2.13 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 SC6.2.12–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	In all circumstances: (1) No existing or planned municipal stormwater collection systems. (2) Roof water drained to a 45,000l rain water tank. (3) Drainage is discharged from the boundary of the development site: (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, For reconfiguring a lot: (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. (2) No concentrated runoff, prolonged ponding, scour, undercut or erosion from runoff. (3) Overland flow paths held in a grassed state.
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.

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Design and Construction Standards

- (1) Table SC6.2.14 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 SC6.2.14—Stormwater Design and Construction Standards

Design Feature	Design and Construction Standards
Drainage systems/structures for roads, lots and culverts	(1) Urban and Rural Residential Zones - Queensland Urban Drainage Manual – 2017 and IPWEA Standard Drawings – Drainage. (2) Rural and Township Zones - Queensland Department of Main Roads – Urban Road Design – Volume 2 – Culvert Design and IPWEA Standard Drawings – Drainage.
Roof drainage systems	(1) Australian Standard – AS2180-1986 – Metal Rainwater Goods – Selection and Installation. (2) Australian Standard – AS3500.3.1 – 1998 – National Plumbing and Drainage - Part 3.1: Stormwater Drainage – Performance Requirements.
Design rainfall for stormwater flows	Australian Rainfall and Runoff
Temporary and permanent methods of water quality control	International Erosion Control Association (Australia) Best Practice Erosion and Sediment Control (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 SC6.2.15 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 SC6.2.15—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 underground 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:

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Element	Planned Standards of Service and Construction
	(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 SC6.2.16–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 a

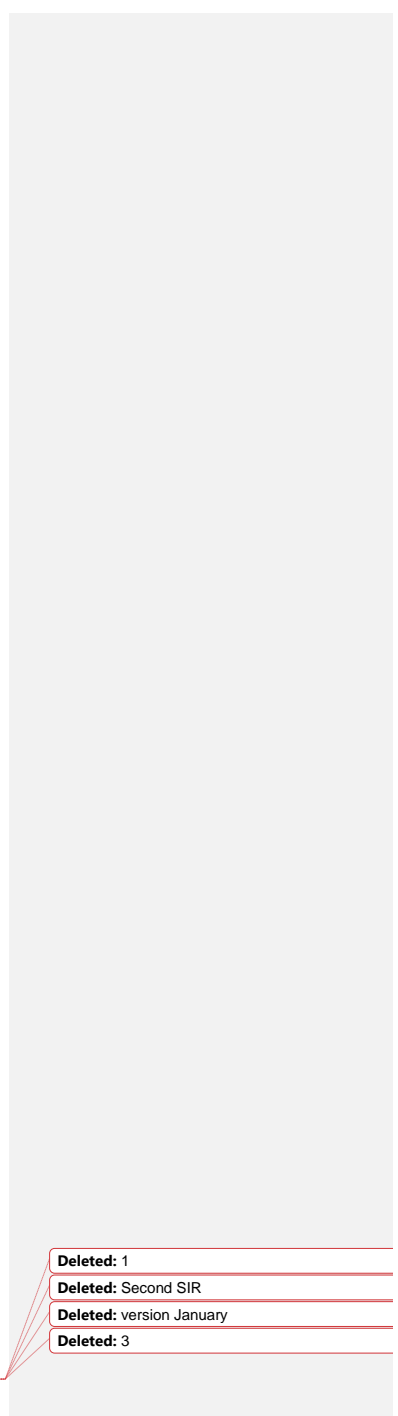
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Appendix 1 Index and glossary of abbreviations and acronyms

Table AP1.1–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</i> (repealed)
the SP Regulation	<i>Sustainable Planning Regulation 2009</i> (repealed)

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Appendix 2 Table of amendments

Table AP2.1–Table of amendments

Date of adoption and effective date	Planning scheme version number	Amendment type	Summary of amendments
21 February 2018 (adoption) and 5 March 2018 (effective)	1.2	Alignment Amendment	Alignment amendment to Planning scheme (Alignment Amendment Rules - Schedule 1(a)(b)(c) and (d))
24 June 2019 (adoption) and 1 July 2019 (effective)	1.3	LGIP Amendment and Planning Scheme Administrative Amendment	Incorporating a new LGIP into the planning scheme and performing necessary renumbering of provisions and cross references in the planning scheme
16 December 2020 (adoption) and 4 January 2021 (effective)	1.4	Administrative & Minor Amendment	The purpose and general effect of the amendment is to amend formatting, grammatical, spelling and mapping errors and correct cross-references within the planning scheme.
TBC	2.0	Major Amendment	

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SIGNIFICANTLY DIFFERENT STATEMENT

PROPOSED SOUTH BURNETT REGIONAL COUNCIL PLANNING SCHEME – MAJOR AMENDMENT

FOR PART 21.3(D) OF THE MINISTERS GUIDELINES AND RULES

1.0 INTRODUCTION

On 24 February 2022, South Burnett Regional Council (Council) resolved to commence making a major amendment (Major Amendment No. 1) to its planning scheme to ensure it remained contemporary, reflected Council's current policy positions and appropriately managed planning and development across the South Burnett Region.

On 3 August 2022, Council gave notice to the chief executive to commence the State interest review.

By letter dated 2 November 2023, the chief executive advised Council of the outcome of the State interest review and that it could proceed to public consultation. In proceeding to public consultation, Council carried out consultation in accordance with the Communications Strategy and Community Engagement Action Plan dated December 2021.

Public consultation of the proposed planning scheme was undertaken between Monday 4 December 2023 to Monday 5 February 2024. In order to progress the major amendment, Council is now required to consider submissions received during public consultation, decide on any changes to be made to the proposed planning scheme, and subsequently request Ministerial approval to proceed to adopt the proposed planning scheme.

The Consultation Report, which has been prepared in compliance with the prescribed plan-making process, demonstrates effective compliance with the public consultation requirements. During the consultation period, the public were invited to make submissions to Council about the proposed planning scheme. Council received 10 properly made submissions (from 9 named submitters) as detailed and considered in the Consultation Report.

Council was required to consider all properly made submissions. Part 19 of the Minister's Guideline and Rules (MGR) states:

The local government may make changes to the proposed amendment to -

- a) address issues raised in submissions;*
- b) amend a drafting error; or*
- c) address new or changed planning circumstances or information.*

The local government must ensure any changes continue to appropriately integrate and address relevant state interests, including those identified in a state interest review.

Some changes have been made to the public consultation version of the proposed planning scheme. The next stage of progressing the plan-making process (Part 21 of the MGR) involves Council obtaining Ministerial approval to adopt the proposed planning scheme. Part 21 requires Council to request approval from the Planning Minister to adopt the proposed planning scheme. This request is required to be accompanied by:

- a) *an electronic copy of the proposed planning scheme, clearly identifying any changes that have been made to the proposed planning scheme since the State interest review;*
- b) *the consultation report prepared under section 18.4*
- c) *a report that includes:*
 - i. *the changes made to the proposed amendment;*
 - ii. *when the changes were made*
 - iii. *why the changes were made*
 - iv. *how the changes relate to any relevant regional plan or SPP or affect a state interest; and*
 - v. *what issues the changes respond to.*
- d) *A statement whether the local government considers any proposed amendment is significantly different from the version for which public consultation has been undertaken and the reasons why the local government formed this view.*
(emphasis added)

This Significantly Different Statement has been prepared for the purpose of being used to satisfy requirement d) above.

If the changes made are “significantly different” to the version released for public consultation, the prescribed process requires that the proposed planning scheme be subject to a repeat of the public consultation step prior to requesting Ministerial approval to adopt (Part 20 of the MGR).

2.0 SIGNIFICANTLY DIFFERENT

“Significantly different” is a term defined in Schedule 8 (Definitions and abbreviations) of the Minister’s Guidelines and Rules to mean:

Significantly different for a proposed local planning instrument is what the local government considers to be significantly different having regard to Schedule 2 but does not include a change as a result of a new or amended state planning instrument that has commenced since the process of making or amending the proposed local planning instrument started. (emphasis added)

Schedule 2 (Determining if a proposed local planning instrument is significantly different), of the Minister’s Guidelines and Rules provides:

1. *A local government may make changes to a proposed local planning instrument or proposed amendment to a local planning instrument after the proposed instrument or proposed amendment is subject to public consultation under the Act or under the MGR.*
2. *In considering whether the proposed instrument or amendment is significantly different, consideration must be given to the change in terms of its intent, extent and effect on both the land use outcomes as well as assessment requirements on individuals, and if the change has affected or altered any of the following—*
 - a) *a material planning issue, such as a policy position;*
 - b) *a significant proportion of the area or landowners covered by the proposed planning instrument;*
 - c) *a matter which is of public interest;*
 - d) *levels of assessment;*
 - e) *the proposed instrument or proposed amendment, so that it is quite different to the version which was released for public consultation; or*
 - f) *any other matter the local government considers relevant.*
3. *If the local government makes a change to the proposed instrument or proposed amendment to include new or amended natural hazard mapping, the proposed instrument or proposed amendment is not significantly different if the local government advises each landowner who is affected by the new or amended natural hazard mapping about the meaning of the mapping and how to obtain further advice by—*
 - a) *sending a letter to each affected property owner when the number of affected owners is relatively low (for example, in the hundreds or less); or*
 - b) *sending a brochure to all property owners in the local government’s area when the number of affected owners is high (for example, in the thousands or more).*

3.0 CONSIDERATIONS AND REASONS

An overview of the changes made since the version released for public consultation on 5 September 2022 are:

Table 1: Drafting revisions made between 2.1 and 2.2

Ref	PS page reference	Revision description Nature of change (intent & extent)	Reason for and nature of revision	Significantly different?
<i>Proposed planning scheme version: 2.1 (Public consultation version)</i>				
01	Page 49	Correct reference to 'section 4' for Dwelling House that is accepted development subject to requirements in table 5.5.1	Minor administrative correction of a typographical error in response to properly made submission received during public consultation. Has insignificant consequence on interpretation or application of planning scheme. Uncorrected, the reference did not make sense although intent was obvious.	No Minor matter.
02	Pages 76 to 81	Correct various references to sections for development that is accepted development subject to requirements in table 5.5.13	Minor administrative correction of a typographical errors, partially in response to properly made submission received during public consultation. Has insignificant consequence on interpretation or application of planning scheme. Uncorrected, references did not make sense although intent was obvious.	No Minor matter.
03	Page 77	Amend maximum size for one dwelling in a Dual Occupancy (via code assessment) in table 5.5.13 to 125m ²	Change in response to properly made submission received during public consultation. Council accepted that the maximum size of a dual occupancy dwelling could be increased to 125m ² to match the maximum size of a caretakers dwelling in the same zone.	No Minor matter.
04	Pages 99 to 101	Remove section 4 of table 6.2.1 to reflect that the scheme is no longer able to regulate secondary dwellings in the Low Density Residential Zone. Update references to other sections as necessary.	Change in response to properly made submission received during public consultation. Council accepted that the section of the code could be removed to reduce confusion.	No Minor matter.
05	92	Correct various references to reflect changes described in changes 02 and 04	Minor administrative correction of a typographical error.	No Minor matter.
06	206	Amend the minimum lot size in PO14 of table 6.2.13 to 20ha to match the minimum lot size in the Reconfiguring a Lot Code	Minor administrative correction of a typographical error.	No Minor matter.
07	Map OM7	Adding Overlay Map OM7.6 which was excluded from the public consultation version of the scheme (despite the map being referenced on the cover sheet).	Minor administrative correction of an error. Has insignificant consequence on interpretation or application of planning scheme.	No Mapping update to reflect existing circumstances. Change does not adversely affect rights.

Council has considered whether any of the changes have affected or altered any of the following:

Table 2: Significantly different assessment

Significantly different consideration	Assessment
A material planning issue, such as a policy position	<p>The changes do not meet this “significantly different” criterion</p> <p>The changes made by Council do not affect or alter a material planning position, for instance such as a policy position.</p> <p>The changes have reinforced or refined the existing planning policy positions and have improved accuracy, currency and workability of the proposed planning scheme.</p>
A significant proportion of the area or landowners covered by the proposed planning instrument	<p>The changes do not meet this “significantly different” criterion</p> <p>There are no changes to zoning. Change 06 will affect land owners in the Winery Precinct however was undertaken to reflect the minimum lot size under the Reconfiguring a Lot Code.</p> <p>There is no change to overlay map OM7 – however an additional map (which was accidentally excluded from the public notification version) has been added for clarity.</p>
A matter which is of public interest	<p>The changes do not meet this “significantly different” criterion</p> <p>There have been no changes to a matter of public interest.</p>
Levels of assessment	<p>The changes do not meet this “significantly different” criterion</p> <p>There have been no changes to the levels of assessment prescribed for development in the proposed planning scheme.</p>
The proposed instrument or proposed amendment, so that it is quite different to the version which was released for public consultation	<p>The changes do not meet this “significantly different” criterion</p> <p>A small number of changes have been made to the proposed planning scheme. All changes have very limited potential to impact or impinge on private property, use and development rights. Most are of an administrative or minor nature.</p> <p>The planning scheme is materially similar to the version that went to public consultation and was considered in the State interest review.</p>
Any other matter the local government considers relevant	<p>The changes do not meet this “significantly different” criterion</p> <p>Council does not consider there are any other relevant matters which could cause it to determine that the proposed planning scheme is “significantly different” to the version published and released for public consultation.</p>

4.0 CONCLUSION AND STATEMENT

In accordance with the plan-making process prescribed in part 19 of the MGR, Council is permitted to make changes the proposed planning scheme after it has been released for public consultation and public consultation activities have been concluded.

In light of the matters considered above, the changes to the proposed planning scheme:

- have been made for a purpose permitted at part 19.1 of the MGR; and
- are not considered to result in the version being submitted for Ministerial approval to adopt being “significantly different” to the version released for public consultation.

Consequently, Council forms the view that it is not required to repeat the public consultation for the proposed planning scheme and may proceed to request Ministerial approval to adopt the instrument under part 21.1 of the MGR.



Hon Steven Miles MP
Deputy Premier
Minister for State Development, Infrastructure,
Local Government and Planning
Minister Assisting the Premier on Olympic and Paralympic Games Infrastructure

Our ref: MC22/3078

Your ref: 2933095

- 2 NOV 2023

Councillor Brett Otto
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ABN 65 959 415 158

Dear Councillor Otto

Thank you for the letter of 3 August 2022 from the South Burnett Regional Council advising of the council's decision to make a major amendment to the South Burnett Regional Council Planning Scheme 2017 (the planning scheme). I am writing to notify you of the outcome of the state interest review in accordance with chapter 2, part 4, section 17.5 of the Minister's Guidelines and Rules (MGR).

As part of the state interest review, and in accordance with section 17.2 of the MGR, officers from the Department of State Development, Infrastructure, Local Government and Planning (the department), together with officers from other state agencies, have assessed the proposed amendment against the *Planning Act 2016*, the Planning Regulation 2017 and the state interests contained in the State Planning Policy, Wide Bay Burnett Regional Plan 2011 and other legislation.

I am pleased to advise that, in accordance with the MGR, I am satisfied the proposed amendment appropriately integrates the relevant state interests and that you may now proceed to public consultation.

I appreciate the considerable effort that has gone into the proposed amendment to date. I encourage council officers to continue to engage with officers from the department, both during and after public consultation, in order to further refine the proposed amendment to ensure its successful implementation.

If you require any further information regarding this matter, please contact Ms Katharine Wright, Chief of Staff in my office, by email at [REDACTED] or by telephone on (07) 3719 7100.

Yours sincerely,

STEVEN MILES MP
DEPUTY PREMIER
Minister for State Development, Infrastructure,
Local Government and Planning
Minister Assisting the Premier on
Olympic and Paralympic Games Infrastructure

COMMUNICATIONS STRATEGY AND COMMUNITY ENGAGEMENT ACTION PLAN

*South Burnett Regional Council Planning Scheme 2017
Proposed Major Amendment Package (2021 – 2022)*

December 2021

Contents

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1. Introduction

On 10 February 2021, South Burnett Regional Council decided to make a proposed major amendment (the Proposed Major Amendment) to its current planning scheme, the *South Burnett Regional Council Planning Scheme 2017* (the Planning Scheme).

A local government may amend a planning scheme under section 20 of the Planning Act 2016 (the Planning Act), by following the process set out in the Minister's Guidelines and Rules (MGR). South Burnett Regional Council intends to follow this process, which for the Proposed Major Amendment, is set out in Chapter 2, Part 4 (sections 15 – 22) of the MGR.

To support the making of the Proposed Major Amendment, The MGR requires that South Burnett Regional Council:

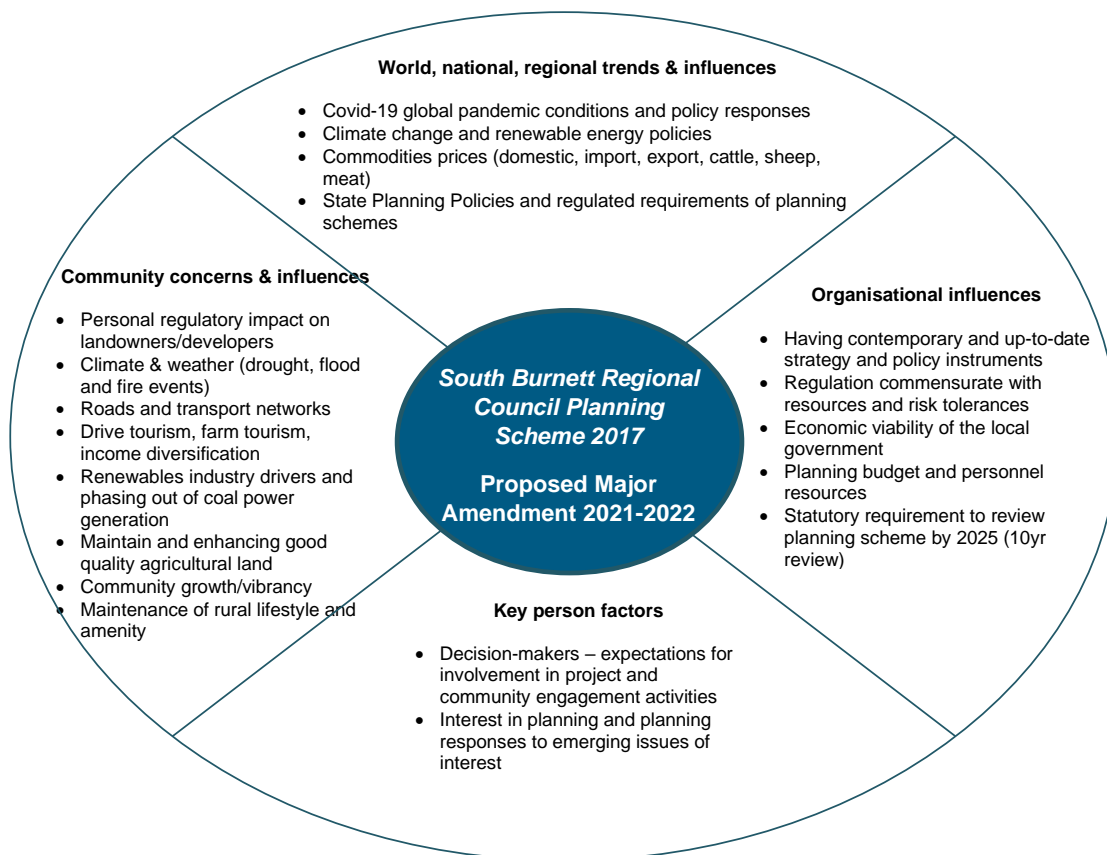
- Prepares a communications strategy;
- Gives the communications strategy to the Minister with the Proposed Major Amendment (MGR Ch2, ss 17.5 & 18.2(b)); and
- Undertakes public consultation in accordance with the communications strategy notified by the Minister (MGR Ch2, ss17.5 & 18.2(b)).

2. Project Scope

The scope of this project is to make the Proposed Major Amendment to the Planning Scheme, to ensure future land use and development is adequately facilitated whilst being appropriately located and designed to support the growth, prosperity and health of the people and environment of South Burnett Region for the life of the planning scheme, by addressing the following:

- i. Ongoing improvement in the way the planning scheme advances Aboriginal interests, culture and tradition in land use planning.
- ii. Revising opportunities and outcomes for various forms of worker and tourist accommodation activities.
- iii. Revising opportunities and outcomes for housing diversity.
- iv. Providing greater opportunities for tourism and small scale rural industry in Moffatdale;
- v. Reviewing opportunities to encourage development on the Private Hospital site;
- vi. Review of industry threshold definitions
- vii. Improve the integration of emerging technologies and associated policies within the planning scheme (i.e. solar).
- viii. Review of existing car parking rates in commercial areas and address future carparking solutions.
- ix. Reflect the economic support instrument adopted by Council in response to Covid-19 into the planning scheme (this varies the tables of assessment for some uses in particular zones)
- x. Review administrative matters for exempt or temporary development

The aforementioned items have been influenced by various matters that are relevant to the project, including those listed in the following diagram:



3. Purpose and Objectives

The purpose of this communications strategy and community engagement action plan is to guide effective and appropriate public participation in this land use planning process and consequently fulfil the process requirements of the MGR for making a major amendment to a planning scheme. The objectives of the communication engagement and action plan are:

- i. The community (including residents, ratepayers, community stakeholder groups and prospective developers) is aware that the Council is intending to make the Proposed Major Amendment to the Planning Scheme and are able to participate in and contribute to the land use planning process.
- ii. The community is informed that the draft of the Proposed Major Amendment will ensure the planning scheme maintains relevance and currency, and continues to achieve the desired strategic intent for land use and development in the South Burnett Region.
- iii. The Council and community have improved awareness and understanding of its planning scheme, including strategic intent, application and related processes.

4. Implementation Plan

South Burnett Regional Council will meet the requirements of Schedule 4 of the MG&R as follows:

- i. Publish a public notice about the purpose and effect of the proposed amendment and how the public can access a copy of the amendments and make a submission;
- ii. Display a copy of the public notice in the Council office/s;
- iii. Make available a copy of the proposed amendment for inspection and purchase;
- iv. Make the public notice and proposed amendment available to view and download on the Council website.

Consultation will be undertaken for a period of at least twenty (20) days, in accordance with Section 18.2 of the MG&R.

Target Audience

For the purpose of this document, the relevant stakeholders have been identified as:

- i. General public (including landowners and tenants);
- ii. Traditional owners;
- iii. Business owners
- iv. Community groups;
- v. Environmental groups;
- vi. Economic and development groups; and
- vii. State agencies.

In addition, Council may decide to undertake the following communication and engagement activities with certain stakeholders.

Stakeholder	Engagement Activity
General Public	Public Notice in newspaper, Council's website, e-news and press release.
	Radio announcement and Social media posts.
	Display in Council library.
	Information stand in the Council buildings (or another appropriate location)
Traditional Owners	Written correspondence inviting comment from Traditional Owners.
Business Owners	Mail out to local businesses.
Community Groups / Environmental Groups / Economic and Development Groups	Presentation to meetings, as required, to be identified by Council.
State agencies	Phone / In person meetings with State agencies, to the extent of matters identified for further discussion, in accordance with 17.5 of the MG&R.

17.2 COUNCIL RESOLUTION TO COMMENCE REVIEW OF THE LOCAL GOVERNMENT INFRASTRUCTURE PLAN (LGIP)

File Number: 24/4/2024

Author: Acting Manager Environment & Planning

Authoriser: Chief Executive Officer

PRECIS

The purpose of this report is for Council to resolve to commence a review of the Local Government Infrastructure Plan (LGIP).

SUMMARY

- The SBRC Local Government Infrastructure Plan commenced on the 1 July 2019.
- Section 25(3) of the *Planning Act 2016* requires the LGIP to be reviewed within 5 years in accordance with Chapter 5, Part 5 of the Minister's Guidelines and Rules (MGR).
- This report seeks Council's resolution to commence the review process.

OFFICER'S RECOMMENDATION

That this report be received and that South Burnett Regional Council:

1. Resolve to commence a review of the Local Government Infrastructure Plan (LGIP) in accordance with Chapter 5, Part 5 of the Minister's Guidelines and Rules (MGR), as required by Section 25(3) of the Planning Act 2016.
2. Consider the necessary budget allocation to undertake the LGIP review process in the 2024/25 financial year budget deliberations.

FINANCIAL AND RESOURCE IMPLICATIONS

The review checklist will be completed internally within Council's Environment and Planning Department.

The MGR requires that a compliance check be carried out by an approved reviewer. The expected cost of this review is up to \$10,000. This will commence this financial year and is budgeted (BU1055).

The expected outcome of the review is that Council will be required to undertake an amendment to the LGIP. The estimated cost of the amendment is \$100,000 - \$120,000. These funds will be required to be considered as part of Council's 24/25 financial year budget deliberations.

LINK TO CORPORATE/OPERATIONAL PLAN

Growth and Opportunity

GO2 Balanced development that preserves and enhances our region.

GO2.1 Implement Council's planning scheme to support sustainable development of business, industry and community liveability.

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

Internal

Council's Environment and Planning Department will consult with the Infrastructure Department in relation to Council's capital works program, and infrastructure upgrades across the region.

External

Council will liaise with an Appointed Reviewer, and the relevant State agencies (Department of Transport and Main Roads, and the former Department of State Development Infrastructure and Local Government Planning (DSDILGP), now Department of Housing, Local Government, Planning and Public Works (DHLGPPW)).

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

The current LGIP was adopted by Council and commenced in July 2019.

The Section 25(3) of the *Planning Act 2016* requires that a review of the LGIP is carried out within (5) years of a LGIP being adopted. As a result, Council needs to have commenced a review of its current LGIP by 30 June 2024.

POLICY/LOCAL LAW DELEGATION IMPLICATIONS

None Identified

ASSET MANAGEMENT IMPLICATIONS

None Identified

REPORT

BACKGROUND INFORMATION

On 24 June 2019 Council, at its special meeting, adopted the South Burnett Regional Council Local Government Infrastructure Plan (LGIP) which then commenced on 1 July 2019.

1. Purpose of an LGIP

For Council to levy infrastructure charges, as well as impose conditions for the upgrading of trunk infrastructure, Council must have an LGIP.

The purpose of an LGIP is to:

- integrate infrastructure planning with the strategic land use planning in the Planning Scheme;
- provide transparency regarding a Local Government's intentions for the provision of trunk infrastructure;
- enable a Local Government to estimate the cost of infrastructure provision to assist its long term financial planning;
- ensure that trunk infrastructure is planned and provided in an efficient and orderly manner; and,
- provide a basis for the imposition of conditions regarding infrastructure on development approvals.

2. Process for Review

The process for reviewing an LGIP is regulated by the Minister's Guidelines and Rules (MGR), given power as a Statutory Instrument under Section 17 of the *Planning Act 2016*.

Chapter 5, Part 5, Section 23 of the MGR specifies the process for reviewing an LGIP. Council must "*consider the accuracy, currency and relevance of the current LGIP by using the Review checklist to identify any non-compliance of the current LGIP with the matters under Part 6 of this Chapter*".

The Review checklist is included as an attachment to this Report.

Once the review is undertaken, Council can decide:

- (a) to make an LGIP amendment in accordance with Part 3 of this Chapter;
- (b) to make an LGIP in accordance with Part 4 of this Chapter; or

(c) subject to Sections 24, 25 and 26 of this Part, decide not to make an LGIP amendment.

ATTACHMENTS

1. **LGIP Review Checklist** [↓](#) 

LGIP review checklist
 Approved form MGR5.1 under the Planning Act 2016

Review principles:

- A reference in the checklist to the LGIP is taken to include a relevant reference to the *Planning Act 2016* and chapter 5 of the Minister’s Guidelines and Rules.
- Terms in this checklist that are defined in the *Planning Act 2016* or the Minister’s Guidelines and Rules.

The checklist must not be taken to cover all requirements of the *Planning Act 2016* and the Minister’s Guidelines and Rules. Local governments must still have regard to the requirements as set out in the *Planning Act 2016* and the Minister’s Guidelines and Rules when preparing or amending an LGIP.

Local government infrastructure plan (LGIP) checklist				To be completed by local government		To be completed by appointed reviewer			
LGIP outcome	LGIP component	Number	Requirement	Requirement met (yes/no)	Local government comments	Compliant (yes/no)	Justification	Corrective action description	Recommendation
The LGIP is consistent with the legislation for LGIPs and the Minister’s Guidelines and Rules	All	1.	The LGIP sections are ordered in accordance with the LGIP template.						
		2.	The LGIP sections are correctly located in the planning scheme.						
		3.	The content and text complies with the mandatory components of the LGIP template.						
		4.	Text references to numbered paragraphs, tables and maps are correct.						
	Definitions	5.	Additional definitions do not conflict with statutory requirements.						
	Preliminary section	6.	The drafting of the Preliminary section is consistent with the LGIP template.						
		7.	All five trunk networks are included in the LGIP. (If not, which of the networks are excluded and why have they been excluded?)						
	Planning assumptions - structure	8.	The drafting of the Planning assumptions section is consistent with the LGIP template.						
		9.	All the projection areas listed in the tables of projections are shown on the relevant maps and vice versa.						
		10.	All the service catchments listed in the tables of projected infrastructure demand are identified on the relevant plans for trunk infrastructure (PFTI) maps and vice versa.						
	Planning assumptions - methodology	11.	The population and dwelling projections are based on those prepared by the Queensland Government Statistician (as available at the time of preparation) and refined to reflect development trends in the local government area.						
		12.	The employment and non-residential development projections align with the available economic development studies, other reports about employment or historical rates for the area.						
		13.	The developable area excludes all areas affected by absolute constraints such as steep slopes, conservation and flooding.						
		14.	The planned densities reflect realistic levels and types of development having regard to the planning scheme provisions and current development trends.						

Review principles:

- A reference in the checklist to the LGIP is taken to include a relevant reference to the *Planning Act 2016* and chapter 5 of the Minister’s Guidelines and Rules.
- Terms in this checklist that are defined in the *Planning Act 2016* or the Minister’s Guidelines and Rules.

The checklist must not be taken to cover all requirements of the *Planning Act 2016* and the Minister’s Guidelines and Rules. Local governments must still have regard to the requirements as set out in the *Planning Act 2016* and the Minister’s Guidelines and Rules when preparing or amending an LGIP.

Local government infrastructure plan (LGIP) checklist				To be completed by local government		To be completed by appointed reviewer			
LGIP outcome	LGIP component	Number	Requirement	Requirement met (yes/no)	Local government comments	Compliant (yes/no)	Justification	Corrective action description	Recommendation
		15.	The planned densities account for land required for local roads and other infrastructure.						
		16.	The population and employment projection tables identify “ultimate development” in accordance with the defined term.						
		17.	Based on the information in the projection tables and other available material, it is possible to verify the remaining capacity to accommodate growth, for each projection area.						
		18.	The determination of planning assumptions about the type, scale, timing and location of development, reflect an efficient, sequential pattern of development.						
		19.	The relevant state agency for transport matters and the distributor-retailer responsible for providing water and wastewater services for the area (if applicable), has been consulted in the preparation of the LGIP (What was the outcome of the consultation?)						
	Planning assumptions - demand	20.	The infrastructure demand projections are based on the projections of population and employment growth.						
		21.	The infrastructure units of demand align with those identified in the Minister’s Guidelines and Rules, or where alternative demand units are used, their numerical relationship to the standard units of demand is identified and explained.						
		22.	The demand generation rates align with accepted rates and/or historical data.						
		23.	The service catchments used for infrastructure demand projections are identified on relevant PFTI maps and demand tables.						
		24.	The service catchments for each network cover, at a minimum, the urban areas, and enable urban development costs to be compared.						
		25.	The asset management plan (AMP) and Long Term Financial Forecast (LTFF) align with the LGIP projections of growth and demand. (If not, what process is underway to achieve this?)						
	Priority infrastructure area (PIA)	26.	The drafting of the PIA section is consistent with the LGIP template.						
		27.	Text references to PIA map(s) are correct.						

Review principles:

- A reference in the checklist to the LGIP is taken to include a relevant reference to the *Planning Act 2016* and chapter 5 of the Minister’s Guidelines and Rules.
- Terms in this checklist that are defined in the *Planning Act 2016* or the Minister’s Guidelines and Rules.

The checklist must not be taken to cover all requirements of the *Planning Act 2016* and the Minister’s Guidelines and Rules. Local governments must still have regard to the requirements as set out in the *Planning Act 2016* and the Minister’s Guidelines and Rules when preparing or amending an LGIP.

Local government infrastructure plan (LGIP) checklist				To be completed by local government		To be completed by appointed reviewer			
LGIP outcome	LGIP component	Number	Requirement	Requirement met (yes/no)	Local government comments	Compliant (yes/no)	Justification	Corrective action description	Recommendation
		28.	The PIA boundary shown on the PIA map is legible at a lot level and the planning scheme zoning is also shown on the map.						
		29.	The PIA includes all areas of existing urban development serviced by all relevant trunk infrastructure networks at the time the LGIP was prepared.						
		30.	The PIA accommodates growth for at least 10 years but no more than 15 years.						
		31.	The PIA achieves an efficient, sequential pattern of development.						
		32.	If there is an area outside the PIA that the planning assumptions show is needed for urban growth in the next 10 to 15 years, why has the area been excluded from the PIA?						
	Desired standards of service (DSS)	33.	The drafting of the DSS section is consistent with the LGIP template.						
		34.	The DSS section states the key planning and design standards for each network.						
		35.	The DSS reflects the key, high level industry standards, regulations and codes, and planning scheme policies about infrastructure.						
		36.	There is alignment between the relevant levels of service stated in the local government’s AMP and the LGIP. (If not, what process is underway to achieve this?)						
	Plans for trunk infrastructure (PFTI) – structure and text	37.	The drafting of the PFTI section is consistent with the LGIP template.						
		38.	PFTI maps are identified for all networks listed in the Preliminary section.						
		39.	PFTI schedule of works summary tables for future infrastructure are included for all networks listed in the Preliminary section.						
PFTI – Maps <i>[Add rows to the checklist to address these items for each of the networks]</i>	40.	The maps clearly differentiate between existing and future trunk infrastructure networks.							
	41.	The service catchments referenced in the schedule of works (SOW) model and infrastructure demand summary tables are shown clearly on the maps.							
	42.	Future trunk infrastructure components are identified (at summary project level) clearly on the maps including a legible map reference.							

Review principles:									
<ul style="list-style-type: none"> • A reference in the checklist to the LGIP is taken to include a relevant reference to the <i>Planning Act 2016</i> and chapter 5 of the Minister's Guidelines and Rules. • Terms in this checklist that are defined in the <i>Planning Act 2016</i> or the Minister's Guidelines and Rules. <p>The checklist must not be taken to cover all requirements of the <i>Planning Act 2016</i> and the Minister's Guidelines and Rules. Local governments must still have regard to the requirements as set out in the <i>Planning Act 2016</i> and the Minister's Guidelines and Rules when preparing or amending an LGIP.</p>									
Local government infrastructure plan (LGIP) checklist				To be completed by local government		To be completed by appointed reviewer			
LGIP outcome	LGIP component	Number	Requirement	Requirement met (yes/no)	Local government comments	Compliant (yes/no)	Justification	Corrective action description	Recommendation
		43.	The infrastructure map reference is shown in the SOW model and summary schedule of works table in the LGIP.						
	Schedules of works [Add rows to the checklist to address these items for each of the networks]	44.	The schedule of works tables in the LGIP comply with the LGIP template.						
		45.	The identified trunk infrastructure is consistent with the <i>Planning Act 2016</i> and the Minister's Guidelines and Rules.						
		46.	The existing and future trunk infrastructure identified in the LGIP is adequate to service at least the area of the PIA.						
		47.	Future urban areas outside the PIA and the demand that will be generated at ultimate development for the relevant network catchments have been considered when determining the trunk infrastructure included in the SOW model.						
		48.	There is alignment of the scope, estimated cost and planned timing of proposed trunk capital works contained in the SOW model and the relevant inputs of the AMP and LTFF. (If not, what process is underway to achieve this?)						
		49.	The cost of trunk infrastructure identified in the SOW model and schedule of work tables is consistent with legislative requirements.						
	SOW model	50.	The submitted SOW model is consistent with the SOW model included in the Minister's Guidelines and Rules.						
		51.	The SOW model has been prepared and populated consistent with the Minister's Guidelines and Rules.						
		52.	Project owner's cost and contingency values in the SOW model do not exceed the ranges outlined in the Minister's Guidelines and Rules.						
		53.	Infrastructure items included in the SOW model, SOW tables and the PFTI maps are consistent.						
	Extrinsic material	54.	All relevant material including background studies, reports and supporting information that informed the preparation of the proposed LGIP is available and identified in the list of extrinsic material.						
		55.	The extrinsic material explains the methodology and inter-relationships between the components and assumptions of the LGIP.						

17.3 COMBINED APPLICATION FOR MATERIAL CHANGE OF USE (FUNCTION FACILITY AND FOOD & DRINK OUTLET) AND RECONFIGURING A LOT (ACCESS EASEMENT) AT 20 FORK HILL DRIVE, MOFFATDALE (AND DESCRIBED AS LOT 131 ON SP221464). APPLICANT: DUSTY JOE'S PTY LTD C/- JDBA CERTIFIERS

File Number: MCU23/0008 & RAL23/0008
Author: Acting Manager Environment & Planning
Authoriser: Chief Executive Officer

PRECIS

Development Permit for Material Change of Use – Function Facility & Food and Drink Outlet and Development Permit for Reconfiguring a Lot – Access Easement at 20 Fork Hill Drive and 80 & 89 Waterview Drive, Moffatdale QLD 4605 (and described as Lot 1 on RP903441, Lot 131 on SP221464 and Lot 94 on SP210658). Applicant: Dusty Joe's Pty Ltd, C/- JDBA Certifiers.

SUMMARY

- The combined application is for a development permit for a:
 - Material Change of Use – Function Facility & Food and Drink Outlet; and
 - Reconfiguring a Lot – Access Easement.
- The subject site is commonly referred to as 'Dusty Hill Winery' and is part of an area where tourist type activities have co-located over time.
- The subject site is zoned Rural and is 81.82ha in area and shares its western boundary with Lake Barambah.
- The Rural zone is the dominate zone in the Moffatdale area, but other nearby zones include:
 - Rural Residential; and
 - Environmental Management (Lake Barambah).
- The application was deemed properly made on 12 May 2023.
- Council issued a Confirmation Notice on 12 May 2023.
- The application was Impact Assessable in accordance with Part 5.5 Categories of Development and Assessment of the South Burnett Regional Council Planning Scheme.
- The development application was assessed against the South Burnett Regional Council Planning Scheme, version 1.4, specifically the following applicable assessment benchmarks:
 - Strategic Framework;
 - Rural Zone Code; and
 - Services and Works Code.
- The application 'trigger' referral to the State Assessment and Referral Agency (SARA) or 'another entity'.
- Council issued an Information Request on 9 June 2023.
- Council agreed to the applicant's 3-month information request response period extension on 7 September 2023 (until 8 December 2023).
- The applicant's Information Request response included an amended DA Form 1 and plans changing the Material Change of Use component from 'Tourist Attraction – Agritourism' to 'Function Facility & Food and Drink Outlet'.
- Public notification was undertaken between 29 January 2024 to 19 February 2024. The Notice of Compliance was received on 20 February 2024.
- During the public notification period one (1) submission was received and was deemed to be properly made.

- The application has been assessed and the proposal generally meets the requirements of the planning scheme and relevant codes or has been conditioned to comply.
- The Approved Plans are at Attachment A.
- The Statement of Reasons is at Attachment B.
- The Infrastructure Charges Notice for MCU23/0008 is at Attachment C.
- The Infrastructure Charges Notice for RAL23/0008 is at Attachment D.
- The application is recommended for approval subject to reasonable and relevant conditions.

OFFICER’S RECOMMENDATION

That Council approve the Material Change of Use – Function Facility and Food & Drink Outlet – development permit and Reconfiguring a Lot – Access easement – development permit at 20 Fork Hill Drive and 80 & 89 Waterview Drive, Moffatdale QLD 4605 (and described as Lot 1 on RP903441, Lot 131 on SP221464 and Lot 94 on SP210658) subject to conditions.

MATERIAL CHANGE OF USE – DEVELOPMENT PERMIT

GENERAL

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

APPROVED PLANS

Drawing No.	Issue	Sheet Name	Date	Prepared By
DA00	B	Coversheet – Perspective – Restaurant	29/05/2023	McLaren Design
DA01	B	Survey	29/05/2023	McLaren Design
DA02	B	Master Plan	29/05/2023	McLaren Design
DARD 04	B	Restaurant Floor Plan	29/05/2023	McLaren Design
DARD 05	B	Restaurant Mezzanine Floor Plan	29/05/2024	McLaren Design
DARD 06	B	Restaurant Dimension Plan	29/05/2023	McLaren Design
DARD 08	B	Restaurant Elevations	29/05/2023	McLaren Design
DARD 09	B	Elevations – Cellar Door & Tasting Room	29/05/2023	McLaren Design
DACP 00	B	Coversheet - Cooperage	06/12/2021	McLaren Design
DACP 01	B	Cooperage Floor Plan	06/12/2021	McLaren Design
DACP 02	B	Cooperage Elevations	06/12/2021	McLaren Design
DACP 03	B	Cooperage Elevations	06/12/2021	McLaren Design
DACH 00	B	Chapel Perspective	06/12/2021	McLaren Design
DACH 01	B	Chapel Floor Plan	06/12/2021	McLaren Design
DACH 02	B	Chapel Elevations	06/12/2021	McLaren Design

DACH 03	B	Chapel Elevations	06/12/2021	McLaren Design
DACF 00	B	Coversheet - Cafe	06/12/2021	McLaren Design
DACF 01	B	Café Floor Plan	06/12/2021	McLaren Design
DACF 02	B	Café Cellar Plan	06/12/2021	McLaren Design
DACF 03	B	Café Elevations	06/12/2021	McLaren Design
DACF 04	B	Café Elevations	06/12/2021	McLaren Design

- GEN2. All works including the repair or relocation of services (Telstra/lighting) are to be completed at no cost to Council.
- GEN3. The applicant is required to maintain the site in a clean and orderly state at all times.
- GEN4. Any new earthworks or structures are not to concentrate or impede the natural flow of water across property boundaries and onto any other lots.
- GEN5. Undertake appropriate measures to ensure that dust does not cause a nuisance to occupiers of adjacent properties.
- GEN6. Provide documentary evidence of measures to be undertaken to manage fugitive dust emissions resulting from the development.

Timing: at all times/to be maintained.

APPROVED USE

- GEN7. The approved development is a material change of use for *'Food and Drink Outlet'* and *'Function Facility'* only, as shown on the approved plans referred to in this decision and does not imply approval for any other use.

ADDITIONAL REPORTING

- GEN8. The applicant is to submit to Council an acoustic assessment that considers all onsite activities associated with development as referred in this approval only. The acoustic assessment is to be prepared by a suitably qualified professional in accordance with relevant laws, standards of practice, and reflect all primary/consequential activities inclusive of **(but not limited to)**:
 - Outdoor areas including, dining areas, formal and informal gathering spaces.
 - Indoor areas including, dining areas, gathering spaces, accommodation, and amenities.
 - Use of high volume/amplified music and or sound.
 - Use of carpark and bus set down areas, and subsequent vehicle movements into and out of the premises.
 - Site servicing including waste collection, and delivery vehicles.
 - Use of trafficable areas.

Timing: Prior to issue of a development permit for Building Work.

- GEN9. The applicant is to submit to Council an acoustic assessment that provides a set of recommendations including acoustic treatments to control onsite and offsite noise emissions associated with development referred to in this approval. The acoustic assessment is to be prepared by a suitably qualified professional in accordance with relevant laws, standards of practice and where relevant make recommendations including **(but not limited to)**:

- Construction materials.
- Noise barriers (if determined as relevant).
- Coatings & dampeners for trafficable surfaces.
- Mechanical plant.
- Hours of operation.

Timing: Prior to issue of a development permit for Building Work.

ADDITIONAL DRAWINGS

GEN10. Prepare a landscape concept demonstrating appropriate landscape treatments in and around each of the structures referred to in approved drawings at condition GEN1 of this development permit.

Note: landscape treatments are not required for the entire site (only areas where work is approved).

HOURS OF OPERATION

GEN11. Hours of operation shall be limited from **6am to 6pm Monday to Saturday**, and **10am to 6pm Sundays** (inclusive of servicing) unless otherwise amended by recommendations in an acoustic assessment report.

GEN12. Operation of refuse collection vehicles, service vehicles, and other related commercial vehicles (excluding emergency vehicles) must only occur between 7am & 7pm Monday to Saturday unless:

- otherwise amended by recommendations in an acoustic assessment report, or
- where currently operating in accordance with existing approval conditions and not varied as a consequence of this approval.

AMPLIFIED SOUND

GEN13. There shall be no amplified sound (i.e. music, microphones or the like) installed within approved development as shown in condition GEN1 of this development permit, unless otherwise amended by recommendations in an acoustic assessment report submitted to Council.

COMPLIANCE TIMING AND COSTS

GEN14. All conditions of the approval shall be complied with before the approval occurs (prior to commencement of the use) and while the use continues unless otherwise specified within these conditions.

MAINTENANCE

GEN15. The development (including landscaping, parking, driveways, and other external spaces) shall be maintained in accordance with the Approved Plans, subject to and modified by any conditions of this approval.

GEN16. Maintain the site in a clean and orderly state at all times.

PLANNING

MCU1. Carry out the development in accordance with approved drawings as referred to in this development permit.

MCU2. Maintain existing any existing development on site in accordance with previous approvals unless otherwise varied as a consequence of this development permit.

MCU3. Where relevant existing landscape features associated with previous approvals shall be varied as a consequence of this development permit.

- MCU4. Amend services as necessary to accommodate development associated with this approval whilst ensuring all existing uses maintain operations in accordance with applicable laws and/or standards as required.

BUILDING HEIGHT

- MCU5. The maximum building height is to be in accordance with approved elevations referred to in condition GEN1 of this development permit.

- MCU6. Submit to Council certification from a registered Surveyor confirming that overall height is in accordance with the approved elevations referred to in condition GEN1 of this development permit.

Timing: Prior to issue of certificate of Classification/final Inspection Certificate, or prior to commencement of the use (whichever comes first).

EXTERNAL ARCHITECTURAL DETAILS

- MCU7. External details of the building façade treatment and external materials, colours and must be consistent with the approved drawings referred to in condition GEN1 of this development permit.

SECURITY LIGHTING

- MCU8. Install and maintain a suitable system of security lighting to operate from dusk till dawn within all areas where the public may gain access, including carparking areas, building entrances, and vegetated areas.

- MCU9. Design of all external lighting in accordance with AS 4282-1997 '*Control of obtrusive effects of outdoor lighting*', ensuring that light spillage does not cause nuisance to sensitive uses.

LANDSCAPING

- MCU10. Construct landscaping in accordance with the prepared landscape concept plan, the relevant council standards, best trade practise, and the following conditions:
- If the extent or configuration of landscaped areas has been marginally amended from the plan, then adjust plant numbers to ensure full coverage.
 - Provide a 3-tier landscape structure to all landscape areas i.e. trees shrubs and ground covers.
 - Maximise opportunities for stormwater infiltration into landscaped areas (where available).
 - Maintain the landscape works generally in accordance with the detailed plans and to industry standards.

REFUSE STORAGE COLLECTION

- MCU11. Any areas that are dedicated for the collection and/or storage of solid waste on the premises are to be:
- a) level.
 - coated with an impervious hard stand surface.
 - fitted with appropriate washdown and drainage connections, and
 - screened.

ELECTRICITY/TELECOMMUNICATIONS

- MCU12. The development is to be supplied with reticulated electricity and telecommunications services.

VISUAL AMENITY & REFLECTIVITY

- MCU13. Façade treatments must not cause nuisance from glare and/or inappropriate reflectivity.

- MCU14. Provide written confirmation from an appropriately qualified professional that construction materials do not generate unreasonable glare, or reflectivity.

CAR PARKING

- MCU15. Car parking within the premises must be maintained exclusively for the use of this development.

CONTAMINATED LAND

- MCU16. Undertake all necessary searches (at no cost to Council) and confirm that areas to be developed as part of this approval are not subject to contamination.

Timing: Prior to issue of a development permit for Building Work.

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 damage 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. Ensure that adjoining properties and roadways are 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).

WATER SUPPLY

- ENG9. Provide a suitable water supply for the development, and monitor water quality to ensure compliance with Australian Drinking Water Guidelines - current edition 2011 and EnHealth Guidance of use of Rainwater standards for potable water.

ON-SITE WASTEWATER DISPOSAL

- ENG10. Connect the development to an on-site wastewater disposal system, in accordance with

the AS1547:2012 On-site domestic wastewater management and the Queensland Plumbing and Wastewater Code - 2019.

- ENG11. Obtain a Development Permit for Plumbing Works for the on-site sewerage treatment system.

Note: Any on-site effluent disposal system servicing more than 21 Equivalent Persons (EP) requires an Environmentally Relevant Activity (ERA) 63 which, depending on the treatment and discharge method, may require a separate Material Change of Use approval.

PARKING AND ACCESS – GENERAL

- ENG12. Design and construct all access driveways, circulation driveways, parking aisles and car parking spaces in accordance with Australian Standard 2890.1 - Parking Facilities - Off Street Car Parking.

- ENG13. Provide adequate manoeuvring, loading, and parking areas for all service vehicles (buses, delivery vehicles etc).

- ENG14. Design and construct all driveway, manoeuvring, and parking areas with a dust suppressive gravel.

- ENG15. Provide the following minimum number car parking spaces:

Building	Parking
Building 2	65 carparks, 2 PWD carparks, 2 bus parks
Building 3	90 carparks
Building 4	30, PWD carparking required by National Construction Code
Building 5	30, PWD carparking required by National Construction Code

- ENG16. Design & construct all PWD car parking spaces in accordance with AS2890.6.
- ENG17. Provide vehicle bollards or tyre stops to control vehicular access and to protect landscaping or pedestrian areas where appropriate.
- ENG18. Ensure access to car parking spaces, vehicle loading and manoeuvring areas and driveways remain unobstructed and available for their intended purpose during the hours of operation.
- ENG19. Maintain dust suppression treatment to all unsealed internal roadways, and vehicle manoeuvring areas to not have an adverse impact on adjoining properties.

VEHICLE ACCESS

- ENG20. Design and construct vehicle turnout to Lot 1 RP903441 generally in accordance with Council's Standard Drawing No. 00049 Rev B. The access shall be bitumen sealed.

Comment: This condition refers to the access for the proposed easement to access Lot 131 SP221464. Please note that the access may not require a culvert if the access is constructed at a suitable grade.

ROADWORKS

- ENG21. At no cost to Council, upgrade the unsealed section of Waterview Drive from the end of the existing bitumen seal, through to the Dusty Hill Winery access, with a 6.5m wide

Double/Double bitumen seal on an 8m gravel formation to Council standards. The upgrade shall include any additional pavement required and any ancillary works (e.g. culverts).

Timing: Prior to commencement of use.

Comment: Any road upgrade shall be carried out under an Operational Work permit with plans prepared by a Registered Professional Engineer Queensland.

ELECTRICITY AND TELECOMMUNICATION

ENG22. Connect the development to electricity and telecommunication services.

EROSION AND SEDIMENT CONTROL - GENERAL

ENG23. 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.

ENG24. 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.

ADVICE

MATERIAL CHANGE OF USE – CURRENCY PERIOD

ADV1. Section 85 (1)(a) of the Planning Act provides that, if this approval is not acted upon within the period of six (6) years the approval will lapse.

HERITAGE

ADV2. 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.

PREVIOUS APPROVALS.

ADV3. Where seeking to exercise this material change of use development permit it must be carried out in accordance with plans and conditions imposed noting that previous designs applied to the site (pursuant to previous approvals) are not relevant or justifiable under this permit.

DEVELOPMENT COMPLIANCE

ADV4. Development must not be amended from those plans approved unless otherwise agreed as a result of a change request pursuant to the Planning Act 2016, changes that are not approved (and constructed) may constitute a development offence pursuant to the Planning Act 2016, triggering compliance action.

ADV5. All conditions imposed must be complied with as attached to this decision package, conditions that are not complied with may constitute a development offence pursuant to the Planning Act 2016, triggering compliance action.

APPEAL RIGHTS

ADV6. Attached for your information is a copy of Chapter 6 of the Planning Act as regards to Appeal Rights.

RECONFIGURING A LOT – DEVELOPMENT PERMIT

APPROVED PLANS

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

Drawing No.		Issue	Date	Prepared By
DAEMT 01	B	Proposed Easement Plan	06/12/2021	McLaren Design

GEN2. All conditions of this approval are to be satisfied prior to Council endorsing the Survey Plan, and it is the applicant's responsibility to notify Council to inspect compliance with conditions.

A fee will be charged, with payment required prior to Council's approval of the associated documentation requiring assessment.

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. Prior to sealing the Plan of Survey, the applicant is required to pay the Council all rates and charges or any expenses being charged over the subject land under any Act in accordance with Schedule 18, Section 69 of the *Planning Act Regulation 2017*.

Timing: – As indicated.

GEN5. Prior to the sealing of the Plan of Survey the applicant is to provide a certificate signed by a licensed surveyor stating that after the completion of all works associated with the reconfiguration, survey marks were reinstated where necessary and all survey marks are in their correct position in accordance with the Plan of Survey.

Timing: – As indicated.

GEN6. The currency period for this development approval for reconfiguring a lot is four (4) years after the development approval starts to have effect. The development approval will lapse unless the survey plan for all works and stages required to be given to Council for approval is provided within this period.

VALUATION FEES

RAL1. Payment of Department of Natural Resources, Mines and Energy valuation fees that will result from the issue of split valuations prior to Council sealing the Plan of Survey. The contribution is currently assessed at \$156.00 (3 x \$52.00); however, the actual amount payable will be based on Council's Register of Fees & Charges and the rate applicable at the time of payment.

EARTHWORKS

RAL2. Any new earthworks or structures are not to concentrate or impede the natural flow of water across property boundaries and onto any other lots.

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. 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

- ENG3. 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.
- ENG4. 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

- ENG5. 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.
- ENG6. 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).
- ENG7. 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

- ENG8. Design and construct vehicle turnout to Lot 1 RP903441 generally in accordance with Council's Standard Drawing No. 00049 Rev B. The access shall be bitumen sealed.

Comment: This condition refers to the access for the proposed easement to access Lot 131 SP221464. Please note that the access may not require a culvert if the access is constructed at a suitable grade.

ACCESS

- ENG9. Design and construct the driveway with a dust suppressive gravel.

EROSION AND SEDIMENT CONTROL - GENERAL

- ENG10. 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.
- ENG11. Remove and clean-up the sediment or other pollutants in the event that sediment or other pollutants are tracked or released onto adjoining streets or stormwater systems, at no cost to Council.

ADVICE

HERITAGE

- ADV7. 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.

FILLING & EXCAVATION

ADV1. It is the developer/owner's responsibility to ensure that any subsequent earthworks required as a consequence of this approval and/or ongoing operations complies with all aspects of Council's planning scheme either directly or indirectly.

INFRASTRUCTURE CHARGES

ADV2. Infrastructure charges are now levied by way of an infrastructure charges notice, issued pursuant to section 119 of the *Planning Act 2016*. See attached Infrastructure Charges Notice

APPEAL RIGHTS

ADV3. Attached for your information is a copy of Chapter 6 of the *Planning Act 2016* as regards Appeal Rights.

ADV4. Construction Noise and Dust Emissions Pursuant to the *Environmental Protection Act 1994*, all development involving the emission of noise and dust from building and/or construction activities, must ensure that the emissions are in accordance with the requirements of the Act.

RECONFIGURING A LOT – CURRENCY PERIOD

ADV5. Section 85 (1)(a) of the *Planning Act* provides that, if this approval is not acted upon within the period of four (4) years the approval will lapse.

FINANCIAL AND RESOURCE IMPLICATIONS

No implications 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 implications identified.

POLICY/LOCAL LAW/DELEGATION IMPLICATIONS

No implications are identified.

ASSET MANAGEMENT IMPLICATIONS

No implications are identified.

REPORT

1. APPLICATION DETAILS

Site address	20 Fork Hill Drive, 80 & 89 Waterview Drive, MOFFATDALE QLD, 4605	
Real property description	Lot 1 on RP903441, Lot 131 on SP221464 and Lot 94 on SP210658	
Easements or encumbrances on title	N/A	
Area of Site	81.82ha	
Current Use	Vineyard, Winery, Small scale Tourist Attraction, Cellar Door, Short Term Accommodation, Food and Drink Outlet, Function Facility	
Environmental Management Register or Contaminated Land Register	Applicant states: It is understood that the land is not listed on the contaminated land register, nor has there been any previous activities occurring on site which may pose health risks.	
Applicant's name	Dusty Joes Pty Ltd C/- JDBA Certifiers	
Zone	Rural	
Applicable Overlays	<ul style="list-style-type: none"> • Bushfire Hazard Overlay • Flood Hazard Overlay • Water Catchment Overlay • Agricultural Land Overlay 	
Proposed use as defined	Function facility & Food and drink outlet	
Details of proposal	Material Change of Use (MCU's)	
	▪ Gross Floor Area (GFA)	Building: 1 - Restaurant: 643m ² (existing). 2 - Cooperage Reception Centre: 392.7m ² (existing). 3 - Chapel: 297.3m ² (new). 4 - Café: 484.4m ² (new).
	▪ Impervious area	New impervious areas: Building 3 – Total impervious area 297.3m ² Building 4 – Total impervious area 288m ²
	▪ Building height	New Buildings: 3 – Chapel: 8m 4 – Café: 8.3m
	▪ Site Cover	Approximately 2% (proposed and approved buildings)
	▪ Access	Waterview Drive
	▪ Landscape	Conditioned
	▪ Number of car parks	Uses: 1 - Restaurant: Shares 65 existing spaces (including 2 accessible parks and 2 bus parks)

		2 - Cooperage Reception Centre: Utilises 90 existing spaces 3 - Chapel: 30 plus overflow area 4 - Café: 60 plus overflow area	
	▪ Number of units/tenancies	N/A	
	Reconfiguring a Lot (RALs)		
	• Number of existing lots	3	
	• Easements or leases proposed	6m access easement over Lot 1 on RP903441 in favour of Lot 131 on SP221464.	
	• Number of proposed lots	N/A	
	• Lot areas	Existing - 18.51ha, 41.92ha, 20.85ha	
	• Access	Waterview Drive	
Application type	Aspects of Development	Application type	
		Preliminary Approval	Development Permit
	Material Change of Use (MCU)	N/A	Yes
	Reconfiguration of a Lot (RAL)	N/A	Yes
	Building Work (BW)	N/A	N/A
	Operational Work (OPW)	N/A	N/A
Level of Assessment	Impact Assessment		
Pre-lodgement Consultation history /	No Pre-lodgement		
Key planning issues e.g. vegetation, waterway corridors, overland flow	<ul style="list-style-type: none"> • Strategic Framework. • Rural Zone Code. • Traffic. • Noise. • Dust. • Onsite parking. • Bushfires. and • Stormwater. 		
Referral agencies	Agency	Referral agencies	
	NA	NA	
Public notification	Yes – 15 business days		
Planning Regulation 2017	N/A		
State Planning Policy 2017 Requirements	Applicable – refer to Section 4.2.		
Wide Bay Burnett Regional Plan Requirements	Applicable – refer to Section 4.3.		

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. SITE DESCRIPTION & EXISTING USE

The subject site is extensive being comprised of three lots having a total area of 81.82ha.

Surrounding Uses

The site is surrounded by the following land uses:

- North – Rural lifestyle living – Dwelling houses/vacant land.
- South – Lake Barambah.
- East – Rural lifestyle living (Bed and Breakfast).
- West – Vacant Lot (rural/vegetated) and Lake Barambah.

Topography

The site contains undulating hills and plains with existing vegetation located across the site as well as extensive open and crop areas.

Existing Development/Uses

Site contains a boutique vineyard and winery known as 'Dusty Hill'. The Applicant states that 'Dusty Hill' is a family/owned business (est 1996) whose operations include wine making and cropping (grapes grown on site for wine making). Winery/cropping form the core use of this premises and were established as of right given the rural zoning of the land.

Over the course of time, Dusty Hill has also undertaken incremental expansion (via historical approvals) to include ancillary tourist-oriented activities within buildings and structures (historical development approvals are outlined in section 2.2 of this report).

Uses within the existing buildings and structures include: a cellar door/small scale tourist facility building, winery building, cooperage building, small chapel, cabins, various sheds, stables.

SBRC Planning Scheme – Overlays

The subject site is included within the following Overlays:

- **Flood Overlay** - Parts of the site are subject to flood hazard, but development proposed in this application are well outside mapped flood hazard areas.
- **Bushfire Hazard Overlay** - Parts of the site are included in the Bushfire Hazard Overlay.
 - Proposed Building 4 (café) is partly located within the Impact Buffer and existing Building 2 is wholly located within the Impact Buffer.
 - The proposed function facility located by the dam (in the existing "cooperage" on Lot 1) is within a potential buffer area.

All buildings will be provided with adequate water supply to assist firefighting, in addition to the dam providing surplus supply (should circumstances necessitate). Given vegetation is minimal, and there is 'bushfire free' access, risk to people and property will be low, and safe evacuation is available.

- **Biodiversity Areas Overlay** – The site is not included in the Biodiversity Areas Overlay under the Planning Scheme. However, it does contain Category C and Category R vegetation on the State's Regulated Vegetation Map, to which Building 4 will be located. The applicant advised that '*all new buildings proposed as part of the Tourist Attraction use are located in existing cleared areas and/or outside areas subject to regulated vegetation mapping (proposed café in building 4 being the exception).*

Building 4 will be located amongst Regulated Vegetation Category C which is regrowth vegetation and could be cleared under several allowances facilitating exempt clearing under the Vegetation Management Act given its location next to an existing building, and key vehicle track. The removal of this small area of vegetation will not have any detrimental impacts at a broader biodiversity level’.

Council in its Information Request dated 9 June 2023, requested that the Applicant “Provide a detailed survey in are near proposed building 5 (now building 4), identifying trees to be removed and trees retained’. The applicant’s information Request Response has confirmed that ‘No trees will be removed as a result of the proposed building work for building 5 (now building 4).

Table 1 – Maps & Descriptions (Source: Intramaps)

Site	<p>Lot 1 on RP9003441, Lot 131 on SP221464 and Lot 04 on SP210658</p>  <p>Source: SARA DA Mapping</p> <p>Photograph 1: Subject site comprising three (3) separate lots.</p>
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Source: Google Maps

Photograph 2: Existing cellar door building (“Building 1”) to be converted to a Food and Drink Outlet (Restaurant) – adjacent to existing car park to the east (65 spaces).



Source: Google Maps

Photograph 3: Existing Cooperage building (“Building 2”) to be converted to a Function Facility.



Source: Google Maps

Photograph 4: Area for proposed “Building 3” and carpark (30 spaces with overflow area) for purpose of Function Facility (Chapel).



Source: Google Maps

Photograph 5: Area for proposed “Building 4” located adjacent to existing Winery building for the purpose of a Food and Drink Outlet (Café).



Photograph 6 & 7: It is noted that the area where Building 4 is to be located is identified as Category C on the State’s Regulated Vegetation Map. The Applicant in their information Request Response dated 8 December 2024 has confirmed that “No trees will be removed as a result of the proposed building works”.

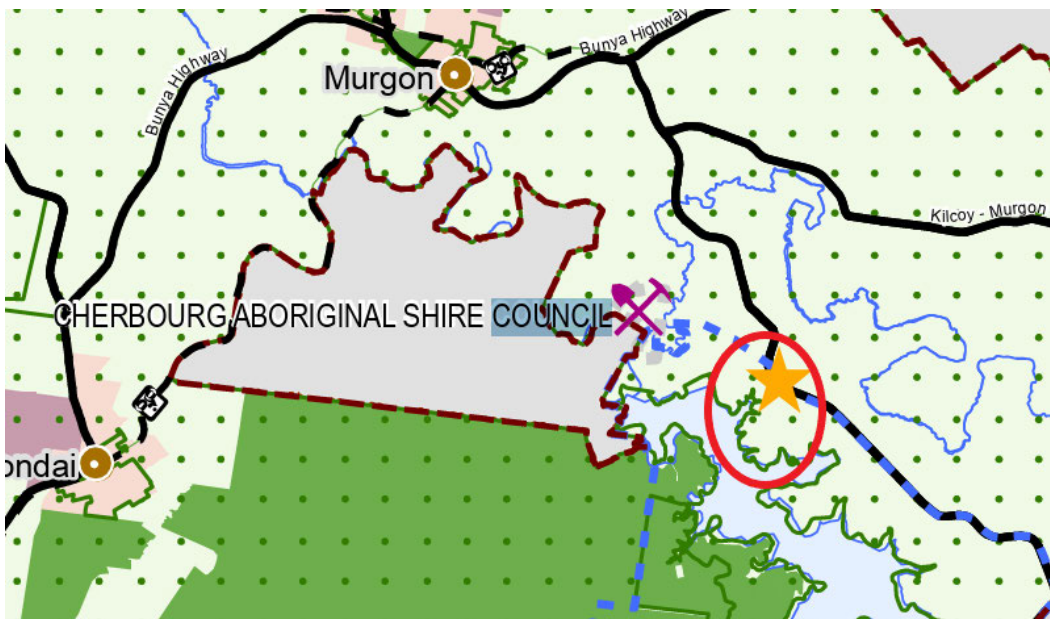



Source: Google Maps

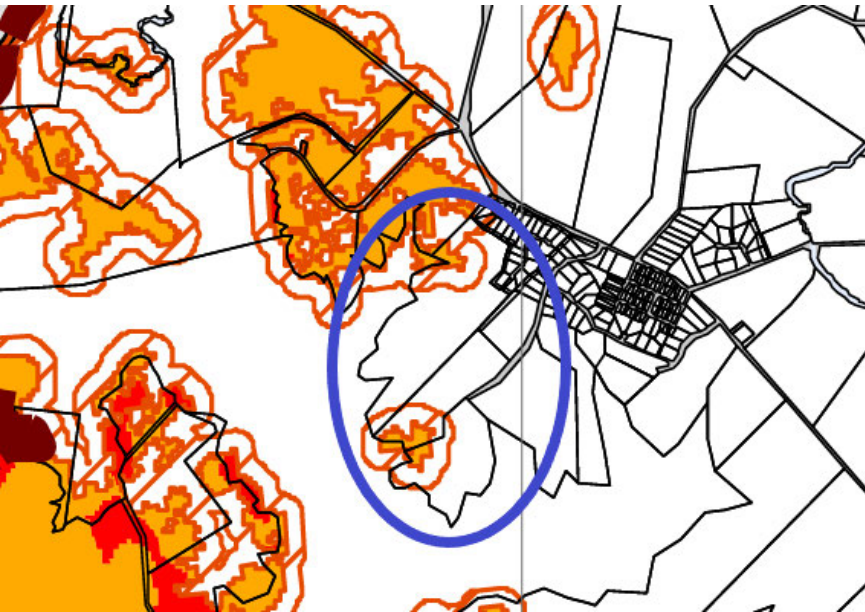
Photograph 8: Area of proposed Access Easement and Driveway (and driveway) from Waterview Drive to the south across Lot 1 on RP903441 to Fork Hill Drive in favour of Lot 131 on SP221464 to the north.

Strategic Framework

- Rural
- Tourism
- Important Agricultural Areas
- Declared Catchment







	<ul style="list-style-type: none">★ Tourism✕✕ Infrastructure Corridor⊞- - - - Cycling/Walking Route••••➔ Interregional Links— State Controlled Road■ Nature Conservation/Open Space■ Rural Residential■ Urban■ Rural■ Major Watercourses■ Important Agricultural Areas■ Mining Tenements■ Declared Catchment
Zoning	<p>Rural</p>  <p>The map displays various zoning types: Rural (light green), Rural Residential (brown), Urban (pink), and Nature Conservation/Open Space (dark green). A red circle highlights a specific area within the Rural Residential zone. The map also shows infrastructure like roads and watercourses.</p>

	<p>Legend</p> <p>Zoning</p> <ul style="list-style-type: none"> Low Density Residential Medium Density Residential Local Centre Principal Centre Specialised Centre Low Impact Industry Medium Impact Industry Special Industry Community Facilities Emerging Communities Extractive Industry Recreation and Open Space Environmental Management and Conservation Rural Residential Township Rural
<p>Overlays</p>	<ul style="list-style-type: none"> • Bushfire Hazard Overlay • Flood Hazard Overlay • Water Catchment Overlay • Agricultural Land Overlay <p>OM2 - Bushfire Hazard Overlay</p> <ul style="list-style-type: none"> • Parts of subject site are included in the Medium Potential Bushfire Intensity and the Potential Impact Buffer.  <p>The map displays a geographical area with various zoning boundaries and bushfire hazard overlays. A prominent blue circle highlights a specific subject site. The background features a color-coded bushfire hazard overlay, with orange and red areas indicating different levels of fire intensity. The subject site, circled in blue, is situated within a zone of medium potential bushfire intensity. The map also shows property boundaries and other infrastructure elements.</p>

Legend

Bushfire Hazard Area (Bushfire Prone Area)

-  Very High Potential Bushfire Intensity
-  High Potential Bushfire Intensity
-  Medium Potential Bushfire Intensity
-  Potential Impact Buffer

OM3 – Flood Hazard Overlay

- Parts of the subject site are included in the flood hazard area.



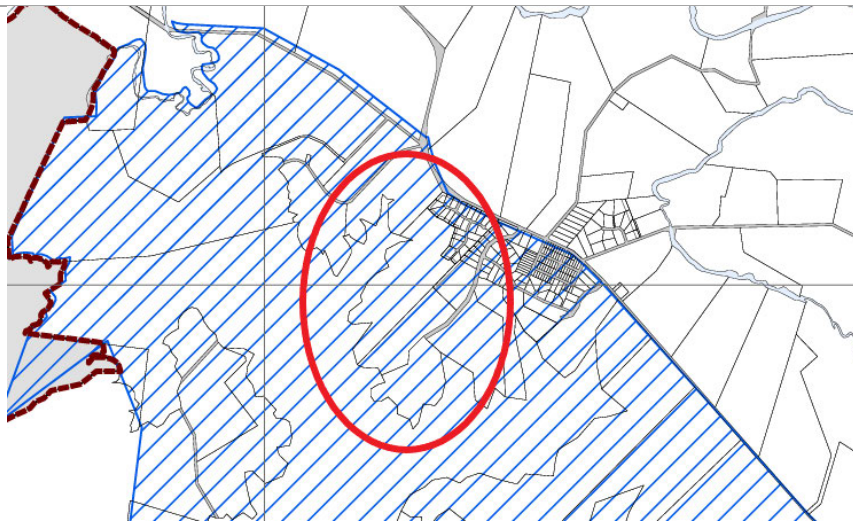
OM5 – Biodiversity Areas Overlay

- The subject site is not included in the overlay.



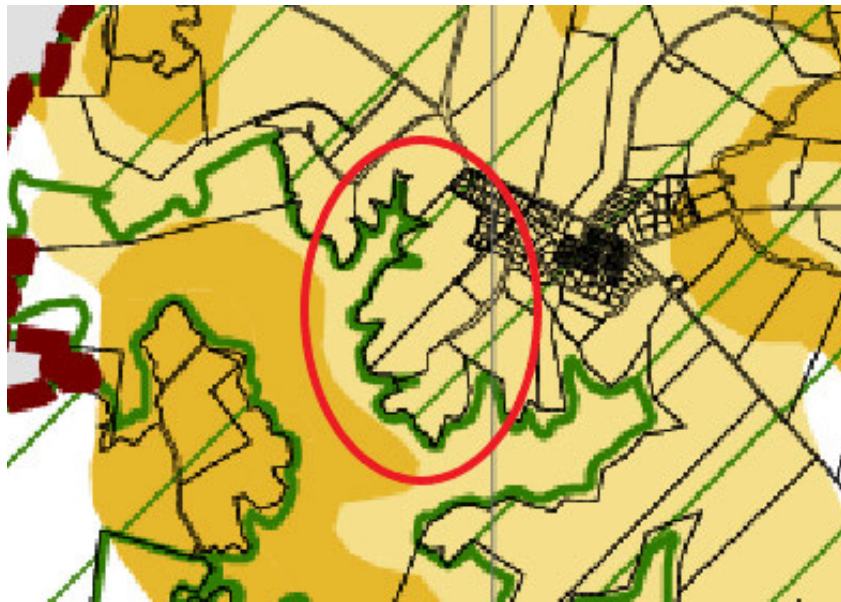
OM6 – Water Catchments Overlay

- The whole of the subject site is included in overlay.






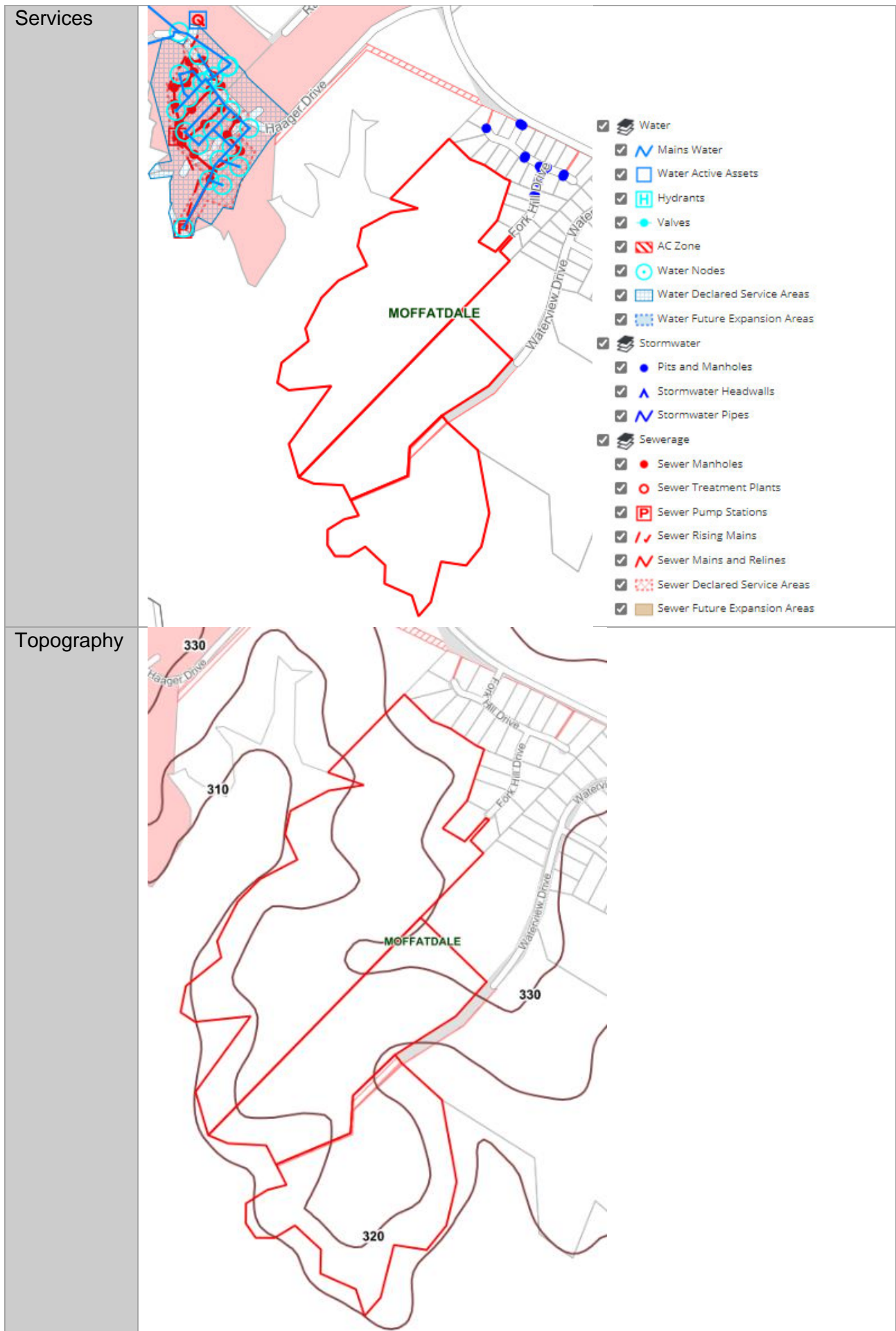
OM8 – Agricultural Overlay

- The whole of the subject site is included in the Important Agricultural Areas.
- Parts of the subject site is included in Class B.



Legend

-  Important Agricultural Areas
- Agricultural Land Classification**
-  Class A
-  Class B



2.2. DEVELOPMENT HISTORY OF THE SITE

The applicant provided the following historical development approvals issued by Council over the ‘Dusty Hill’ site.

Murgon Shire Council – (Archived and not located for the purpose of the report):

- 1999 - A commercial cellar door was approved (Council Ref: P21/98).
- 2004 - A visitor accommodation consisting of three (3) x Cabins were approved (Council Ref: DA35/04).

South Burnett Regional Council (electronic record)

- 2014 - A new cellar door and small-scale tourist facility was approved (Council Ref: 1313030).
- 2020 - 49 x cabins (short term accommodation) and ancillary facilities was approved (Council Ref: MCU20/0018).

It is noted that the 2014 approval included a small-scale tourist facility which permitted the sale of products made on the property, crafts/artisan, locally made gourmet products (from the region), boutique beers, and spirits. A small Chapel was also approved for wedding ceremonies.

3. PROPOSAL DETAILS

A summary of the proposal is set out in table below.

Tenancies	<ul style="list-style-type: none"> • Restaurant • Cooperage Reception Centre • Chapel • Cafe
Gross Floor Area + Outdoor Storage Area	<p>Building:</p> <p>1 - Restaurant: 643m² (existing)</p> <p>2 - Cooperage Reception Centre: 392.7m² (existing)</p> <p>3 - Chapel: 297.3m² (new)</p> <p>4 - Café: 484.4m² (new)</p>
Building height	<p>New Buildings:</p> <p>3 – Chapel: 8m</p> <p>4 – Café: 8.3m</p>
Storeys (height)	<p>New Buildings:</p> <p>3 – Chapel: 1 storey</p> <p>4 – Café: 2 storeys</p>
Site Cover	Total site cover (approved and proposed buildings) is approximately 2%.
Impervious Area	<p>The new impervious areas comprise:</p> <p>Building 3 – Total impervious area of 297.3m²</p> <p>Building 4 – Total impervious area of 288m²</p>
Landscape	As Conditioned
Number of parking spaces	<p>1 - Restaurant: Shares 65 existing spaces (including 2 accessible parks and 2 bus parks)</p> <p>2 - Cooperage Reception Centre: Utilises 90 existing spaces</p> <p>3 - Chapel: 30 plus overflow area</p>

	4 - Café: 60 plus overflow area
Access	Via Waterview Road
Design Vehicle	Cars, MRV, RCV, Coach
Setbacks	<ul style="list-style-type: none"> • Building 1 Restaurant: Approx. 47m from Lake Barambah to west • Building 2 Cooperage: Approx. 150m from Waterview Drive and adjoining Lot 93 on SP210658 to west and south. • Building 3 Chapel: Approx, 150m from Waterview Drive to south. • Building 4: Approx. 261m from Lot 21 on SP221464 to north-east.
Materials	Mix of masonry, Brick/Blockwork, and Timber (varies depending on the building).

The proposed development is a combined application for a Development Permit for Material Change of Use – Function facility and Food and drink outlet and a Development Permit for Reconfiguring a Lot – Access easement. A description of each component of the proposed development is as follows:

1. Material Change of Use – Function Facility & Food and Drink Outlet

Proposed Uses

In response to Council’s information request, this application seeks a Function Facility, and Food & Drink Outlet located within four separate buildings as follows:

- **Building 1** – Existing Cellar Door to be converted to a Food and Drink Outlet, specifically a Restaurant (643m² GFA) – to share 65 carparking spaces with an existing and adjoining building to north (including 2 accessible parks and 2 bus parks).
- **Building 2** – Existing Cooperage building (being a 100-year-old farm building) to be converted to a Function Facility (392.7m² GFA plus 253m² open deck) to host wedding receptions and events – utilises 90 existing and adjoining carparking spaces.
- **Building 3** – New Function Facility (297.3m² GFA) being a Chapel for the purpose of wedding ceremonies – 30 carparking spaces plus overflow area.
- **Building 4** – New Food and Drink Outlet for the purpose of a Café (484.4m² GFA plus 55m² verandah) – 60 carparking spaces plus overflow area.

Note: Buildings 1 and 2 (and associated hardstand area) are existing and will be converted to new uses as cited above. Buildings 3 and 4, including associated hardstand areas, are new proposed buildings.

The new proposed buildings will include the following design elements:

- **Building 3 (Function Facility)** – Is to be used as a Chapel for wedding ceremonies. The building will be single storey with a vertical height of 8m. The chapel design incorporates traditional form and will be highly articulated. The main building is comprised of a high-pitched gable ended roof form with colorbond fascia and gutter and corrugated colorbond roof sheeting. All walls of the building are comprised of rendered a block finish that is broken up by a series of large (16 panel) colonial windows along all walls as well as feature brickwork at the lower level of both side walls (being the longest walls). The side walls also feature a series of modern buttresses spaced between the windows. The front façade features a traditional church porch entry/parvis incorporating a complementary pitched roof and feature brickwork that forms the arches of the facades. A low-level storage room is located at the rear of the building and incorporates the same large windows and rendered block finish used on the other external walls.

- **Building 4 (Food and Drink Outlet)** – Is to be used as a Café. The building is two storeys (single storey at the front entry) and a maximum height of 8.3m. The building incorporates a long-ridged hip roof and large upper-level verandah (spanning the rear of the building). A small gable extends over the front entry. The roof is to be clad with corrugated roof sheeting. All walls will be rendered block with large 16 panel bay windows, sliding doors, and fine scale elements providing articulation (at all levels).

2. Reconfiguring a Lot - Access Easement

A standard 6m wide access easement and driveway over Lot 1 on RP903441 in favour of Lot 131 on SP221464 is proposed to provide lawful and direct access from constructed Waterview Drive to the south to Fork Hill Drive and Lot 131 on SP221464 to the north on the site. The length of the easement is 255.274m and the area is 1533m².

4. ASSESSMENT OF ASSESSMENT BENCHMARKS

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:

- 45(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.*

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

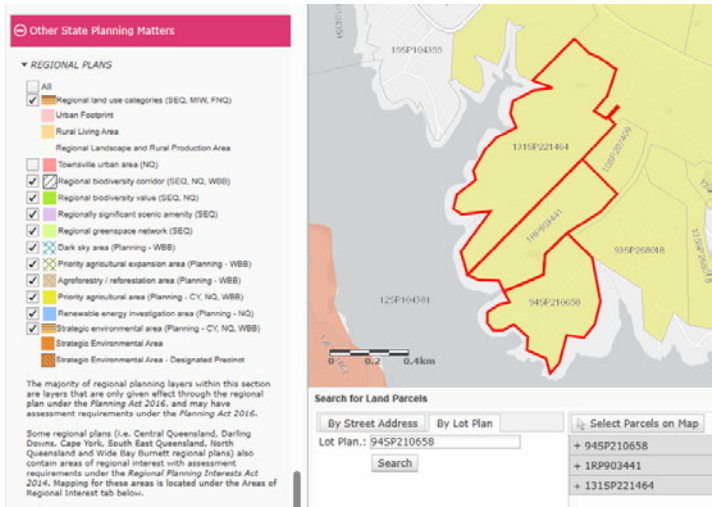
Section 30 – Assessment Benchmarks generally

- (1) For section 45(5)(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, 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 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.

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 can regulate and prohibit development and determines the assessment manager and the matters that trigger State interests.

PLANNING REGULATION 2017 DETAILS	
Assessment Benchmarks:	There are no benchmarks relevant to the assessment of this application.
WBB Regional Plan Designation:	<p>Mapping for the Wide Bay Burnett Regional Plan 2023 includes the site within the Priority Agricultural Area (PAA).</p>  <p>The Regional Plan identifies that: Priority Agricultural Areas (PAAs) and Priority Agricultural Land Uses (PALUs) as follows:</p> <ul style="list-style-type: none"> • <i>PAAs are strategic clusters of the most regionally significant agricultural production areas that contain various priority agricultural land uses (PALUs). These uses include broadacre cropping, horticulture, intensive animal industry, plantation forestry and terrestrial aqua culture as shown on Map 2.</i> • <i>Any non-agricultural use or resource activity seeking to operate in these areas will not be supported unless they can co-exist with the PALUs for mutual benefit and without compromising the PALUs current or future ability</i>

	<p><i>to operate, including the infrastructure essential to the operation of the PALUs.</i></p> <ul style="list-style-type: none"> <i>• PAAs and PALUs are defined terms under the RPI Act. They identify geographic areas with specific values for the purposes of both the RPI Act and the Planning Act to achieve a consistent planning outcome.</i> <p>The proposed development is consistent with the Wide Bay Burnett Regional Plan 2023, in particular the intent for the Priority Agricultural Area (PAA). Specifically, Objective 2.2: Lead primary production into the mid-21st Century identifies that:</p> <p><i>Increasing productivity will require the region and its industry stakeholders to:</i></p> <ol style="list-style-type: none"> <i>1. deliver intensification, diversification and value adding opportunities.</i> <i>2. safeguard future agricultural opportunities.</i> <i>3. accelerate the take up of advanced agricultural technologies and digital applications.</i> <p>With respect to No. 2, the Regional Plans states that amongst other things:</p> <p><i>Further intensification, diversification and value adding opportunities include:</i></p> <ul style="list-style-type: none"> <i>• Agritourism opportunities – The region’s proximity to the largest city in the state provides ongoing opportunities for growth in agritourism, which can provide a secondary income stream for producers and contribute to tourism expenditure in the region.</i> <p>In this instance the proposed Function facility and Food and drink outlet are to be established in conjunction with the existing winery and associated uses on-site that expand Agritourism on the site and contribute to tourism expenditure in the region.</p> <p>With respect to No. 2, the Regional Plans states that:</p> <p><i>Priority Agricultural Areas (PAAs) are mapped across the region (Map 2). Agricultural value add opportunities and allied industries will be supported in these PAAs, where directly aligned with the agriculture use of the land, providing industry with the flexibility required to adapt to changing environmental conditions and consumer demands.</i></p> <p>In this instance the proposed Function facility and Food and drink outlet are allied with and support the existing Winery and other crops on the land as such is directly aligned with the agricultural use of the land.</p>
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4.2. STATE PLANNING POLICY

The State Planning Policy (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	<p>The proposed use contributes to the agriculturally based tourism within the Moffatdale locality as prescribed in the South Burnett Regional Planning Scheme Strategic Framework.</p> <p>A development either protects reasonable expectations associated with sensitive uses (residential housing) via large separation distances, or conditions are recommended to manage impacts where effects of Dusty Hill’s activities may interact (with Residential Dwellings).</p>
<p>Economic growth</p> <ul style="list-style-type: none"> • Agriculture. • Development and construction. • Mining and extractive resources. • Tourism. 	<p>Matters pertaining to the protection of agricultural land are addressed by the Agricultural Land Overlay.</p> <p>Matters pertaining to tourism are addressed in the Strategic Framework.</p>
<p>Planning for the environment and heritage.</p> <ul style="list-style-type: none"> • Biodiversity. • Coastal environment. • Cultural heritage. • Water quality 	<p>The proposed development only involves a very small increase to the impervious area (585.3m²) over an 81.2ha rural site. All stormwater from the site will be managed in accordance with best practice measures to ensure the quality of receiving waters is not adversely affected by the use.</p>
<p>Safety and resilience to hazards</p> <ul style="list-style-type: none"> • Emissions and hazardous activities. • Natural hazards, risk, and resilience. 	<p>Natural hazards, risk and resilience.</p> <p>The subject site is not identified as being subject to landslide or coastal hazards. Additionally, the development is not located in parts of the site identified as flood hazard areas.</p> <p>The site contains two small areas that are mapped as Medium Potential Bushfire Intensity Areas and contain associated Impact Buffer Areas. Proposed new Building 4 is partly located within the Impact Buffer and existing Building 2 is wholly located within the Impact Buffer.</p> <p>The proposed development is considered to be consistent with the assessment benchmarks as detailed below:</p> <ul style="list-style-type: none"> • The bushfire hazard is mitigated to an acceptable/tolerable level given the context of the site and surrounding area and the proposed construction type in that: <ul style="list-style-type: none"> ○ the buildings are well separated from the mapped hazard areas and located on the out extents of the impact buffer area;

	<ul style="list-style-type: none"> ○ the mapped hazard and buffer area comprises a low density of mature Eucalypt species over a maintained understorey of short-cropped grass which has been regularly slashed; ○ the buildings already exist and have been constructed to a suitable Bushfire Attack Level (BAL) rating; ○ There is a bushfire hazard free access to the buildings from Waterview Drive to the east; and ○ The site and surrounding area contains large waterbodies for fire fighting which include a lake on the site adjacent to Building 2 and access to Bjelke-Petersen Dam which adjoins the site's western boundary. <ul style="list-style-type: none"> ● The proposed development will not hinder disaster management activities as there are two hazard free accesses to the site by Fork Hill Drive or Waterview Drive. ● The proposed development will not increase the severity of the bushfire hazard in that the buildings already exist and are well separated from the mapped hazardous vegetation. ● The proposed uses which involve a function facility, restaurant and café do not involve the storage of hazardous materials. ● Staff and patrons will not be exposed to any unacceptable risk.
<p>Infrastructure</p> <ul style="list-style-type: none"> ● Energy and water supply. ● Infrastructure integration. ● Transport infrastructure. ● Strategic airports and aviation facilities. ● Strategic ports. 	<p>All appropriate service infrastructure and connections can be made and are conditioned as part of the approval.</p>

4.3. 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. The application **does not require** referral to any referral agencies prescribed under Schedule 10, as demonstrated in [Table 3](#).

Note: Grey shading indicates no provisions.

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
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

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
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			
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

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
18	Urban Design	N/A			N/A	N/A
19	Water Related Development: - Taking or interfering with water - Removing quarry material - Referral dams - Levees	N/A N/A N/A N/A		N/A	N/A	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

Based on the findings in *Table 3* it has been concluded that the application does not require referral to a Referral Agency in accordance with Schedule 10, Part 9, Division 4, Subdivision 2, Table 4 of the *Planning Regulation 2017*.

4.4. SOUTH BURNETT PLANNING SCHEME – ASSESSMENT BENCHMARKS

The application is assessable against the following assessment benchmarks of the SBRC Planning Scheme v1.4:

- (a) Strategic Framework;
- (b) Rural Zone Code;
- (c) Service and Works Code; and
- (d) Reconfiguring a Lot Code.

STRATEGIC FRAMEWORK

Rural futures	
Strategic outcomes	
<p>(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.</p>	<p>The combined area of the development site is 81.28ha. Site cover of all building previously approved and being proposed equate to a site coverage of around 2%. Built form and its associated impacts on the prime agricultural land is minimal given the small-scale nature of the commercial and accommodation activity proposed across the site (i.e. small footprint in comparison to total land area).</p> <p>Proposed development will have a negligible effect on Dusty Hill’s ability to maintain Rural activities which are expected within the Rural Zone. This development is expected to increase/further strengthen contributions to the region’s economic activity as discussed below.</p>
<p>(2) The rural production base of the Region is broadened to accommodate the widest diversity of productive rural activities.</p>	<p>The proposed development which primarily centres around agricultural activities (cropping – grapes and hops) will help broaden the rural production base of the region by creating new opportunities for economic growth and diversification.</p> <p>The range of activities proposed creates/retains a multi-faceted economic base encouraging trade in a variety different of ways. This approval may assist Dusty Hill (and the locality) reduce dependence on a single industry and/or crops, hence improve overall community resilience in the longer term.</p>
<p>(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.</p>	<p>Non-rural activities proposed in this application were determined to be ancillary to the predominant Rural Land use, based on the following:</p> <ul style="list-style-type: none"> • Percentage of the Dusty Hill site used (for non-rural activity) remains negligible.

	<ul style="list-style-type: none"> Continued Rural use of the site does not appear constrained by the proposed non-rural activities. <p>Proposed non-rural uses may diversify the local economy and support rural production in terms of the following:</p> <ul style="list-style-type: none"> Attract more tourists to Moffatdale. Increase opportunity for service-related employment within Dusty Hill itself and other local business operations. <p>The non-rural activities will enhance the rural community, diversify the local economy, and support rural production by providing additional sources of income and creating demand for local goods and services.</p>
<p>(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.</p>	<p>No conflict.</p>
<p>(5) Extractive resources in rural areas are protected for effective and sustainable exploitation consistent with demonstrated planning need.</p>	<p>No conflict.</p>
<p>(6) Small-scale, low impact accommodation is facilitated on land alongside railway corridors.</p>	<p>No conflict.</p>
<p>(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.</p>	<p>No conflict.</p>
<p>Specific outcomes</p>	
<p>(1) The potential for economic benefit from the rural utilisation of land resources is maintained and enhanced.</p>	<p>The primary uses occurring on the good agricultural land are rural industry/activities which directly supports agricultural production. The core use of the land currently occurring and proposed as part of</p>

	<p>this development is cropping (grapes, berries and hops and grains).</p> <p>The secondary use of the land is rural industry (on site processing – winery, and storage/bottling/sales).</p> <p>Additional secondary activities such as function facilities, wedding chapels, and restaurants will support and foster these ongoing and future rural activities, rather than jeopardising them.</p>
<p>(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.</p>	<p>Assessment confirms that agricultural land is preserved and prioritised for rural activities.</p>
<p>(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.</p>	<p>Majority of the productive rural land at Dusty Hill is retained for cropping. Proposed non-rural uses were determined to be compatible.</p>
<p>(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.</p>	<p>Not considered relevant to this application.</p>
<p>(5) Rural-based tourism development is established at an appropriate scale that contributes to the viability of the primary rural use of sites.</p>	<p>The proposal is to be developed in a way that maintains the primary rural usage and ensures ongoing viability for rural use. Non-rural uses are small-scale and there is ample agricultural land available for future rural expansion. Ancillary non-rural uses are carefully located on site to avoid hindering existing and future rural growth of the core agricultural uses and rural industries.</p>
<p>(6) Small scale, negligible impact tourist activities are facilitated as accepted development on large rural holdings where impacts, especially on agriculture, can be avoided.</p>	<p>Aspects of ‘accepted development’ are not assessed as part of this impact assessable application (accepted development can be conducted without town planning assessment, where compliant with prescribed assessment benchmarks).</p>
<p>(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</p>	<p>Dusty Hill winery is situated in the Moffatdale ‘Tourism Area’ on the Strategic Plan Map.</p> <p>Predominant Rural Activities are retained on site.</p>

<p>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.</p>	<p>Conditions relating to dust suppression, noise (as a result of the proposed development proposal) are recommended.</p>
<p>(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.</p>	<p>Not considered relevant to this application.</p>
<p>(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.</p>	<p>Not considered relevant to this application.</p>
<p>(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.</p>	<p>Not considered relevant to this application.</p>
<p>(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.</p>	<p>Not considered relevant to this application.</p>
<p>(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.</p>	<p>Not considered relevant to this application.</p>
<p>(13) Water supply catchments are protected from incompatible development and land use intensification.</p>	<p>Engineering conditions relating to stormwater discharge and waste water management are recommended to ensure appropriate standards are met.</p>

<p>Strong Economy</p>
<p>Strategic outcomes</p>

<p>(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.</p>	<p>The proposed agritourism development in Moffatdale is consistent with this part of the region’s envisaged economic output.</p>
<p>(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.</p>	<p>The proposed Function Centre and Food and Drink uses are ancillary to the Rural Activity (major activity) and thus provide increased variability/support via markets for local produce.</p>
<p>(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.</p>	<p>The proposed use will support/augment an existing the Tourism Industry in Moffatdale. Assessment of the material provided in support of the application appears to show a negligible effect on existing environmental attributes and preferred rural production capability.</p>
<p>(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.</p>	<p>Not considered relevant to this application.</p>
<p>(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.</p>	<p>Not considered relevant to this application.</p>
<p>Specific outcomes</p>	
<p>(1) Natural resources and rural land uses that contribute significant economic benefits to the community are identified and protected for use when needed.</p>	<p>Key Agricultural land is maintained and used.</p>
<p>(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</p>	<p>Not considered relevant to this application.</p>

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.	Not considered relevant to this application.
(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.	Not considered relevant to this application.
(5) The opportunity to establish or expand niche industries focusing on viticulture in the Moffatdale district is supported if amenity impacts can be sustained.	The proposed development is consistent with this Specific Outcome. Amenity impacts are determined to be acceptable or are conditioned to be acceptable.
(6) The potential to replicate the tourist benefits of the Brisbane Valley Rail Trail in Blackbutt is investigated for other communities at Kingaroy, Wooroolin, Tingoorra, Wondai and Murgon.	Not considered relevant to this application.
(7) The role of the Region's highways in supporting business development is protected.	Not considered relevant to this application.
(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.	Not considered relevant to this application.

Natural systems & sustainability	
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	Not considered relevant to this application.

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.	The impact of the proposed development is negligible on the surrounding Rural Land and Greenspace network due to its extent.
(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.	The proposed extension to Dusty Hill may contribute to greater local economic output from locally sourced produce which arguably achieves increased local employment opportunity (less car travel). Locally made products require less fossil fuel-based transport (of bulk items) and servicing.
(4) Overlays identify natural hazards and prescribe assessment benchmarks for avoiding and mitigating their effects on people and property.	Natural Hazards identified on Overlays and State Mapping were considered and determined to be low risk in this instance. (i.e. reasonable separation distances, and access routes identified for escape).
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.	The subject site is not included in the Biodiversity Areas Overlay and removal native trees is not proposed.
(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.	The subject site is not included in the Biodiversity Areas Overlay and removal native trees is not proposed.
(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.	The subject site is not included in the Biodiversity Areas Overlay and removal native trees is not proposed.
(4) The riparian amenity and habitat of the Region's waterways and wetlands are protected from inappropriate development.	Whilst located on the Lake Barambah Dam, the development will result in 2 additional buildings and associated car parking areas that will result in a total site cover of 1 approximately 2%. (existing and proposed buildings) Conditions for management of Stormwater and Wastewater are recommended.
(5) Urban development protects and enhances water quality objectives and	Not considered relevant to this application.

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.	The proposal is not considered to be commensurate with impacts anticipated from urban development (i.e. the proposal is ancillary to a Rural Use).
(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.	Stormwater and Wastewater are conditioned.
(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.	No conflict identified.
(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.	Stormwater and Wastewater are conditioned.
(9) Development avoids or mitigates risks to personal safety and property damage from natural hazards.	Natural Hazards identified on Overlays and State Mapping were considered and determined to be low risk in this instance. (i.e. reasonable separation distances, and access routes identified for escape).
(10) Development avoids impacts on the function of flood plains and does not worsen the severity or impact of natural hazards.	The proposed development is not located within the Flood Hazard Area.
(11) Development supports and does not unduly burden disaster management responses or recovery capacities and capabilities.	Natural Hazards identified on Overlays and State Mapping were considered and determined to be low risk in this instance. (i.e. reasonable separation distances, and access routes identified for escape).

RURAL ZONE CODE

Rural Zone	
Purpose & Overall Outcomes	
(1) The purpose of the rural zone code is to–	The proposed Food and Drink Outlet and Function Facility meet the purpose of the

<p>(a) provide for rural uses and activities;</p> <p>(b) provide for other uses and activities that are compatible with–</p> <ul style="list-style-type: none"> (i) existing and future rural uses and activities; and (ii) the character and environmental features of the zone; and (iii) maintain the capacity of land for rural uses and activities by protecting and managing significant natural resources and processes. <p>(2) The overall outcomes sought for the zone code are as follows:</p> <ul style="list-style-type: none"> (a) Land that is essential to the economic viability of productive Agricultural Land Classification Class A or Class B and rural land uses within the region is conserved. (b) Development comprises a wide range of existing and new rural pursuits, including cropping, intensive horticulture and animal industries, animal husbandry and keeping and other compatible primary production uses. (c) On farm value adding in the form of small scale agri-tourism is supported where associated with the rural use of the site. (d) Infrastructure is provided at a standard normally expected in rural locations. (e) Areas of land used for primary production are conserved and not unnecessarily fragmented. (f) The viability of existing and future rural uses and activities are protected from the intrusion of incompatible uses. (g) Uses that require isolation from urban areas as a consequence of their impacts such as noise or odour may be appropriate where land use conflicts are minimised. (h) Development embraces sustainable land management practices and contributes to the rural amenity and landscape of the area. (i) Development is reflective of and responsive to the surrounding character of the area, natural hazards and the environmental constraints of the land. (j) Sites that are contaminated or pose a health risk from prior activities are remediated prior to being developed for 	<p>rural zone code with both activities being associated with the existing Rural Industry. The activities are compatible with existing (and likely future) rural uses on-site. Two existing buildings are to be reutilised, both which are not greater than 8.3m in height and result in a site cover of only 2% of the 81.28 ha site.</p> <p>The proposal represents ‘on-farm’ value adding of small scale agri-tourism in association with the existing winery and production on-site.</p> <p>Only two (2) new buildings are proposed with Buildings 1 and 2 to be re-used.</p> <p>The uses are associated with the existing primary production being viticulture. Primary production is conserved (not fragmented).</p> <p>The proposed development does not include intrusion of incompatible use.</p> <p>The proposed development is conditioned to further manage noise resulting from the development proposed.</p> <p>The proposed development is generally separated from areas mapped as containing natural hazards. Hazard free accessways are available for evacuation (where necessary).</p> <p>The applicant has advised that the site is not contaminated (conditions are recommended to provide confirmation prior to undertaking of building works).</p> <p>The non-rural aspect of this development was determined to be complementary to the viticulture currently undertaken on the site.</p> <p>The proposed development is of a small scale and therefore unlikely to affect natural features, or water supply catchments.</p>
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<p>sensitive land use (as defined in the Regulation).</p> <p>(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.</p> <p>(l) New residential development of historic or remote residential subdivisions is inconsistent with the purpose of this zone code.</p> <p>(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.</p> <p>(n) Natural features such as creeks, gullies, waterways, wetlands and bushland are retained, managed, enhanced and buffered from adjacent development.</p> <p>(o) Water supply catchments are protected from activities that may endanger water quality.</p>	
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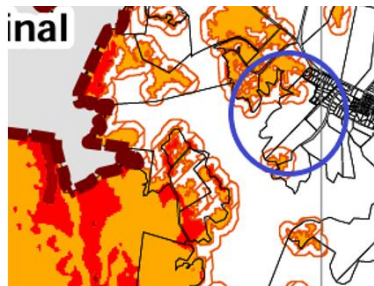
Performance outcomes	Requirements for development and benchmarks	for accepted assessment
Section 1 General		
<p>PO1 Development maintains rural amenity and character</p>	<p>AO1.1 Buildings are set back 20m from any collector or higher order road and 10m from any other road frontage.</p> <p>and</p> <p>AO1.2 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 All buildings are located well in excess of 20m from any road, including Waterview Road and unformed Fork Hill Drive.</p> <p>AO1.2 – Complies The applicant was requested to provide an acoustic assessment report (and recommendations), as part of an Information Request, and in a subsequent Further Advice letter.</p> <p>While the acoustic assessment has not been received by Council prior to determining the application, it is noted that the intent of the SBRC Planning Scheme is that Moffatdale facilitate tourist-oriented uses of the type proposed in this application. On this basis, it is considered reasonable to recommend conditions</p>

		<p>requiring provision of an acoustic assessment.</p> <p>Accordingly conditions GEN 8 & GEN 9 of the recommendation require the applicant to provide to Council an acoustic assessment pursuant to applicable laws and standards prior to the issue of any building permits related any works associated with this proposed development.</p> <p>Additionally, conditions GEN 8 & GEN 9 also require the acoustic assessment report to provide a set of recommendations to ensure building and other aspects of the development incorporate measures to achieve reasonable noise emissions from the site (because of the nature of the uses in this application).</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 	<p>AO2.1 – AO2.4 – Not Applicable</p> <p>No new lots are proposed.</p>

	<p>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</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>	
<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>AO3.1 – Complies All new buildings are proposed to be located in existing cleared areas and or not sited in locations mapped as regulated vegetation, other than the proposed café (Building 4). This building will be located on Regulated Vegetation Category C.</p> <p>AO3.2 – Complies New buildings 3 and 4 and new associated car parking areas are located outside stormwater discharge point, overland flow paths, watercourses and natural drainage features.</p> <p>AO3.3 - Not Applicable</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>PO4 - Complies</p> <p>The location of the café (Building 4) is to be located on slopes greater than 6%.</p> <p>A split-level building design (single storey at the front entry of the building and two storeys at the rear of the building) is able to be accommodated. Therefore, it can be constructed/engineered so that the development is not exposed to risk from natural hazard relating to land slip.</p>

<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>AO5.1 to AO5.2 - Complies</p> <p>Engineering Conditions are recommended for the provision of water for consumption purposes.</p> <p>Engineering conditions are recommended for provision of an onsite sewerage effluent treatment system.</p> <p>AO5.3 – Not Applicable.</p>
<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>	<p>AO6.1 to AO6.2 - Complies</p> <p>The applicant advised that the subject site is not contaminated.</p> <p>Provision of a contaminated land search is conditioned (refer to MCU16.).</p>
<p>Section 2 Where the vicinity of an existing intensive animal industry – n/a</p>		
<p>Section 3 Caretaker’s accommodation - n/a</p>		
<p>Section 4 Home based business – n/a</p>		
<p>Section 5 Secondary dwelling – n/a</p>		
<p>Section 6 For development affected by one or more overlays</p>		
<p>Agricultural land overlay</p>		
<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>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>AO15.3 – Complies</p> <p>The proposal provides an alternate productive rural activity that supports a regionally significant industry.</p> <p>In this instance the proposed Function facility and Food and drink outlet are to be established in conjunction with the existing vineyard and winery on-site and will expand Agri-tourism on the site as envisaged under the Strategic Framework.</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>	
<p>Airport environs overlay – n/a</p>		
<p>Biodiversity overlay – n/a</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>AO21.1 – Complies 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>The site contains two small areas that are mapped as Medium Potential Bushfire</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 (a) 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 (b) 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 	<p>Intensity Areas and contain associated Impact Buffer Areas. Proposed new Building 4 is partly located within the Impact Buffer and existing Building 2 is wholly located within the Impact Buffer.</p>  <p>Legend</p> <p>Bushfire Hazard Area (Bushfire Prone Area)</p> <ul style="list-style-type: none"> Very High Potential Bushfire Intensity High Potential Bushfire Intensity Medium Potential Bushfire Intensity Potential Impact Buffer
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	<p>each residential building that has:</p> <ul style="list-style-type: none"> (i) fire brigade tank fittings; and (ii) 25,000 litres dedicated for fire fighting purposes. 	
<p>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>AO22.1 – Not Applicable No Community Infrastructure is proposed.</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>AO23.1 – Complies The site contains two small areas that are mapped as Medium Potential Bushfire Intensity Areas and contain associated Impact Buffer Areas. Proposed new Building 4 is partly located within the Impact Buffer and existing Building 2 is wholly located within the Impact Buffer.</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 	<p>AO24.1 – Not Applicable No dwellings are proposed.</p>

	<p>complete perimeter of the dwelling unit within a lot for a minimum width of 50m.</p>	
<p>Extractive industry overlay – n/a</p>		
<p>Flood hazard overlay</p>		
<p>PO28 Development is not exposed to risk from flood events by responding to flood potential and maintains personal safety at all times.</p>	<p>AO28.1 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>AO28.2 New buildings are not located within the area identified on Overlay Map 03;</p> <p>or</p> <p>AO28.3 Development is sited above the 1%AEP flood event where known, or the highest known flood event, as follows:</p> <p style="padding-left: 40px;">(a) Habitable floor levels - 500mm;</p> <p style="padding-left: 40px;">(b) Non-habitable floor levels - 300mm;</p> <p style="padding-left: 40px;">(a) On-site sewage treatment and storage areas for potential contaminants - 300mm;</p> <p style="padding-left: 40px;">(b) All other development - 0mm.</p> <p>and</p> <p>AO28.4 Building work below the nominated flood level allows for the flow through of flood water at ground level:</p> <p style="padding-left: 40px;">(a) The structure below flood level is unenclosed; or</p> <p style="padding-left: 40px;">(b) Any enclosure below flood level aligns with the direction of water flow; or</p> <p style="padding-left: 40px;">(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</p>	<p>AO28.1 – Complies No new allotments are proposed.</p> <p>and</p> <p>AO28.2 – Complies No new buildings are to be located within the area identified on Overlay Map 03.</p>

	<p>minimum opening of 75mm.</p> <p>and</p> <p>AO28.5 Resilient building materials are used below the nominated flood level in accordance with the relevant building assessment provisions.</p> <p>and</p> <p>AO28.6 Signage is provided on site indicating the position and path of all safe evacuation routes off the site.</p>	
<p>PO29 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>AO29.1 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 onsite 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>AO29.1 – Complies No new buildings are to be located within the area identified on Overlay Map 03.</p>
<p>PO30 Development avoids the release of hazardous materials into floodwaters.</p>	<p>AO30.1 Materials manufactured or stored on site are not hazardous in nature.</p> <p>or</p> <p>AO30.2 Hazardous materials and any associated manufacturing equipment are located above the nominated flood level.</p>	<p>AO30.1 - 30.2 – Complies No new buildings (including storage) are to be located within the area identified on Overlay Map 03.</p>
<p>PO31 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>PO31 – Not Applicable No community infrastructure is proposed.</p>
<p>Historic subdivisions overlay – n/a</p>		
<p>Landslide hazard overlay – n/a</p>		

Regional infrastructure overlay – n/a

SERVICES AND WORKS CODE

Performance outcomes	Assessment benchmarks	Response
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 – Complies The buildings and hardstand areas are all existing except for Buildings 3 and 4. Given the site has a very large area of 81.82ha, and that the new buildings have a relatively small total roof area (585.3m²) they will avoid causing adverse impacts to the environmental values of receiving waters by way of altered stormwater quality and hydrology and the release and mobilisation of nutrients and sediments. All stormwater from the site will be managed in accordance with best practice measures to ensure the quality of receiving waters is not adversely affected by the use.</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 :</p> <ul style="list-style-type: none"> (a) wastewater type; (b) climatic conditions; (d) water quality objectives; (d) best-practice environmental management; <p>and</p> <p>AO2.2 Wastewater is managed in accordance with a waste management hierarchy that:</p> <ul style="list-style-type: none"> (a) avoids wastewater discharge to waterways; or (b) minimises wastewater discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer, 	<p>AO2.1 – AO2.2 – Complies The wastewater from the premises is manage in accordance with best practice measure under an ERA 63. Overall, the development will not adversely affect the Bjelke Peterson Dam water resource catchment.</p>

	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.	PO3 – Complies The buildings and hardstand areas are all existing except for Buildings 3 and 4. Sediment and erosion control plans will be prepared with the associated building works applications to minimise adverse impacts on stormwater quality.
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 postconstruction phase in Table 9.4.4.	PO4 – Complies The buildings and hardstand areas are all existing except for Buildings 3 and 4. These buildings will be provided with stormwater control measures so as to not result in sediment or erosion leaving the site.
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.	AO5.1 – Not Applicable The site is located in the rural zone.
Section 3 Vehicle parking		
PO6 Vehicle parking and access is provided to meet the needs of occupants, employees, visitors and other users.	AO6.1 Vehicle parking spaces are provided on-site in accordance with Table 9.4.5. and AO6.2 A service bay is provided on-site for the service vehicle nominated in Table 9.4.5. and 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	PO6 - Complies Vehicle parking was considered appropriate where considering the provision of formal spaces and ability to accommodate substantial overflow off access aisles within the Dusty Hill site.

	PSP1 – Design and Construction Standards.	
Section 4 Landscaping		
PO7 Landscaping is appropriate to the setting and enhances local character and amenity.	<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>	PO7 – Complies The site provides a well landscaped setting that is appropriate with the rural character amenity of the area.
PO8 Plant species avoid adverse impacts on the natural and built environment, infrastructure and the safety of road networks	<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>	PO8 – Complies The proposed plant species do not cause impacts to the surrounding environment.
Section 5 Filling and excavation		
PO9 Development results in ground levels that retain: (a) access to natural light; (b) aesthetic amenity; (c) privacy; and	<p>AO9.1 The depth of:</p> <p>(a) fill is less than 2m above ground level; or</p> <p>(b) excavation is less than 2m below ground level. and</p> <p>AO9.2 The toe of the fill, or top of the excavation is not</p>	AO9.1 – AO9.6 – Not Applicable The proposal does not involve filling and excavation (i.e. Operational Works).

<p>(d) safety.</p>	<p>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>AO10.1 – Not Applicable The proposal does not involve filling and excavation (i.e. Operational Works).</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: 	<p>AO11.1 – Not Applicable The proposal does not involve filling and excavation (i.e. Operational Works).</p>

	(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 – n/a		
Flood hazard overlay		
PO15 Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level, and does not increase the potential for flood damage either on site or other properties.	AO15.1 Works associated with the proposed development do not: (a) involve a net increase in filling greater than 50m ³ in the area identified on Overlay Map 03; (b) result in any reductions of onsite flood storage capacity and contain within the site any changes to depth / duration/velocity of flood waters; or (c) change flood characteristics outside the site in ways that result in: (i) loss of flood storage; (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows; or (iv) any reduction in flood warning times.	AO15.1 – Not Applicable The development application does not involve any work considered to be Operational Works.
Regional infrastructure overlay – n/a		
Water catchments overlay		
PO18 There are no significant adverse	AO18.1 Development within the BjelkePetersen Dam	AO18.1 – 18.2 – Not Applicable

<p>effects on the water quality of the Region's drinking water supply.</p>	<p>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 Seqwater Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012.</p>	<p>The development application does not involve work considered to be Operational Works.</p>
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RECONFIGURING A LOT CODE

<p>Reconfiguring a lot code</p>	
<p>Purpose</p>	
<p>(1) The purpose of the Reconfiguring a lot code is to ensure development:</p> <ul style="list-style-type: none"> (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. 	<p>The proposed reconfiguration meets the purpose of the Reconfiguring a lot code. This component of the development being for the purpose of creating an Access Easement over Lot 1 on RP903441 in favour of Lot 131 on SP221464 to provide lawful and direct access from constructed Waterview Drive to the south to Fork Hill Drive and Lot 131 to the north.</p> <p>No new lots are proposed. Furthermore, the area of the proposed access easement is vacant and not impeded by any natural or man-made hazards and does not contain any natural environmental features nor resources.</p>
<p>(2) The purpose of the code will be achieved through the following overall outcomes:</p>	<p>The proposed reconfiguration does not conflict with any of the overall outcomes of the Reconfiguring a lot code. This component of the development being</p>

<ul style="list-style-type: none"> (i) 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. (ii) 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. (iii) In-fill and consolidation of existing urban areas is maximised where consistent with the intended nature of the zone. (iv) 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. (v) Areas or features of environmental significance are not adversely impacted by habitat loss, fragmentation or isolation. (vi) A structured road hierarchy is created that provides safe, convenient and efficient connectivity and circulation for vehicles, cyclists and pedestrians. (vii) 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. (viii) Lots are provided with water supply, stormwater disposal, sustainable effluent and waste disposal, telecommunications and power, to standards appropriate for the zone. 	<p>for the purpose of creating an Access Easement over Lot 1 on RP903441 in favour of Lot 131 on SP221464 to provide lawful and direct access from constructed Waterview Drive to the south to Fork Hill Drive and Lot 131 to the north.</p> <p>No new lots are proposed. Furthermore, the area of the proposed access easement is vacant and not impeded by any natural or man-made hazards and does not contain any natural environmental features nor resources.</p>
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Performance outcomes	Assessment benchmarks	
Section 1 Boundary realignment		

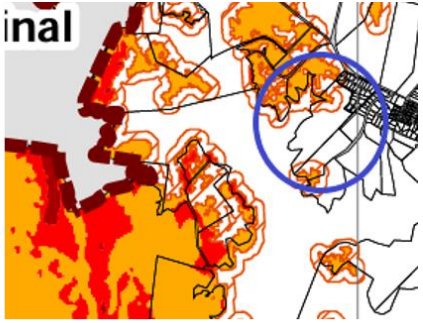
<p>PO1 The boundary realignment:</p> <ul style="list-style-type: none"> (a) results in lots that are consistent with the established subdivision pattern of the local area; (b) maintains or improves the utility of the lots; (c) does not create a situation where the use or buildings on the resulting lots 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.</p> <p>and</p> <p>AO1.4 The realignment results in larger lot that is a more viable farming unit.</p>	<p>AO1.1 – 1.4 – Not Applicable The proposed reconfiguration is for the purpose of creating an Access Easement over Lot 1 on RP903441 in favour of Lot 131 on SP221464.</p>
<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 	<p>AO2.1 – Not Applicable The proposed reconfiguration is for the purpose of creating an Access Easement over Lot 1 on RP903441 in favour of Lot 131 on SP221464.</p>

	acceptable outcomes in section 6 of the Rural Zone code.	
Section 2 Reconfiguration under a Community Title Scheme		
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.	AO3.1 The Community Title Scheme is approved as part of or following approval of a Material Change of Use application over the site. or 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.	AO3.1 – 3.2 – Not Applicable The proposed reconfiguration is for the purpose of creating an Access Easement over Lot 1 on RP903441 in favour of Lot 131 on SP221464.
PO4 The setback of residential buildings makes efficient use of the site, provides privacy and amenity for residents and contributes to positive urban design.	AO4.1 The minimum separation between the front of buildings on either side of an access way is 8m. and AO4.2 Except for private landscaped courtyards, all landscaped open space, landscaped setbacks to frontages and buffer areas are included within common property. and AO4.3 The common property is used for street access, utilities and recreation.	AO4.1 – 4.3 – Not Applicable The proposed reconfiguration is for the purpose of creating an Access Easement over Lot 1 on RP903441 in favour of Lot 131 on SP221464.
PO5 Adequate access is provided to public utilities for servicing, maintenance and repair.	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.	AO5.1 – Not Applicable The proposed reconfiguration is for the purpose of creating an Access Easement over Lot 1 on RP903441 in favour of Lot 131 on SP221464.
PO6 Fire hydrants are easily accessible in times of emergency and are of a standard consistent with service needs.	AO6.1 Fire hydrant installation is provided in accordance with the requirements of the relevant Australian Standard.	AO6.1 – Not Applicable The proposed reconfiguration is for the purpose of creating an Access Easement over Lot 1 on RP903441 in favour of Lot 131 on SP221464.

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>AO7.1 – 7.3 – Not Applicable The proposed reconfiguration is for the purpose of creating an Access Easement over Lot 1 on RP903441 in favour of Lot 131 on SP221464.</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 (d) 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>AO8.1 – 8.3 – Not Applicable No new lots are proposed and all lots that form the development site will maintain their existing frontages. The proposed reconfiguration is for the purpose of creating an Access Easement over Lot 1 on RP903441 in favour of Lot 131 on SP221464 to provide lawful and direct access from constructed Waterview Drive to the south to Fork Hill Drive and Lot 131 to the north.</p>
<p>PO9 The number of rear lots is minimised having regard to the outlook, topography of</p>	<p>AO9.1 Only one rear lot is provided behind each full street frontage regular lot.</p>	<p>AO9.1 – 9.4 – Not Applicable The proposed reconfiguration is for the purpose of creating an</p>

<p>the site, intended land use and general amenity of the area.</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>	<p>Access Easement over Lot 1 on RP903441 in favour of Lot 131 on SP221464.</p>
<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>AO10.1 – 10.5 – Not Applicable The proposed reconfiguration is for the purpose of creating an Access Easement over Lot 1 on RP903441 in favour of Lot 131 on SP221464.</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>AO11.1 – Not Applicable The proposed reconfiguration is for the purpose of creating an Access Easement over Lot 1 on RP903441 in favour of Lot 131 on SP221464.</p>
<p>PO12 Reconfiguration facilitates integration of walking and cycling networks that provide a safe and convenient environment for users having regard to</p>	<p>No outcome specified.</p>	<p>PO12 – Not Applicable The proposed reconfiguration is for the purpose of creating an Access Easement over Lot 1 on RP903441 in favour of Lot 131 on SP221464.</p>

appropriate gradients and distances to be travelled.		
PO13 Public open space is provided in response to community need.	AO13.1 Public open space is provided in accordance with the Priority Infrastructure Plan.	AO13.1 – Not Applicable The proposed reconfiguration is for the purpose of creating an Access Easement over Lot 1 on RP903441 in favour of Lot 131 on SP221464.
PO14 Reconfiguration into allotments less than 400m ² in the Medium Density Residential zone is facilitated where design outcomes are consistent with expectations for the zone.	AO14.1 Reconfiguration in the Medium Density Residential zone involving allotments less than 400m ² where creating allotments for individual units in an approved and completed multiple dwelling or dual occupancy	AO14.1 – Not Applicable The proposed reconfiguration is for the purpose of creating an Access Easement over Lot 1 on RP903441 in favour of Lot 131 on SP221464.
PO15 Reconfiguration into allotments less than 400m ² in the Medium Density Residential zone is to provide for suitable living environments.	For allotments less than 400m ² – AO15.1 All lots are orientated to within 200 of north. AO15.2 All lots are to be sized and shaped to accommodate a 10m x 20m rectangle.	AO15.1 – 15.2 – Not Applicable The proposed reconfiguration is for the purpose of creating an Access Easement over Lot 1 on RP903441 in favour of Lot 131 on SP221464.
Section 4 All reconfiguring a lot subject to an overlay		
Agricultural land overlay		
PO16 The productive capacity and utility of agricultural land for rural activities is maintained.	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.	AO16.1 – 16.2 Not Applicable Whilst the site includes Class B land under the Agricultural land overlay, no additional allotments are proposed.
Airport environs overlay – n/a		
Biodiversity overlay – n/a		
Bushfire hazard overlay		
PO19 Development is not placed at unacceptable risk from bushfire, does not increase the extent or severity of bushfire and maintains the safety of	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).	AO19.1 – 19.3 Complies The site contains two small areas that are mapped as Medium Potential Bushfire Intensity Areas and contain associated Impact Buffer Areas. Proposed new Building 4 is partly located within

<p>people and property from bushfire.</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</p>	<p>the Impact Buffer and existing Building 2 is wholly located within the Impact Buffer.</p>  <p>Legend</p> <p>Bushfire Hazard Area (Bushfire Prone Area)</p> <ul style="list-style-type: none"> ■ Very High Potential Bushfire Intensity ■ High Potential Bushfire Intensity ■ Medium Potential Bushfire Intensity Potential Impact Buffer
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	one direction is blocked in the event of fire) is maintained at all times.	
Flood hazard overlay		
PO20 Development is not exposed to risk from flood events by responding to flood potential and maintains personal safety at all times	AO20.1 All new allotments include an area of sufficient size to accommodate the intended land use outside the area identified on Overlay Map 03.	AO20.1 – Not Applicable Whilst the western and southern boundaries of the site are included in the Flood Hazard Area of the Flood hazard overlay, no new lots are proposed. The reconfiguration of the lot is limited to the creation of an access easement located outside the Flood Hazard Area.
PO21 Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level, and does not increase the potential for flood damage either on site or other properties.	AO21.1 Works associated with the proposed development do not: <ul style="list-style-type: none"> (a) involve a net increase in filling greater than 50m³; or (b) result in any reductions of on-site flood storage capacity and contain within the site any changes to depth/duration/velocity of flood waters; or (c) change flood characteristics outside the site in ways that result in: <ul style="list-style-type: none"> (i) loss of flood storage; (ii) loss of/changes to flow paths; acceleration or retardation of flows; (iii) or any reduction in flood warning times. 	AO21.1 – Not Applicable Whilst the western and southern boundaries of the site are included in the Flood Hazard Area of the Flood hazard overlay, no new lots are proposed. The reconfiguration of the lot is limited to the creation of an access easement located outside the Flood Hazard Area.
Regional infrastructure overlay – n/a		
Waterways, wetlands and catchments overlay		
PO23 There are no significant adverse effects on water quality, including	AO23.1 Development and associated works are confined to areas outside	AO23.1 – 23.4 – Not Applicable The site is not included in the

<p>drinking water, ecological and biodiversity values.</p>	<p>overland flow paths and natural drainage features.</p> <p>and</p> <p>AO23.2 New allotments in the waterway and wetland buffer areas identified on Overlay Map 06 include a building envelope of sufficient size to accommodate the intended land use outside the buffer area.</p> <p>and</p> <p>AO23.3 Development within the BjelkePetersen 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>AO23.4 Development within the Cooyar Creek water supply buffer area shown on Overlay Map 06 complies with the specific outcomes and measures of the Seqwater Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012.</p>	<p>Waterways, wetlands and catchments overlay.</p>
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Other Relevant Matters

The consideration of other relevant matters applies to the assessment and decision-making process for this impact assessable development application. The below summarises the matters considered by the planning assessment.

<p>Applicant submitted reports</p>	<p>N/A</p>
<p>Assessment considerations of merits</p>	<p>1) Rural Futures – Part 3.3.1.1 (7) of the South Burnett Regional Planning Scheme 2014 v1.4 specifically cites Moffatdale as a location where wineries, and associated tourist accommodation & facilities locate. Accordingly, this assessment has determined that the proposed non-rural activities proposed (in this application) are consistent with broad intent of the Planning Scheme as it relates to tourist activities in the Moffatdale locality.</p>

	<p>2) Rural Futures – Part 3.3.1.1 (7) of the South Burnett Regional Planning Scheme 2014 v1.4 specifically cites that whilst wineries, and associated tourist accommodation & facilities are reasonably expected, their scale, intensity, location and buffering arrangements are such that rural production and rural residential lifestyles are not compromised. The assessment outlined in this report was able to determine the following based on information made available by the applicant:</p> <ul style="list-style-type: none"> • Non-rural uses are of a scale that do not compromise existing or future Rural Use of the site hence ‘scale’ of the tourist activity is appropriate. • An acoustic assessment and development recommendations regarding impacts and measures to mitigate impacts on nearby Rural Residential uses was not provided. The applicant’s justification (for not providing an acoustic assessment) was based on provision of noise controls associated with Liquor Licensing. While it is noted that a Liquor License may address certain noise impacts pursuant to the <i>Liquor Act 1992</i>, it does not address requirements in accordance with Chapter 8, Part 3B of the <i>Environment Protection Act</i>. Given the absence of an acoustic assessment (addressing legislated standards) it was determined that conditions requiring submission of an acoustic assessment prior to commencement of construction was appropriate on the following basis: <ul style="list-style-type: none"> ○ Acoustic recommendations may require certain building materials within the structures proposed in the development. ○ Noise impacts beyond that controlled by a Liquor License (i.e. vehicle noise, use of non-licenced areas, loud hailers, PA Systems etc) can be attenuated/controlled to accepted levels. ○ Overall noise impacts on nearby sensitive uses can be established in accordance with applicable legislative requirements to ensure both residents and the development are protected. <p>Default Noise Standards – the <i>Environmental Protection Act</i> and Environmental Protection Regulations 2019 make Local Council’s generally responsibly for issue relating to Noise as outlined in the following:</p> <ul style="list-style-type: none"> ○ <i>Section 514, Environmental Protection Act.</i> ○ <i>Section 130-131 Environmental Protection Regulation 2019.</i> <p>The applicant’s requested hours of operation were not supported by an acoustic assessment and hence there is no further information to assess whether emission of noise levels (from the development) will comply with legislative requirements. Accordingly operating hours have been conditioned in accordance with ‘Default noise standards’ pursuant to the Noise Regulations under the Environmental Protection Act.</p> <p>The conditions recommended also allow for the applicant to change operating hours where a supplementary acoustic assessment demonstrates that hours of operation beyond ‘Default Noise Standards’ is achievable. On this basis the applicant has further opportunity to demonstrate compliance with legislative noise emission requirements to suit business operations.</p>
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5. CONSULTATION

Referral Agencies

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

Council Referrals

<i>INTERNAL SPECIALIST</i>	<i>REFERRAL</i>	<i>REFERRAL / RESPONSE</i>
Development Engineer		Council Development Engineer provided comments in relation to Infrastructure Charges and Engineering Conditions.
Infrastructure Charges Unit		<p>Council adopted the LGIP on 24 June 2019 which commenced on 1 July 2019.</p> <p>The types of Development that may trigger the issuing of an infrastructure charges notice are:</p> <ul style="list-style-type: none"> a) Reconfiguring a Lot; b) Making a Material Change of Use; or c) Carrying out Building Work. <p>Refer to Attachments C & D for the Infrastructure Charges Notices.</p>

Public Notification

Date Notification Commenced	29/01/2024
Date Notification Completed	19/02/2024
Date notice of compliance received	20/02/2024

Submission Summary – One (1) Valid Submission	
One (1) properly made submission was received against the proposal.	
Summary of Issues	
<p>Matters raised in the submission relate to the following:</p> <ul style="list-style-type: none"> o Potential amenity issues relating to dust emissions (from increased vehicle trips to the site); and o Potential traffic hazards. 	
Submitter	Response
<p>Dust Emissions</p> <p>The submitter states that their property is currently impacted by dust as follows:</p> <ul style="list-style-type: none"> - Waterview Drive and all internal roads are currently an unsealed dirt road standard. - Due to the amount of traffic on the unsealed roads, their property is affected by dust pollution. <p>In relation to the current application, the submitter states that the new access road from Waterview Drive will be along the boundary possibly increasing the above-mentioned impacts.</p>	<p>Dust Emissions</p> <p><u>The sealing of internal and external roads</u></p> <p>The matter of fugitive emissions was further considered, and it was determined that the access ways and external roads (within and leading to Dusty Hill Winery) need to be sealed. Accordingly, appropriate conditions requiring bitumen seal of trafficable surfaces (refer to ENG 20 & ENG 21) have been included in the recommendation.</p> <p><u>Screen Planting</u></p> <p>Council was advised in a letter dated 11 April 2024 that a meeting was held between the applicant and submitter. Council was advised that an agreement between the parties that the southern side of Dusty Hill would be screen planted to mitigate dust impacts from the development.</p> <p>Accordingly, an appropriate condition has been included within the recommendation that the</p>

<p>Traffic Hazard</p> <p>Submitter through the public submission informed council that currently people using Waterview Drive to access Dusty Hill are exceeding the speed limit. Another issue raised is the potential impact on vehicle volume down Waterview Drive and the potential that Waterview Drive is currently unfit for the potential traffic. The submitter also stated that the increase traffic would most likely increase the impact of dust as mentions above.</p>	<p>screening vegetation be planted in accordance with the South Burnett Regional Council - Planting Guideline (<i>Helping South Burnett Resident's Select Appropriate Plants</i>).</p> <p>Traffic Hazard</p> <p>It is noted that Waterview Drive is limited to 50km/hr and enforced by the Queensland Police Service (QPS) and not Council. It is understood that speed limits within the road system would be 50km/hr unless otherwise signed (in a built-up area).</p>
<p>Meeting between Applicant and Submitter – In a letter dated 11 April 2024, Council was advised that a meeting was held between the applicant and submitter. It is understood that the applicant and submitter have agreed on 3 specific measures to address amenity issues relating to dust and traffic hazards. Accordingly, conditions have been included in the recommendation specifically addressing matters relating to emission of dust as outlined above. However, it is noted that issues related to speeding vehicles and speed limit signage on a gazetted road are matters not under Council's control.</p>	

6. RECOMMENDATION

The application for a Material Change of Use – Function Facility & Food and Drink Outlet; Reconfiguring a Lot – Access Easement at 20 Fork Hill Drive and 80 & 89 Waterview Drive, Moffatdale QLD 4605 (and described as Lot 1 on RP903441, Lot 131 on SP221464 and Lot 94 on SP210658) be approved subject to the reasons stated in the Statement of Reasons and / or conditions of approval.

ATTACHMENTS

1. **Attachment A - Approved Plans** [!\[\]\(750841ae7100dc832cb0a4b3af4492f3_img.jpg\)](#) [!\[\]\(78e449f8a1164b81ecbd00cd97498e27_img.jpg\)](#)
2. **Attachment B - Statement of Reasons** [!\[\]\(9931ff4a747d4e6edc8cfe9a6d936949_img.jpg\)](#) [!\[\]\(d06bd4b5386b5ebdee91452b0403e593_img.jpg\)](#)
3. **Attachment C - Infrastructure Charges Notice for MCU23/0008** [!\[\]\(9d34d65b16d32217c6053ef2fa9fa514_img.jpg\)](#) [!\[\]\(dd255690041a8abf54ed85ffd3c0a03c_img.jpg\)](#)
4. **Attachment D - Infrastructure Charges Notice for RAL23/0008** [!\[\]\(cf421f43e46a7f515fe04abc79c65063_img.jpg\)](#) [!\[\]\(63a6f22bf7fb45403db501f76b5ca9eb_img.jpg\)](#)

DRAWING SCHEDULE

DA 00	COVERSHEET
DA 01	SURVEY PLAN
DA 02	SITE PLAN
DA 03	RESTAURANT & DISTILLERY SITE PLAN
DARD 01	DISTILLERY FLOOR PLAN
DARD 02	DISTILLERY DIMENSION PLAN
DARD 03	DISTILLERY ELEVATIONS
DARD 04	RESTAURANT FLOOR PLAN
DARD 05	RESTAURANT MEZZANINE FLOOR PLAN
DARD 06	RESTAURANT DIMENSION PLAN
DARD 07	DISTILLERY STORE ROOM FLOOR PLAN
DARD 08	RESTAURANT ELEVATIONS
DARD 09	RESTAURANT ELEVATIONS
DARD 10	RESTAURANT & DISTILLERY SECTIONS
DARD 11	RESTAURANT & DISTILLERY SECTIONS
DACP 00	COVERSHEET - COOPERAGE
DACP 01	COOPERAGE FLOOR PLAN
DACP 02	COOPERAGE ELEVATIONS
DACP 03	COOPERAGE ELEVATIONS
DACH 00	COVERSHEET - CHAPEL
DACH 01	CHAPEL FLOOR PLAN
DACH 02	CHAPEL ELEVATIONS
DACH 03	CHAPEL ELEVATIONS
DACF 00	COVERSHEET - CAFE
DACF 01	CAFE FLOOR PLAN
DACF 02	CAFE CELLAR FLOOR PLAN
DACF 03	CAFE ELEVATIONS
DACF 04	CAFE ELEVATIONS
DAEMT 01	PROPOSED EASEMENT PLAN

EXISTING DEVELOPMENT (HISTORIC APPROVALS)
 80 & 89 WATERVIEW DRIVE, MOFFATDALE
 DUSTY HILL



1 PERSPECTIVE - RESTAURANT & DISTILLERY
 ARTIST IMPRESSION ONLY

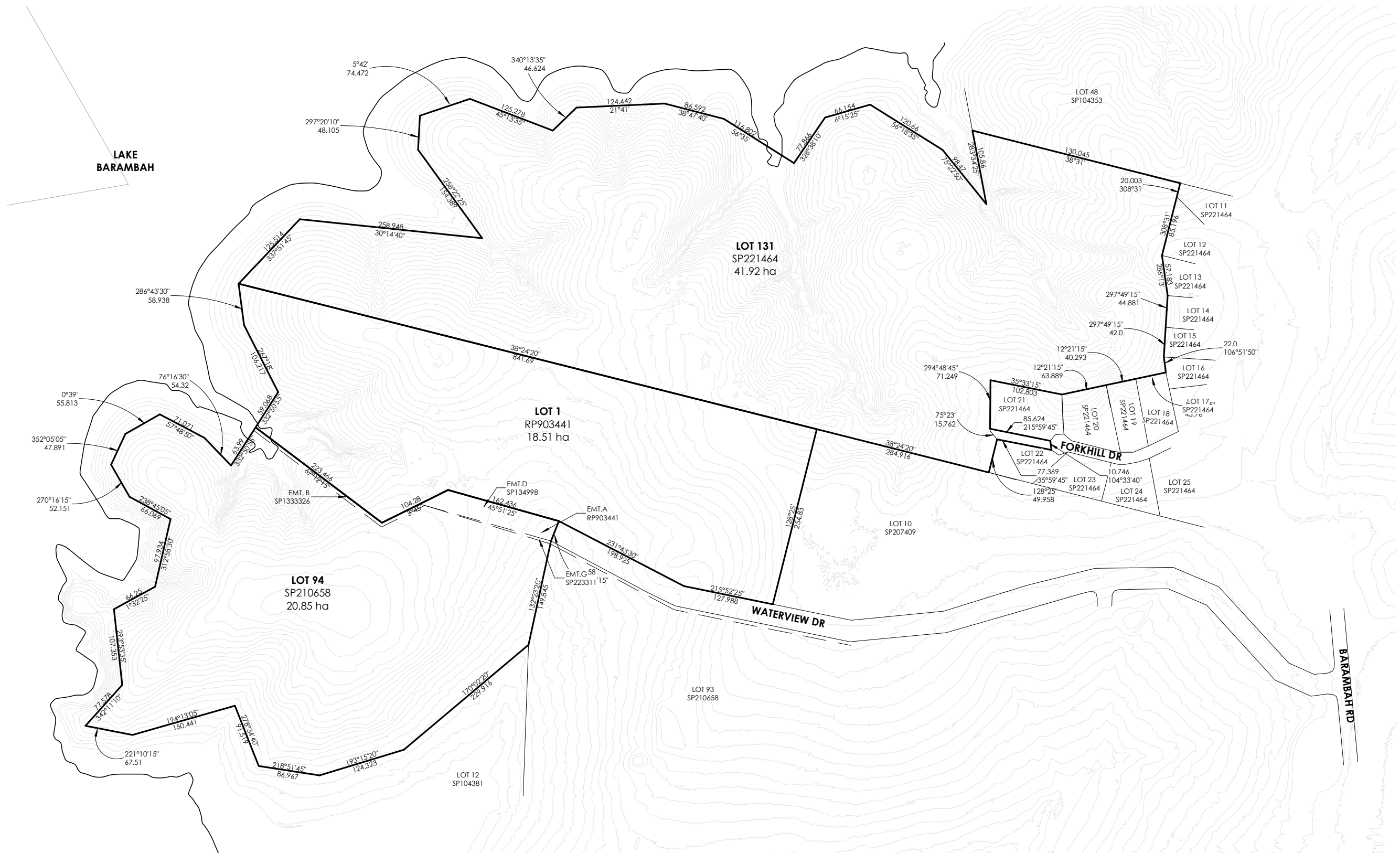
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REV	DESCRIPTION	DATE
A	CONCEPT	09/07/2020
B	DA PLANS	29/05/2023

DUSTY HILL
EXISTING DEVELOPMENT (HISTORIC APPROVALS)
 80 & 89 WATERVIEW DRIVE, MOFFATDALE

COVER SHEET		
PROPERTY DESCRIPTION: L131 SP221464, L1 RP903441, L94 SP210658		
DATE	29/05/2023	PROJECT NO: 21-053-DA
DESIGNED BY	CLIENT	A2 DA 00
DRAWN BY	NM	
APPROVED BY	LRM	
Scale		



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REV	DESCRIPTION	DATE
A	CONCEPT	23/11/2021
B	DA PLANS	29/05/2023

DUSTY HILL
 EXISTING DEVELOPMENT (HISTORIC APPROVALS)
 80 & 89 WATERVIEW DRIVE, MOFFATDALE

SURVEY	
PROPERTY DESCRIPTION: L131 SP221464, L1 RP903441, L94 SP210658	
DATE: 29/05/2023	PROJECT NO: 21-053-DA
DESIGNED BY: CLIENT	A2 DA 01
DRAWN BY: NM	
APPROVED BY: LRM	Scale: 1 : 3500

DEVELOPMENT SUMMARY

- ① EXISTING BUILDING (CELLAR DOOR) TO BE CONVERTED TO RESTAURANT
- ② EXISTING BUILDING (WINERY) TO BE CONVERTED TO DISTILLERY
- ③ EXISTING BUILDING (COOPERAGE) TO BE CONVERTED TO FUNCTION FACILITY
- ④ PROPOSED CHAPEL/FUNCTION FACILITY
- ⑤ PROPOSED CAFE - FOOD AND DRINK OUTLET
- ⑥ PROPOSED ACCESS EASEMENT

LEGEND

- EXISTING ROAD
- PROPOSED ROAD
- COUNCIL REF: MCU20/0018 - 36 CABINS, 10 FARMSTAY & ANCILLARY ACTIVITIES
- COUNCIL REF: DA35/04 - 3 VISITOR ACCOMMODATION CABINS
- COUNCIL REF: IR1313030 - MCU (VINEYARD, CELLAR DOORS AND SMALL SCALE TOURIST FACILITY)

BUSHSHEIRE OVERLAYS

BUSHFIRE OVERLAY MEDIUM HAZARD (APPROX)

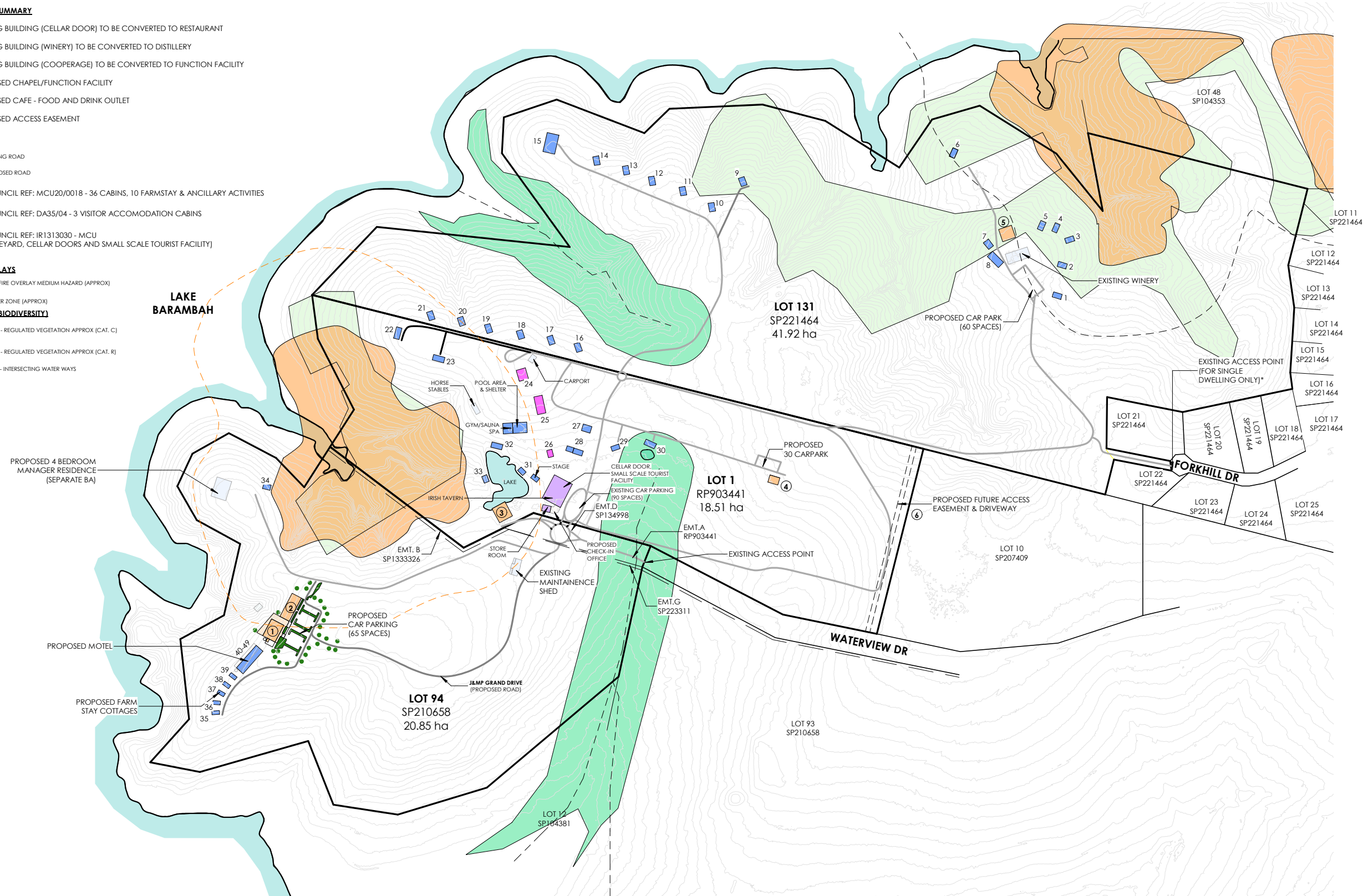
BUFFER ZONE (APPROX)

SPP MAPPING (BIODIVERSITY)

MSES - REGULATED VEGETATION APPROX (CAT. C)

MSES - REGULATED VEGETATION APPROX (CAT. R)

MSES - INTERSECTING WATER WAYS



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REV	DESCRIPTION	DATE
A	CONCEPT	23/11/2021
B	DA PLANS	29/05/2023

DUSTY HILL
 EXISTING DEVELOPMENT (HISTORIC APPROVALS)
 80 & 89 WATERVIEW DRIVE, MOFFATDALE

MASTER PLAN	
PROPERTY DESCRIPTION: L131 SP221464, L1 RP903441, L94 SP210658	
DATE: 29/05/2023	PROJECT NO: 21-053-DA
DESIGNED BY: CLIENT	A2 DA 02
DRAWN BY: NM	
APPROVED BY: LRM	
Scale	1 : 3500

BREWERY & DISTILLERY

GFA (NOT INCL. RAMP)	397.4m ²
TOILETS	50.3m ²
TOTAL AREA	447.7m²

STORE

RAMP	66.5m ²
GFA	90.0m ²
TOTAL AREA	156.5m²

WALKWAY

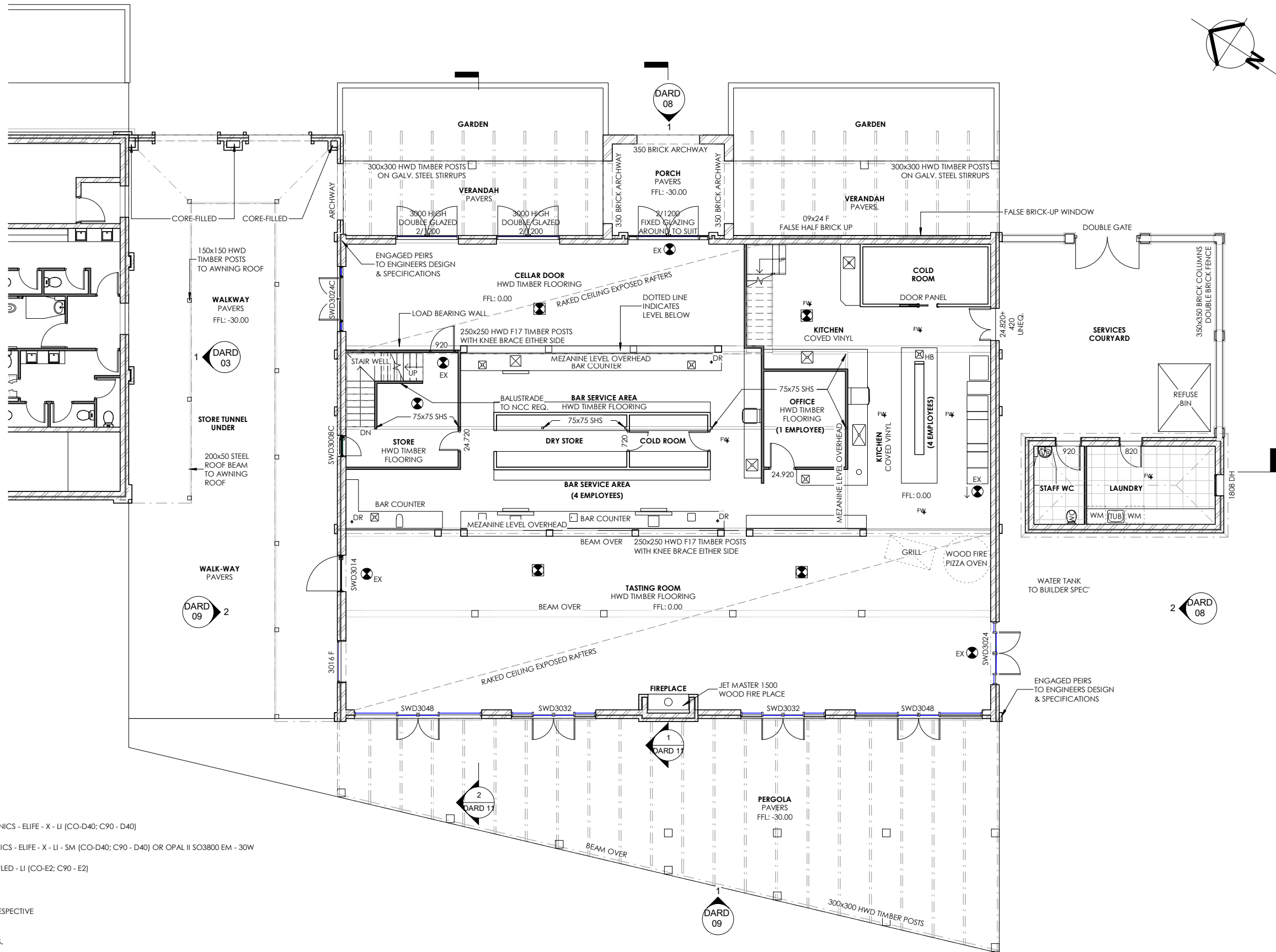
TOTAL AREA	180.0m²
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CELLAR DOOR

GFA	401.7m ²
STORE	19.0m ²
COLD ROOM	12.6m ²
OFFICE	15.9m ²
TOILETS	13.7m ²
PORCH	19.3m ²
TOTAL AREA	482.2m²

MEZZANINE STORAGE

LAUNDRY/STAFF TOILET	133m ²
VERANDAH	27.8m ²
PERGOLA	57.5m ²
TOTAL DEVELOPMENT	1653.8m²



LEGEND

- ⊗ RECESSED EMERGENCY LIGHT - CLEVERTRONICS - ELIFE - X - LI (CO-D40; C90 - D40)
- ⊗ SURFACE EMERGENCY LIGHT - CLEVERTRONICS - ELIFE - X - LI - SM (CO-D40; C90 - D40) OR OPAL II S03800 EM - 30W
- EX ⊗ WALL MTD EXIT LIGHT - CLEVERTRONICS ECFLD - LI (CO-E2; C90 - E2)

NOTE
PROVIDE EMERGENCY LIGHT TEST FACILITY ON EACH RESPECTIVE DISTRIBUTION BOARD TO COMPLY WITH AS 2293.1

ELECTRICAL & MECHANICAL TO BUILDERS SPECIFICATIONS.

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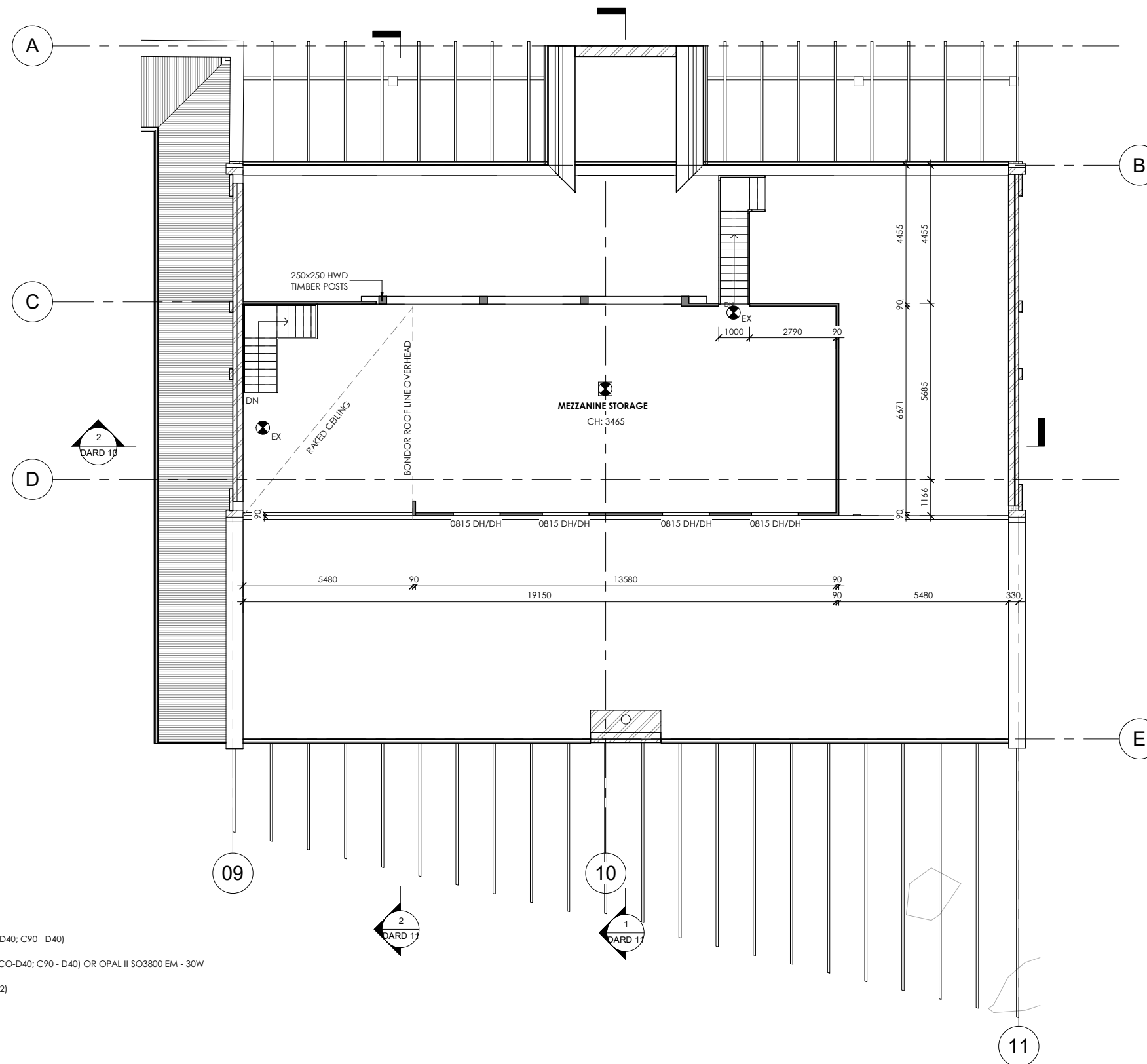
REV	DESCRIPTION	DATE
A	CONCEPT	09/07/2020
B	DA PLANS	29/05/2023

DUSTY HILL
 EXISTING DEVELOPMENT (HISTORIC APPROVALS)
 80 & 89 WATERVIEW DRIVE, MOFFATDALE

RESTAURANT FLOOR PLAN	
PROPERTY DESCRIPTION: L131 SP221464, L1 RP903441, L94 SP210658	
DATE	29/05/2023 PROJECT NO: 21-053-DA
DESIGNED BY	JP
DRAWN BY	MD
APPROVED BY	LRM
Scale	1 : 100

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BREWERY & DISTILLERY	
GFA (NOT INCL. RAMP)	397.4m ²
TOILETS	50.3m ²
TOTAL AREA	447.7m²
STORE	
RAMP	66.5m ²
GFA	90.0m ²
TOTAL AREA	156.5m²
WALKWAY	
TOTAL AREA	180.0m²
CELLAR DOOR	
GFA	401.7m ²
STORE	19.0m ²
COLD ROOM	12.6m ²
OFFICE	15.9m ²
TOILETS	13.7m ²
PORCH	19.3m ²
TOTAL AREA	482.2m²
MEZZANINE STORAGE	
LAUNDRY/STAFF TOILET	134m ²
VERANDAH	27.8m ²
PERGOLA	57.5m ²
TOTAL DEVELOPMENT	1653.8m²



LEGEND

- ⊗ RECESSED EMERGENCY LIGHT - CLEVERTRONICS - ELIFE - X - LI (CO-D40; C90 - D40)
- ⊗ SURFACE EMERGENCY LIGHT - CLEVERTRONICS - ELIFE - X - LI - SM (CO-D40; C90 - D40) OR OPAL II SO3800 EM - 30W
- EX ⊗ WALL MTD EXIT LIGHT - CLEVERTRONICS ECFLED - LI (CO-E2; C90 - E2)

NOTE
PROVIDE EMERGENCY LIGHT TEST FACILITY ON EACH RESPECTIVE DISTRIBUTION BOARD TO COMPLY WITH AS 2293.1

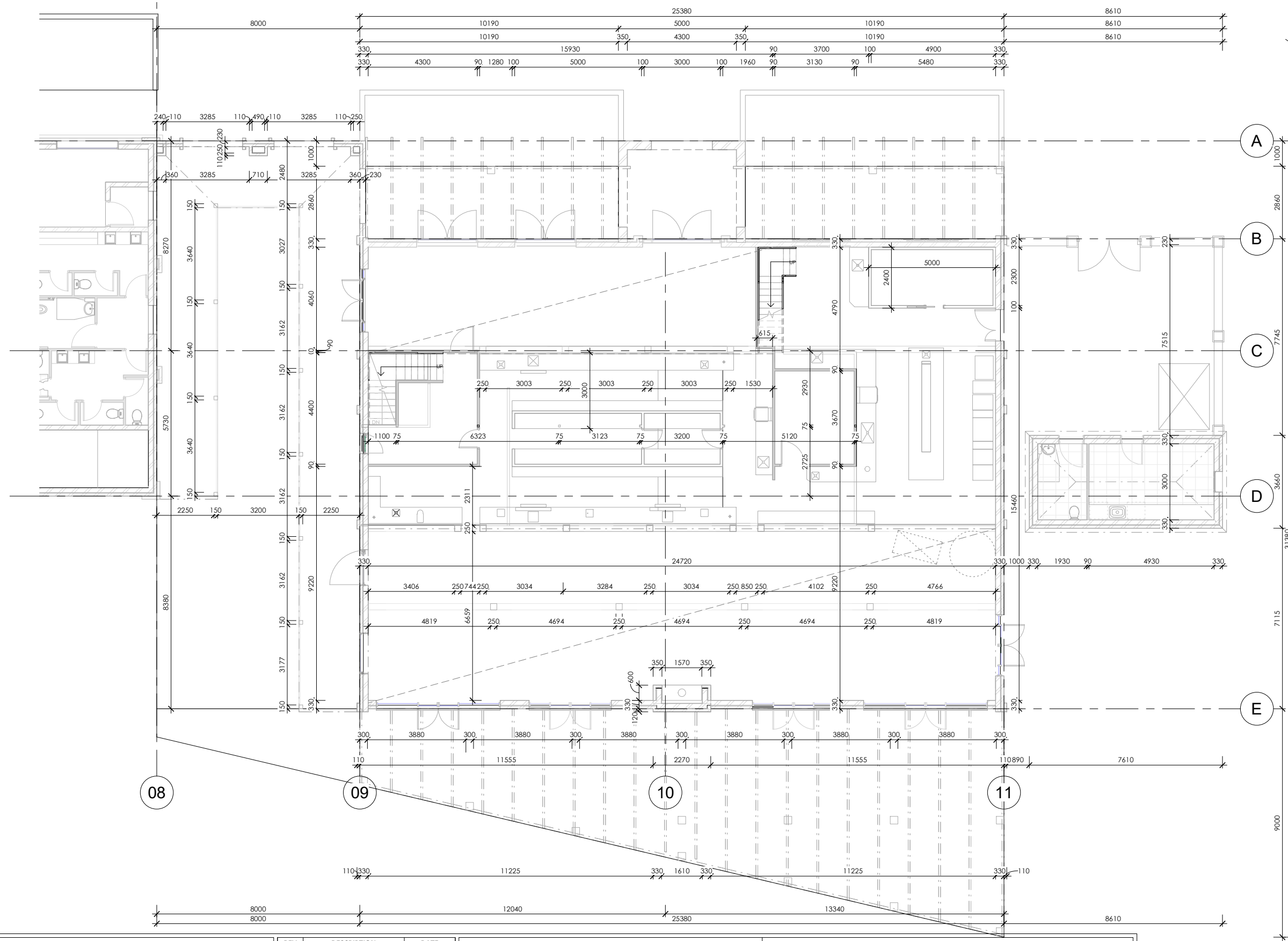
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REV	DESCRIPTION	DATE
A	CONCEPT	09/07/2020
B	DA PLANS	29/05/2023

DUSTY HILL
 EXISTING DEVELOPMENT (HISTORIC APPROVALS)
 80 & 89 WATERVIEW DRIVE, MOFFATDALE

RESTAURANT MEZZANINE FLOOR PLAN	
PROPERTY DESCRIPTION: L131 SP221464, L1 RP903441, L94 SP210658	
DATE: 29/05/2023	PROJECT NO: 21-053-DA
DESIGNED BY: CLIENT	DARD
DRAWN BY: NM	
APPROVED BY: LRM	Scale: 1:100

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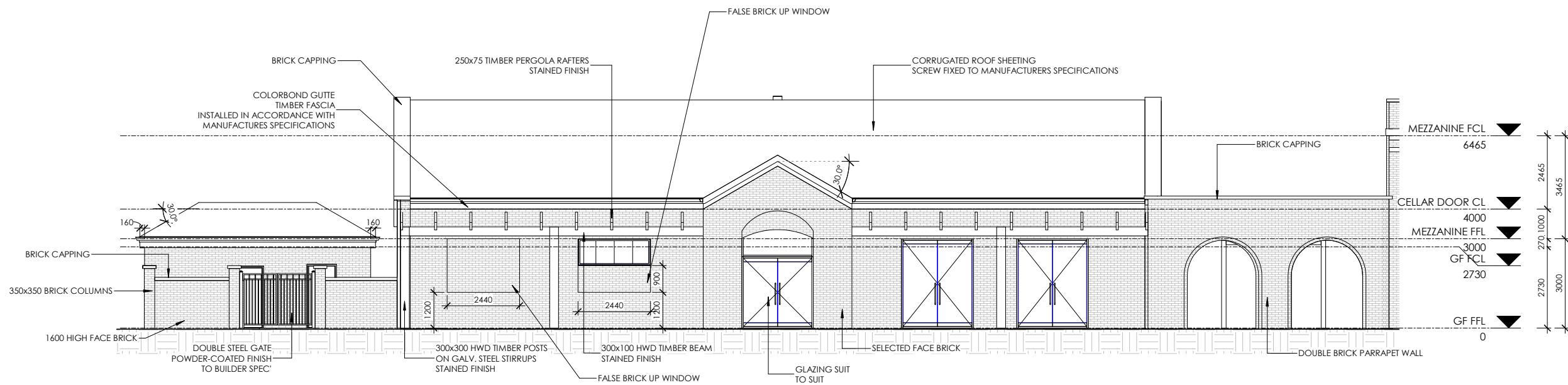
REV	DESCRIPTION	DATE
A	CONCEPT	09/07/2020
B	DA PLANS	29/05/2023

DUSTY HILL
EXISTING DEVELOPMENT (HISTORIC APPROVALS)
 80 & 89 WATERVIEW DRIVE, MOFFATDALE

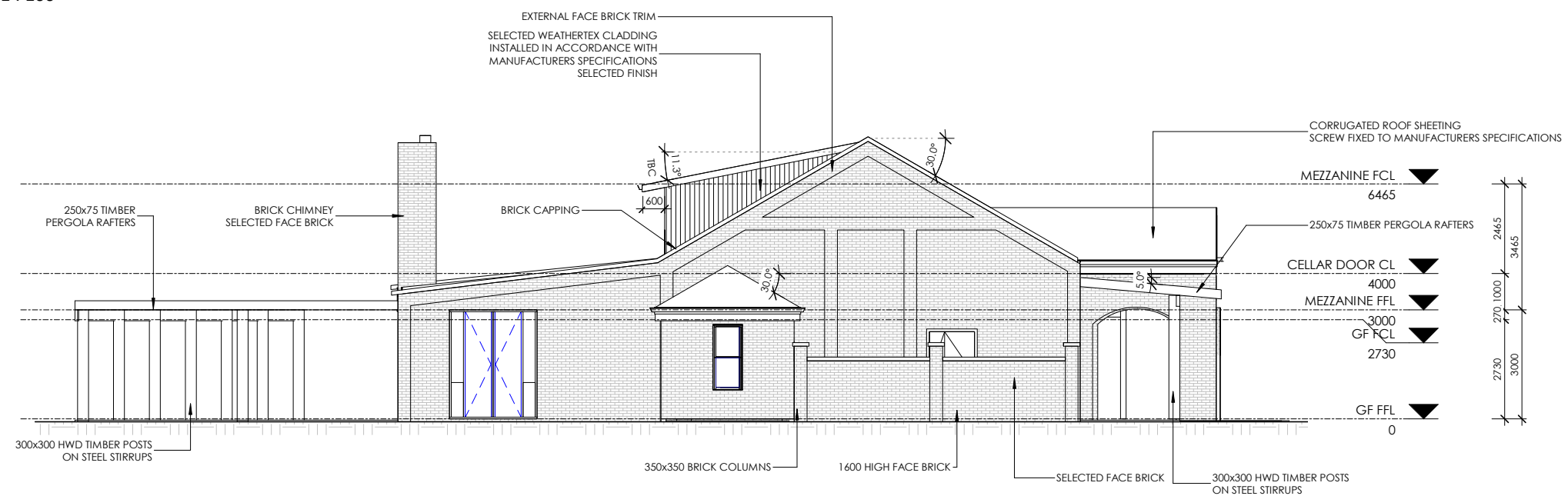
RESTAURANT DIMENSION PLAN

PROPERTY DESCRIPTION: L131 SP221464, L1 RP903441, L94 SP210658

DATE	29/05/2023	PROJECT NO:	21-053-DA
DESIGNED BY	CLIENT	A2	DARD
DRAWN BY	MD		
APPROVED BY	LRM	Scale	1 : 100



1 Restaurant Elevation 1
1 : 100



2 Restaurant Elevation 2
1 : 100

NOTE
ALL BRICKWORK DETAILING TO BUILDER SPEC

IMPORTANT NOTE!
BUILDER TO CONFIRM ALL NOMINATED LEVELS AND ALL REQUIRED EARTHWORKS ON SITE PRIOR TO COMMENCING ANY WORKS TO ENSURE THE PROPOSED WORKS COMPLY WITH ALL RELEVANT CODES AND STANDARDS.

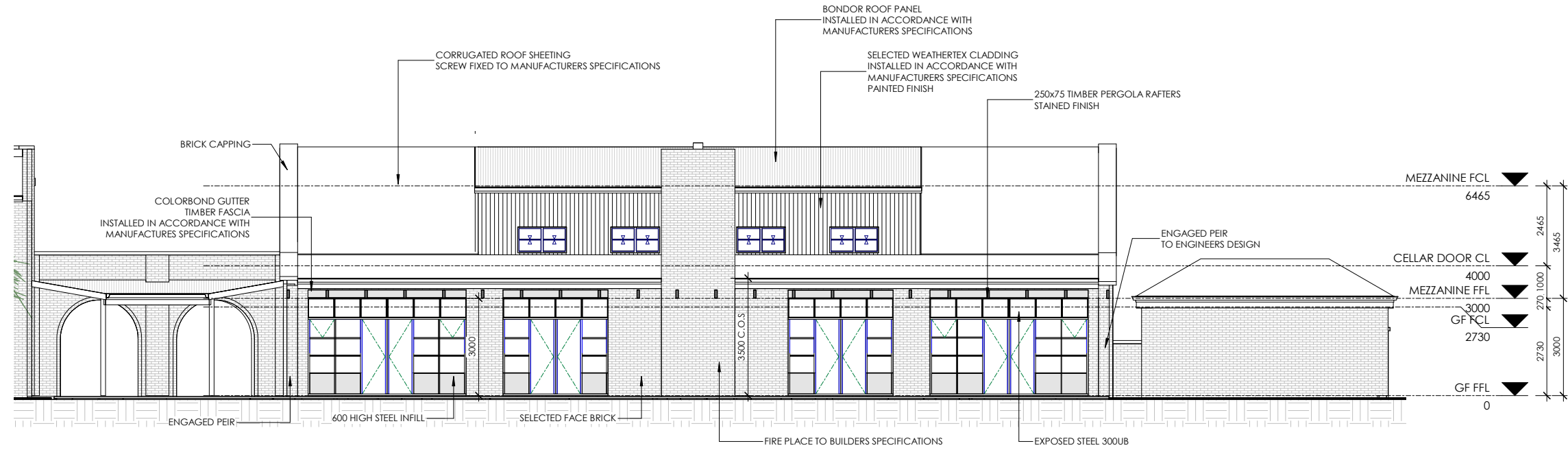
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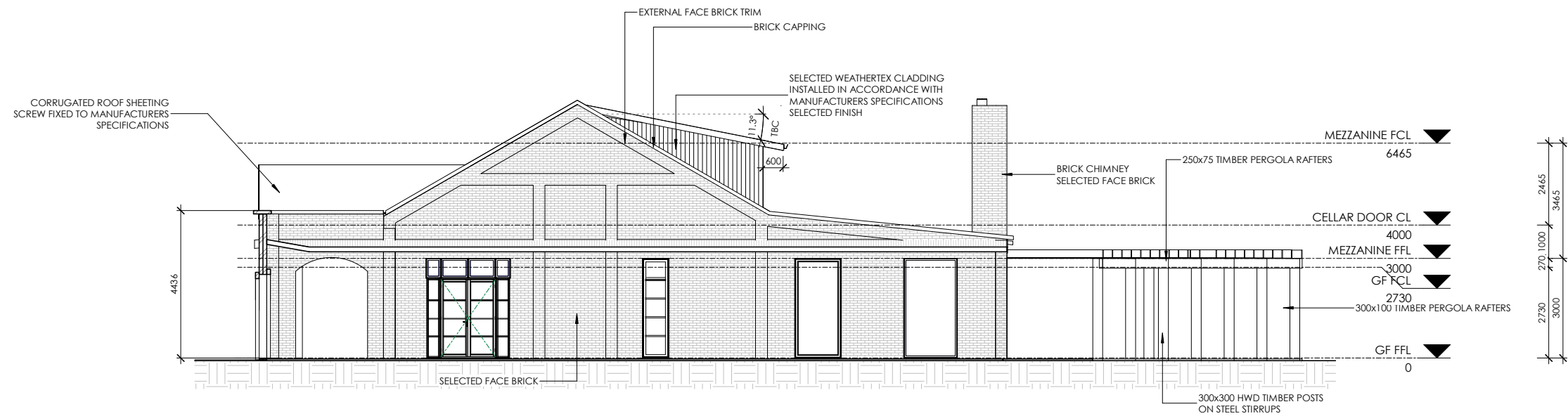
REV	DESCRIPTION	DATE
A	CONCEPT	09/07/2020
B	DA PLANS	29/05/2023

DUSTY HILL
 EXISTING DEVELOPMENT (HISTORIC APPROVALS)
 80 & 89 WATERVIEW DRIVE, MOFFATDALE

RESTAURANT ELEVATIONS	
PROPERTY DESCRIPTION: L131 SP221464, L1 RP903441, L94 SP210658	
DATE: 29/05/2023	PROJECT NO: 21-053-DA
DESIGNED BY: CLIENT	A2
DRAWN BY: NM	
APPROVED BY: LRM	Scale: 1 : 100



1 Restaurant Elevation 3
1 : 100



2 Restaurant Elevation 4
1 : 100

NOTE
ALL BRICKWORK DETAILING TO BUILDER SPEC

IMPORTANT NOTE!
BUILDER TO CONFIRM ALL NOMINATED LEVELS AND ALL REQUIRED EARTHWORKS ON SITE PRIOR TO COMMENCING ANY WORKS TO ENSURE THE PROPOSED WORKS COMPLY WITH ALL RELEVANT CODES AND STANDARDS.

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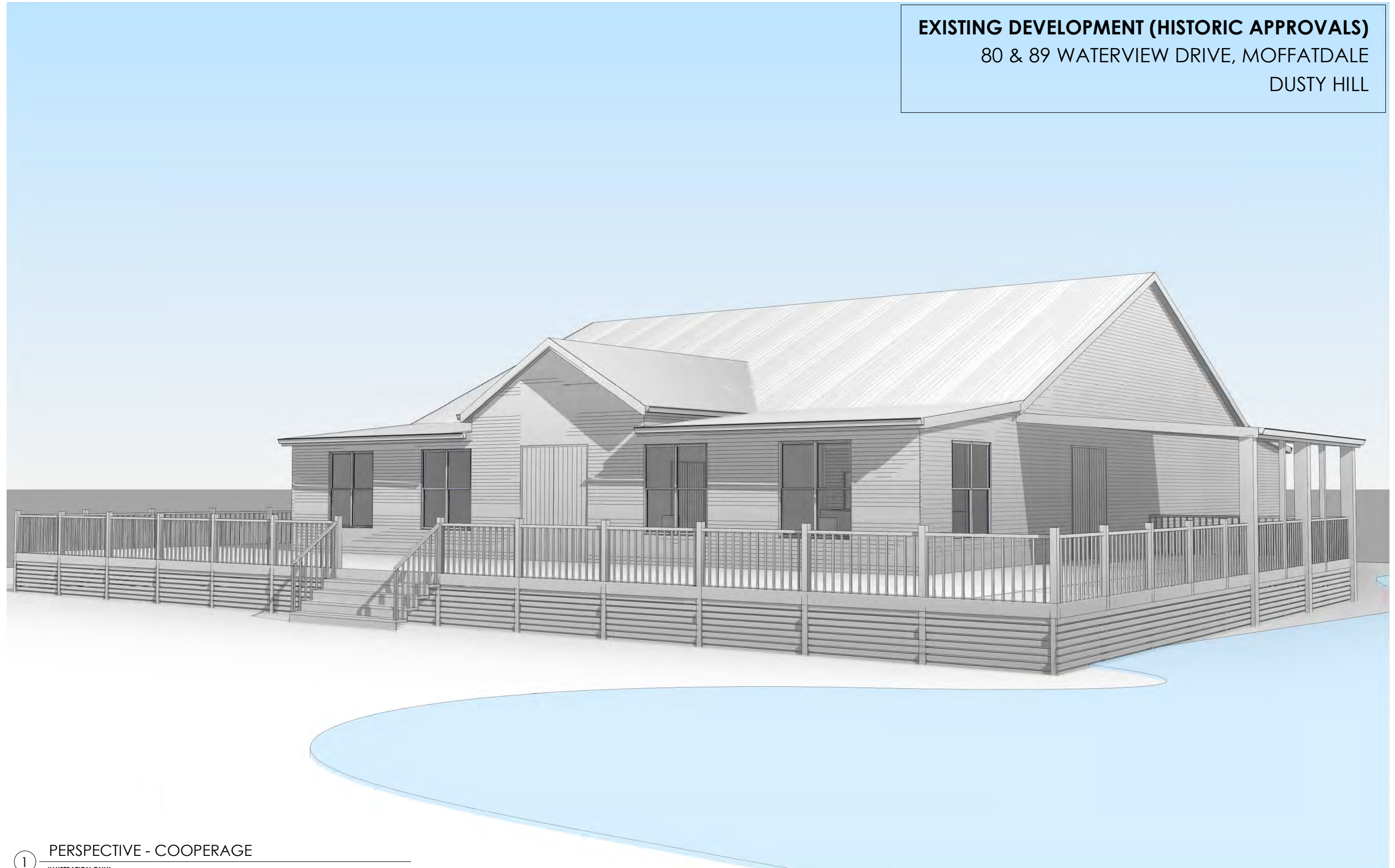
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REV	DESCRIPTION	DATE
A	CONCEPT	09/07/2020
B	DA PLANS	29/05/2023

DUSTY HILL
 EXISTING DEVELOPMENT (HISTORIC APPROVALS)
 80 & 89 WATERVIEW DRIVE, MOFFATDALE

ELEVATIONS - CELLAR DOOR & TASTING ROOM	
PROPERTY DESCRIPTION: L131 SP221464, L1 RP903441, L94 SP210658	
DATE: 29/05/2023	PROJECT NO: 21-053-DA
DESIGNED BY: CLIENT	A2
DRAWN BY: NM	
APPROVED BY: LRM	Scale: 1 : 100

EXISTING DEVELOPMENT (HISTORIC APPROVALS)
 80 & 89 WATERVIEW DRIVE, MOFFATDALE
 DUSTY HILL



1 PERSPECTIVE - COOPERAGE
 ILLUSTRATION ONLY

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REV	DESCRIPTION	DATE
A	CONCEPT	18/11/2021
B	DA PLANS	29/05/2023

DUSTY HILL
EXISTING DEVELOPMENT (HISTORIC APPROVALS)
 80 & 89 WATERVIEW DRIVE, MOFFATDALE

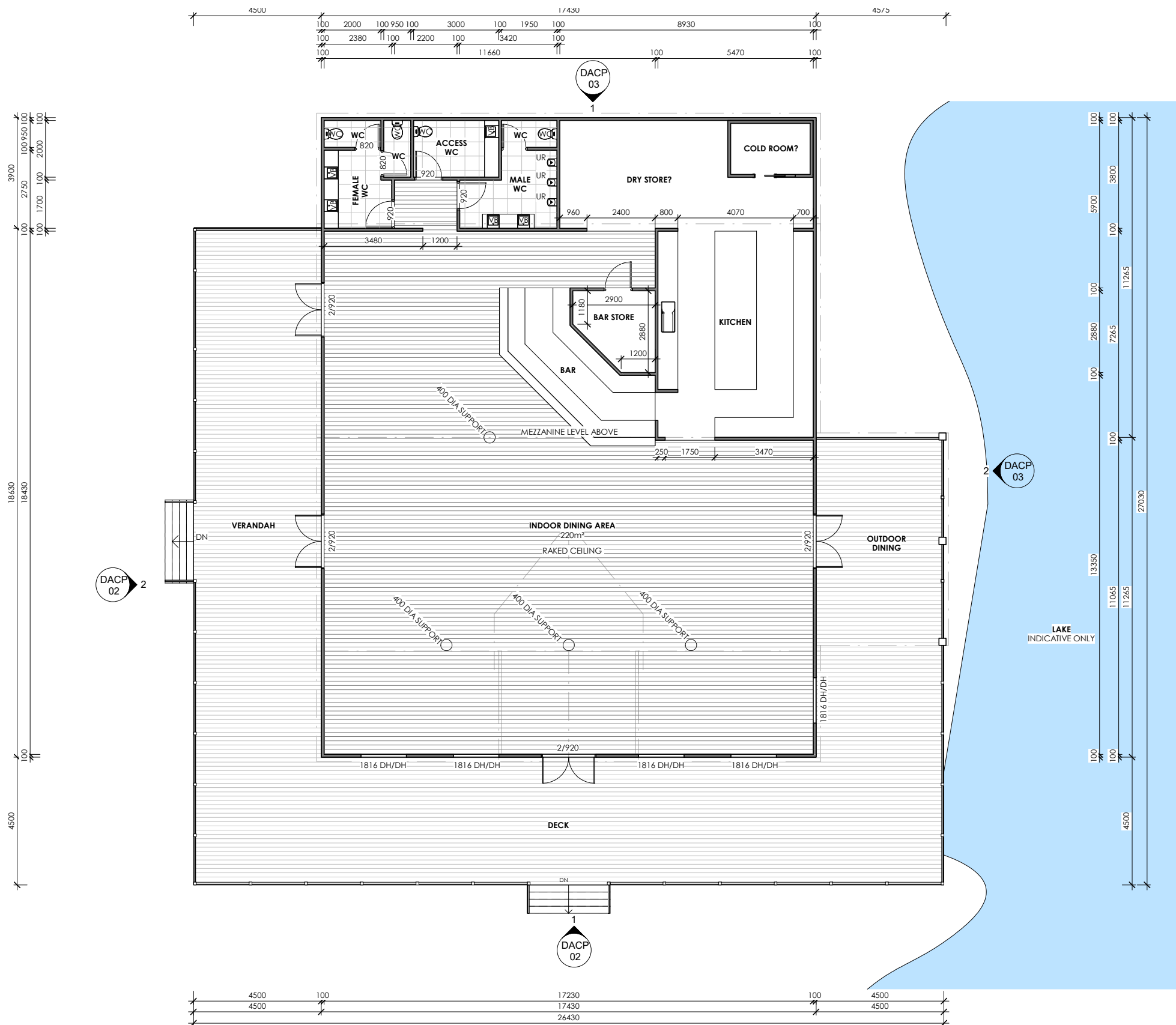
COVER SHEET - COOPERAGE		
PROPERTY DESCRIPTION: L131 SP221464, L1 RP903441, L94 SP210658		
DATE	06/12/2021	PROJECT NO: 21-053-DA
DESIGNED BY	EXISTING	A2
DRAWN BY	NM	
APPROVED BY	LRM	
		DACP 00
Scale		

FLOOR AREAS

GFA 392.7m²
 DECK 253.4m²
TOTAL AREA 646.1m²

CAR PARKING

EXISTING 90 CARPARK SPACES



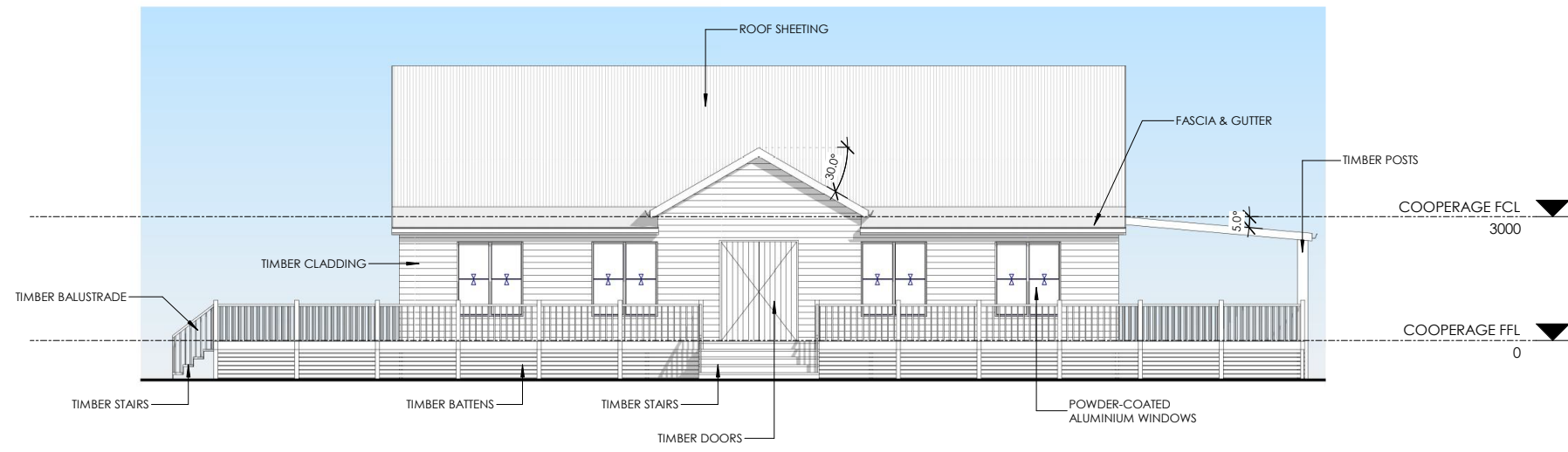
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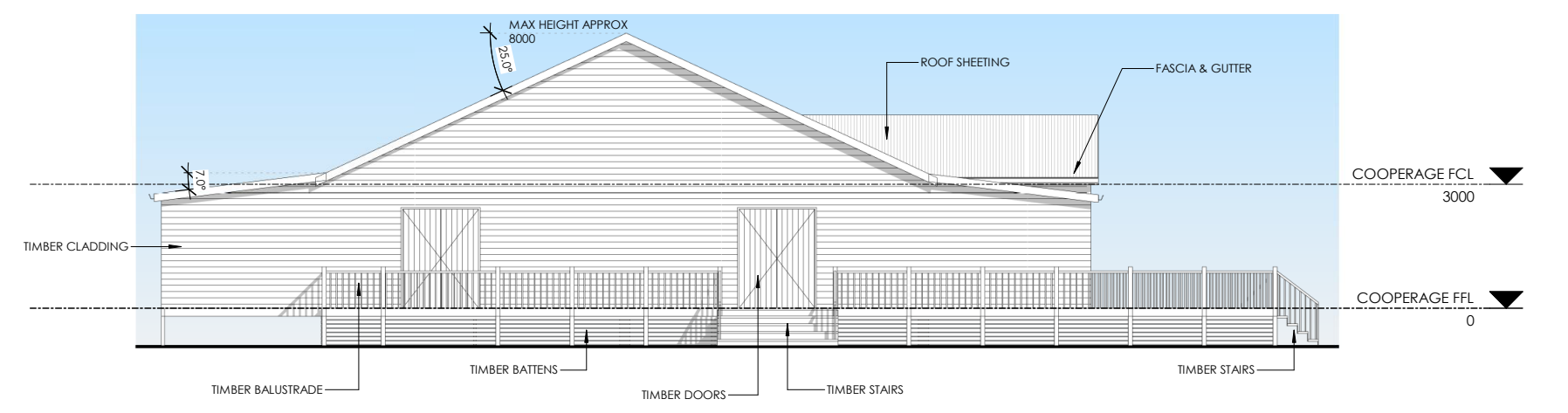
REV	DESCRIPTION	DATE
A	CONCEPT	18/11/2021
B	DA PLANS	29/05/2023

DUSTY HILL
EXISTING DEVELOPMENT (HISTORIC APPROVALS)
 80 & 89 WATERVIEW DRIVE, MOFFATDALE

COOPERAGE FLOOR PLAN	
PROPERTY DESCRIPTION: L131 SP221464, L1 RP903441, L94 SP210658	
DATE 06/12/2021	PROJECT NO: 21-053-DA
DESIGNED BY EXISTING	DACP 01
DRAWN BY NM	
APPROVED BY LRM	Scale 1 : 100



① Cooperage Elevation 1
1 : 100



② Cooperage Elevation 2
1 : 100

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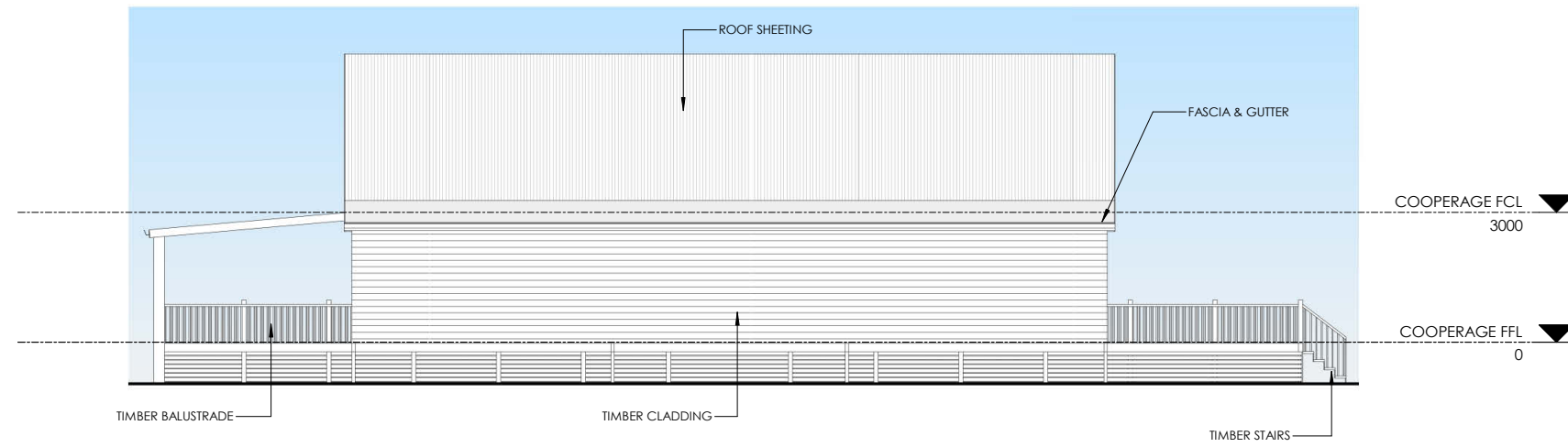
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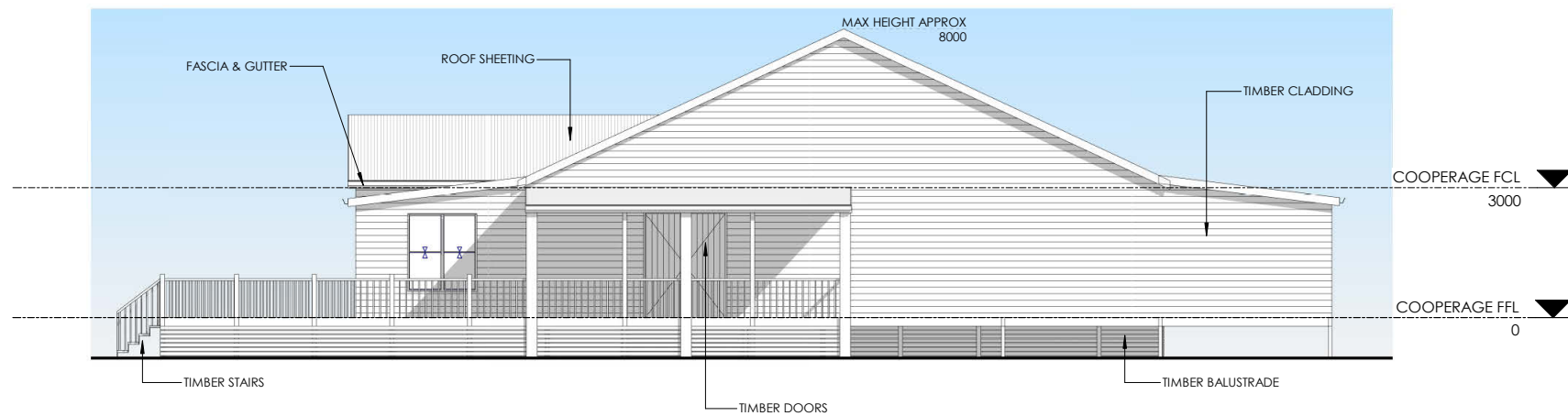
REV	DESCRIPTION	DATE
A	CONCEPT	18/11/2021
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DUSTY HILL
 EXISTING DEVELOPMENT (HISTORIC APPROVALS)
 80 & 89 WATERVIEW DRIVE, MOFFATDALE

COOPERAGE ELEVATIONS		
PROPERTY DESCRIPTION: L131 SP221464, L1 RP903441, L94 SP210658		
DATE	06/12/2021	PROJECT NO: 21-053-DA
DESIGNED BY	EXISTING	A2 DACP 02
DRAWN BY	NM	
APPROVED BY	LRM	Scale 1 : 100



① Cooperage Elevation 3
1 : 100



② Cooperage Elevation 4
1 : 100

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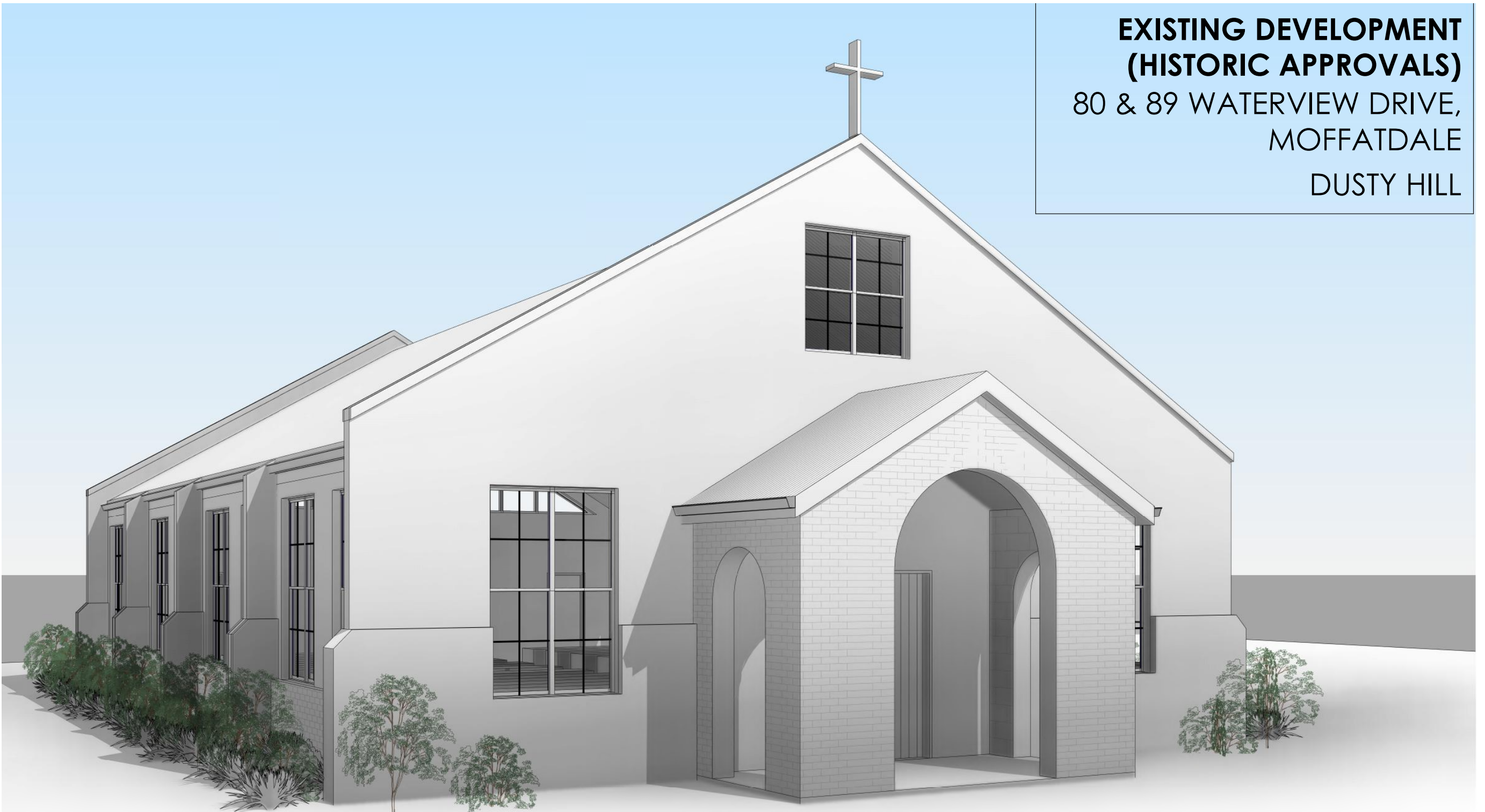
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DUSTY HILL
 EXISTING DEVELOPMENT (HISTORIC APPROVALS)
 80 & 89 WATERVIEW DRIVE, MOFFATDALE

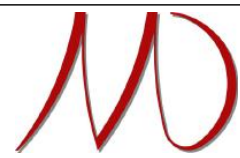
COOPERAGE ELEVATIONS		
PROPERTY DESCRIPTION: L131 SP221464, L1 RP903441, L94 SP210658		
DATE	06/12/2021	PROJECT NO: 21-053-DA
DESIGNED BY	EXISTING	A2
DRAWN BY	NM	
APPROVED BY	LRM	Scale 1 : 100

DACP 03



**EXISTING DEVELOPMENT
(HISTORIC APPROVALS)**
80 & 89 WATERVIEW DRIVE,
MOFFATDALE
DUSTY HILL

1 PERSPECTIVE - CHAPEL
ILLUSTRATION ONLY



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REV	DESCRIPTION	DATE
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B	DA PLANS	29/05/2023

DUSTY HILL
 EXISTING DEVELOPMENT
 (HISTORIC APPROVALS)
 80 & 89 WATERVIEW DRIVE,
 MOFFATDALE

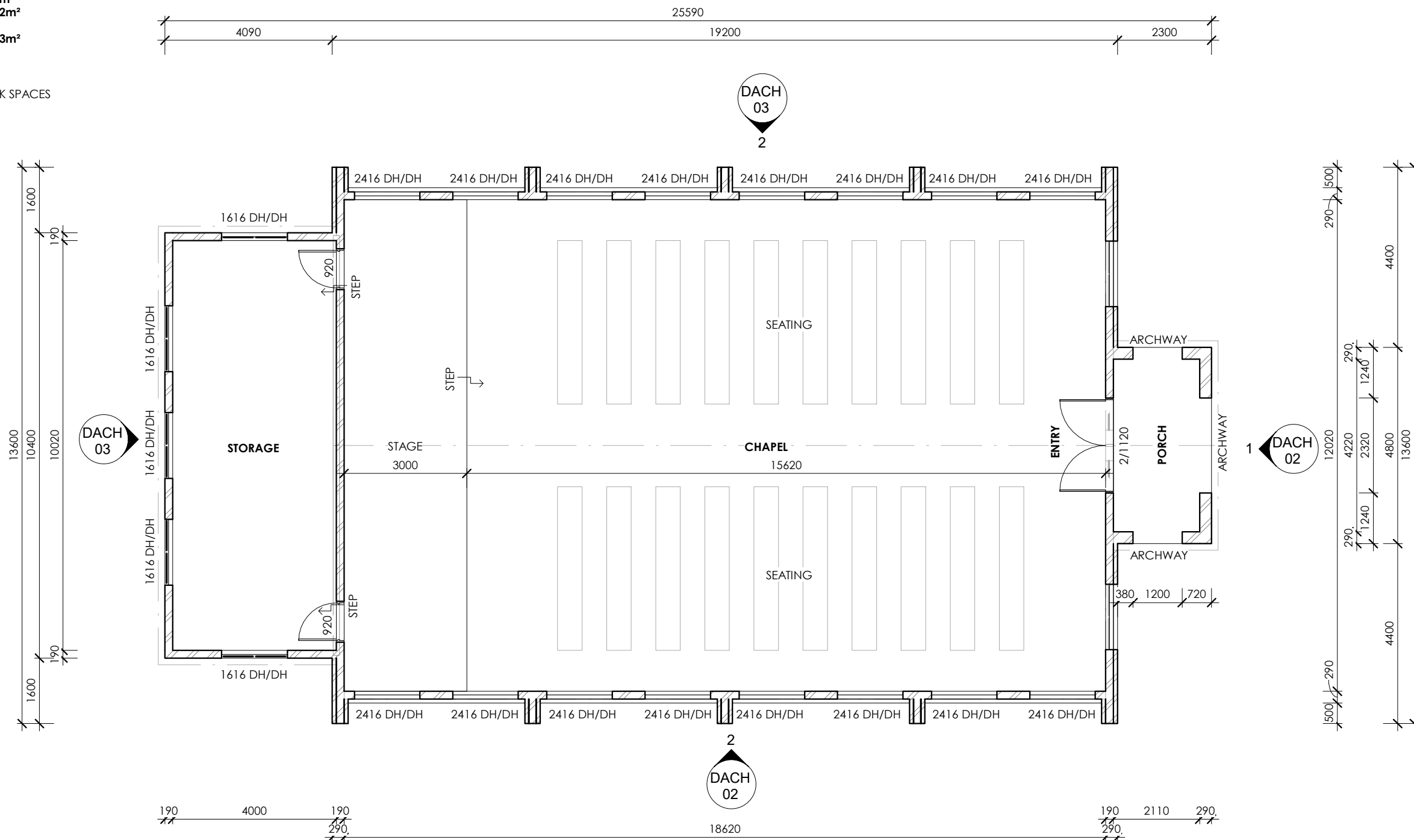
CHAPEL PERSPECTIVE		
PROPERTY DESCRIPTION: L131 SP221464, L1 RP903441, L94 SP210658		
DATE	29/05/2023	PROJECT NO: 21-053-DA
DESIGNED BY	NM	A3
DRAWN BY	NM	
APPROVED BY	LRM	Scale
		DACH 00

FLOOR AREAS

STORAGE	43.6m ²
PORCH	11.5m ²
HALL	242.2m ²
TOTAL	297.3m²

CAR PARKING

PROPOSED 30 CARPARK SPACES PLUS OVERFLOW AREA



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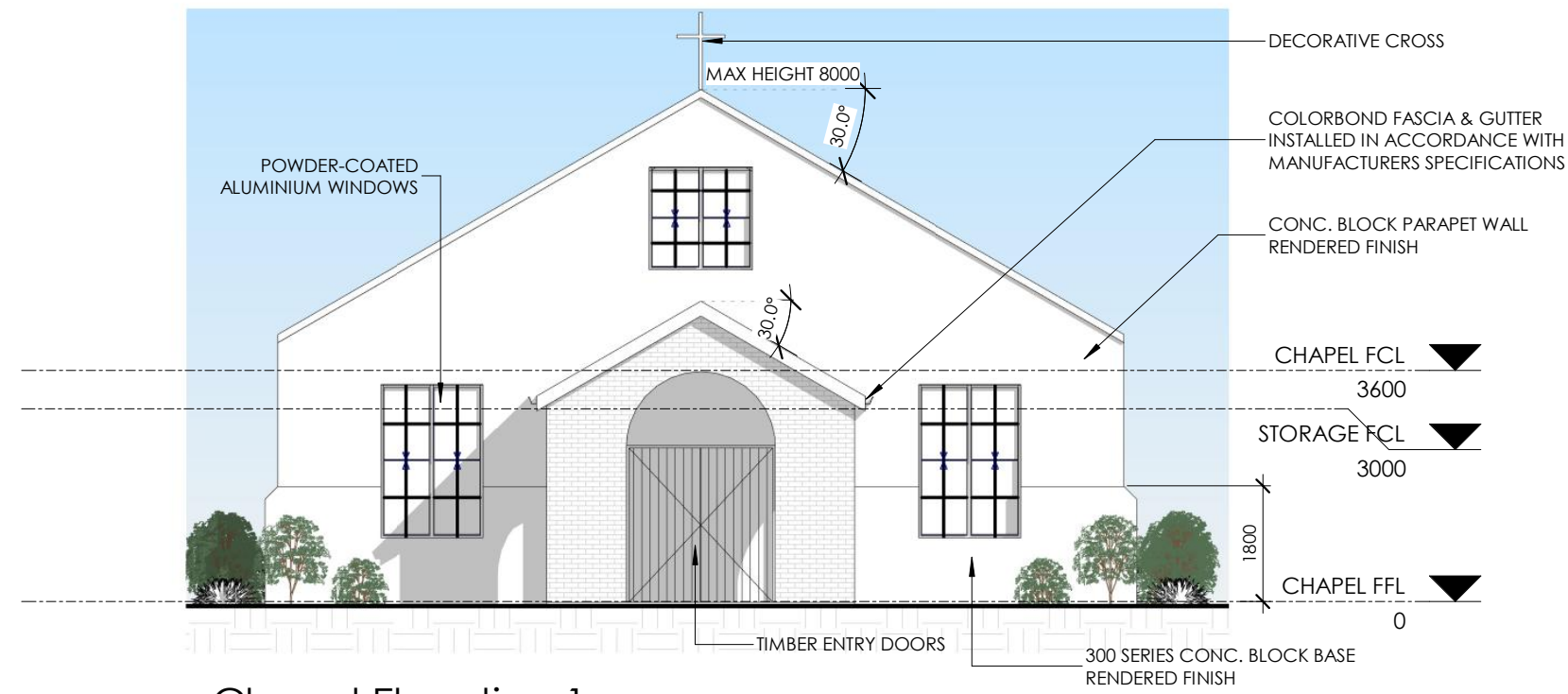
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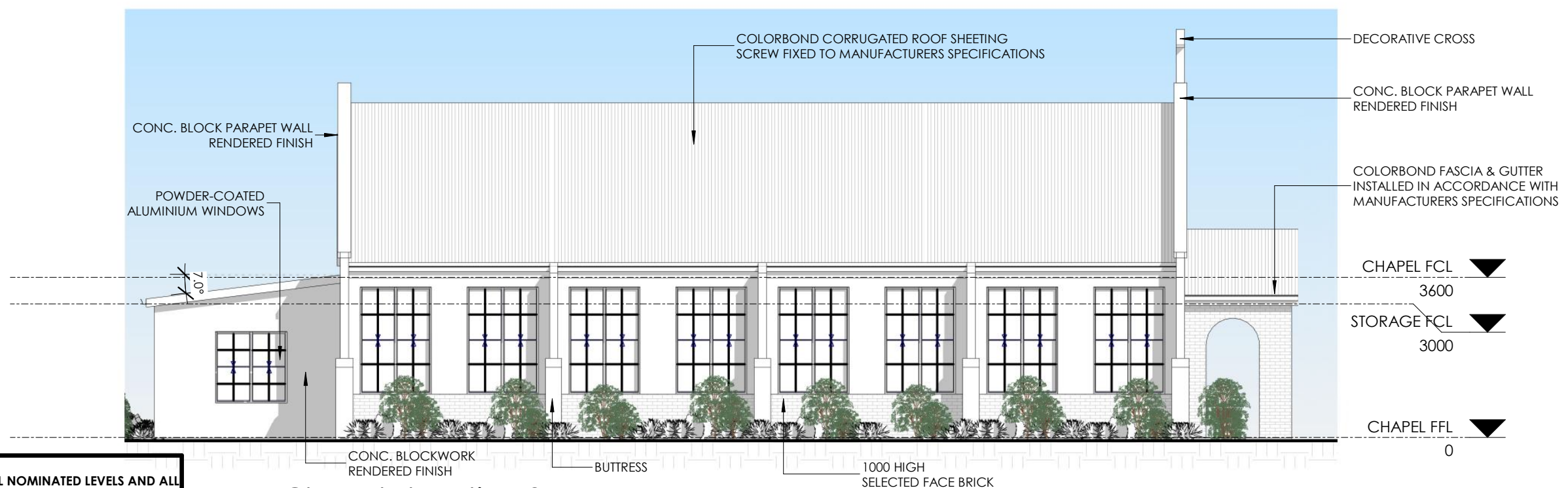
REV	DESCRIPTION	DATE
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DUSTY HILL
 EXISTING DEVELOPMENT
 (HISTORIC APPROVALS)
 80 & 89 WATERVIEW DRIVE,
 MOFFATDALE

CHAPEL FLOOR PLAN	
PROPERTY DESCRIPTION: L131 SP221464, L1 RP903441, L94 SP210658	
DATE	29/05/2023 PROJECT NO: 21-053-DA
DESIGNED BY	NM
DRAWN BY	NM
APPROVED BY	LRM
A3	DACH 01
Scale	1 : 100



1 Chapel Elevation 1
1 : 100



2 Chapel Elevation 2
1 : 100

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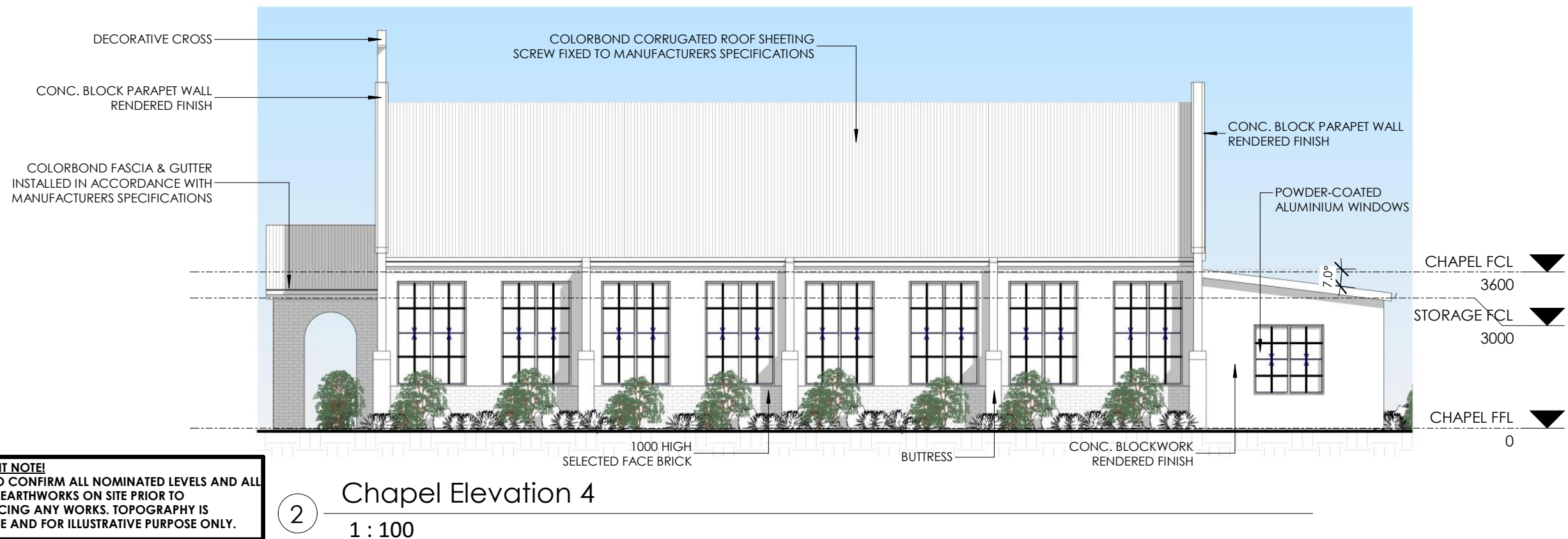
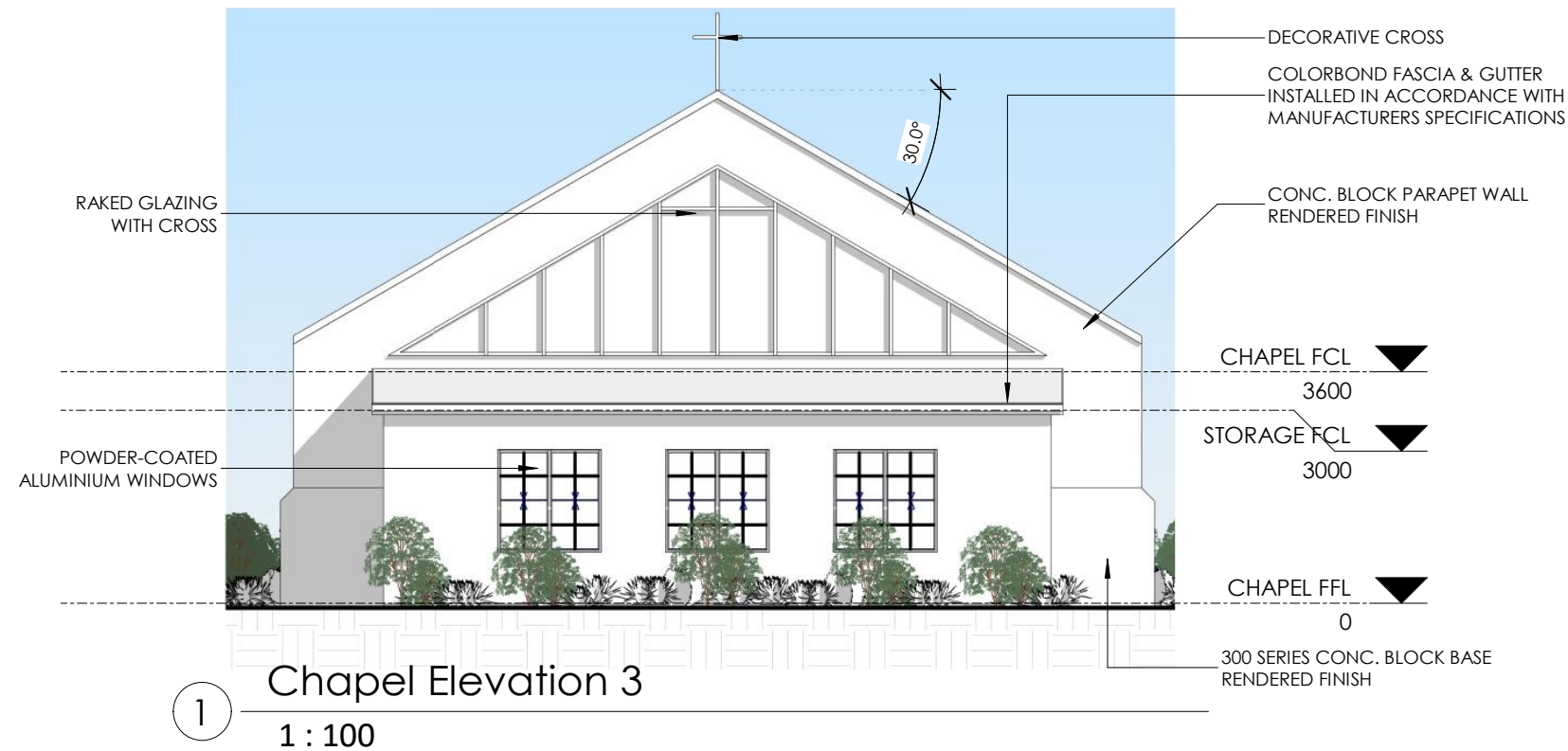
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REV	DESCRIPTION	DATE
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DUSTY HILL
 EXISTING DEVELOPMENT
 (HISTORIC APPROVALS)
 80 & 89 WATERVIEW DRIVE,
 MOFFATDALE

CHAPEL ELEVATIONS			
PROPERTY DESCRIPTION: L131 SP221464, L1 RP903441, L94 SP210658			
DATE	29/05/2023	PROJECT NO:	21-053-DA
DESIGNED BY	NM	A3	DACH 02
DRAWN BY	NM		
APPROVED BY	LRM	Scale	1 : 100



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DUSTY HILL
 EXISTING DEVELOPMENT
 (HISTORIC APPROVALS)
 80 & 89 WATERVIEW DRIVE,
 MOFFATDALE

CHAPEL ELEVATIONS		
PROPERTY DESCRIPTION: L131 SP221464, L1 RP903441, L94 SP210658		
DATE	29/05/2023	PROJECT NO: 21-053-DA
DESIGNED BY	NM	A3
DRAWN BY	NM	
APPROVED BY	LRM	Scale 1 : 100

EXISTING DEVELOPMENT (HISTORIC APPROVALS)
 80 & 89 WATERVIEW DRIVE, MOFFATDALE
 DUSTY HILL



1 PERSPECTIVE - CAFE
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DUSTY HILL
 EXISTING DEVELOPMENT
 (HISTORIC APPROVALS)
 80 & 89 WATERVIEW DRIVE,
 MOFFATDALE

COVER SHEET - CAFE			
PROPERTY DESCRIPTION:	L131 SP221464, L1 RP903441, L94 SP210658		
DATE	29/05/2023	PROJECT NO:	21-053-DA
DESIGNED BY	CLIENT	A3	DACF 00
DRAWN BY	NM		
APPROVED BY	LRM	Scale	

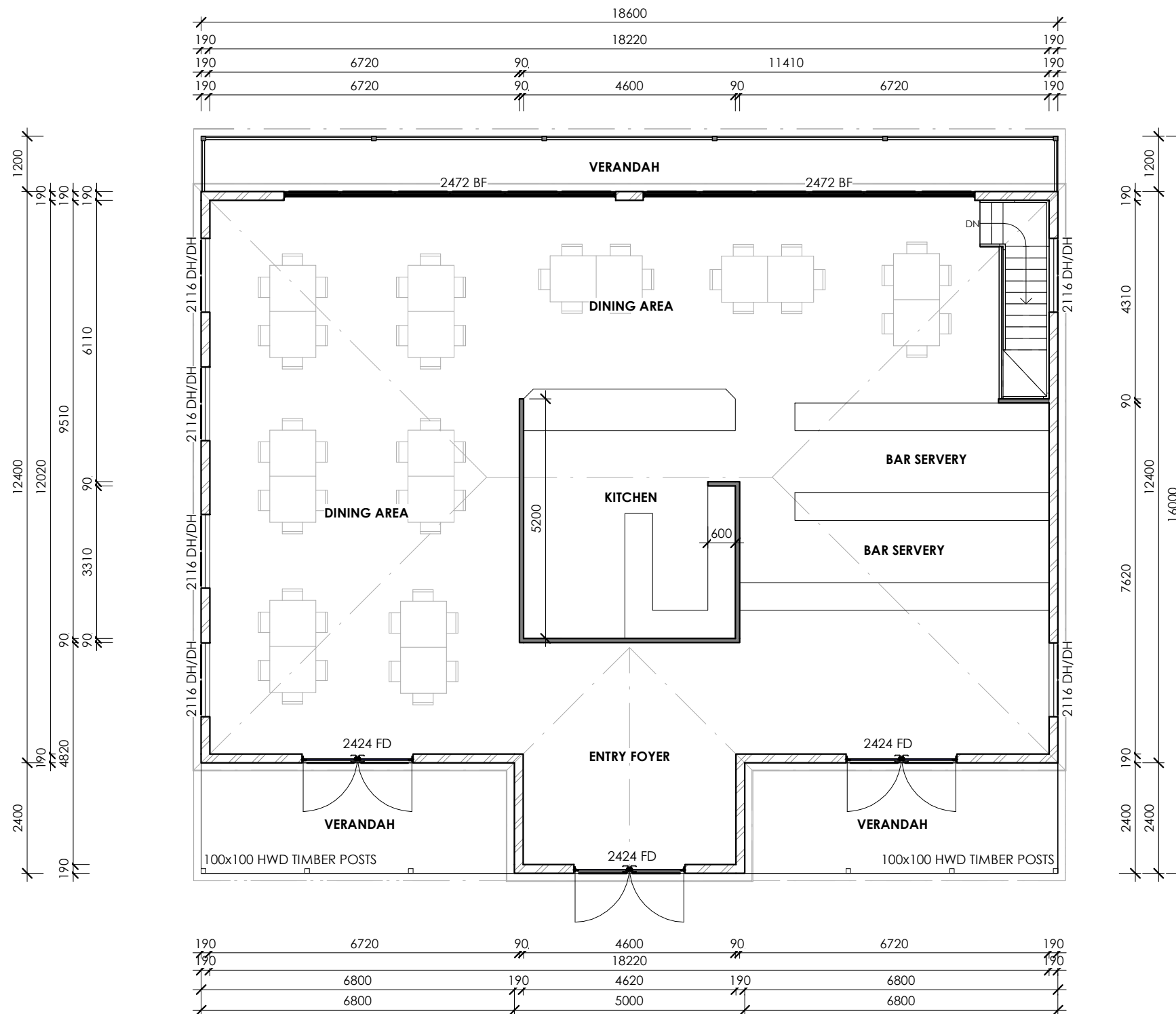
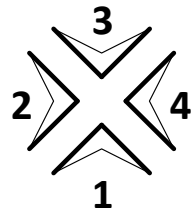
FLOOR AREAS

TOTAL GFA 484.4m²
 TOTAL VERANDAH 55.0m²

CAR PARKING

PROPOSED 60 CARPARK SPACES
 PLUS OVERFLOW AREA

ELEVATIONS




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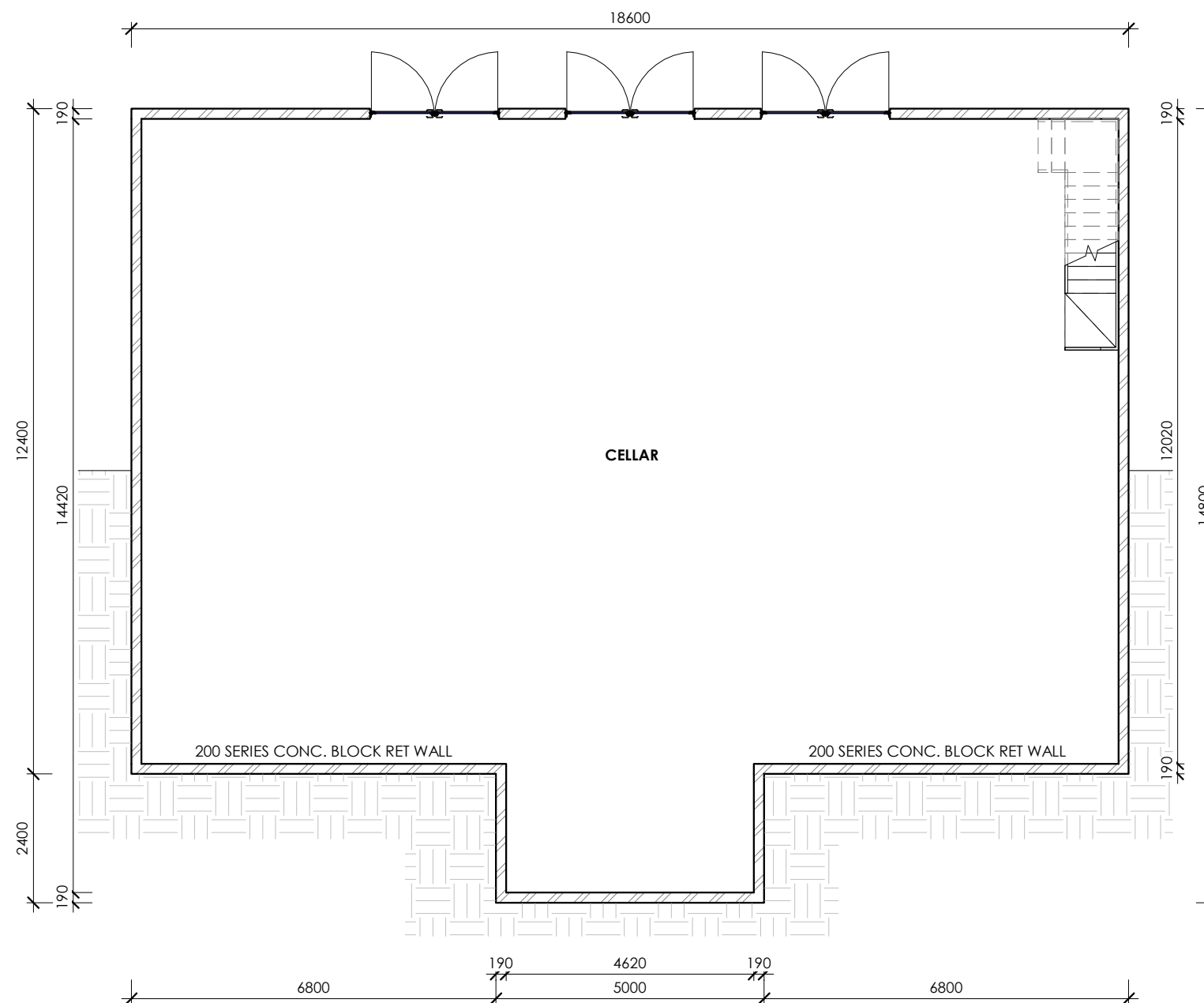
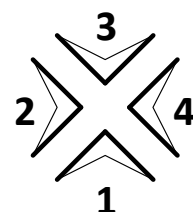
DUSTY HILL
 EXISTING DEVELOPMENT
 (HISTORIC APPROVALS)
 80 & 89 WATERVIEW DRIVE,
 MOFFATDALE

CAFE FLOOR PLAN			
PROPERTY DESCRIPTION:	L131 SP221464, L1 RP903441, L94 SP210658		
DATE	29/05/2023	PROJECT NO:	21-053-DA
DESIGNED BY	CLIENT	A3	DACF 01
DRAWN BY	NM		
APPROVED BY	LRM	Scale	1 : 100

FLOOR AREAS

TOTAL GFA 484.4m²
 TOTAL VERANDAH 55.0m²

ELEVATIONS




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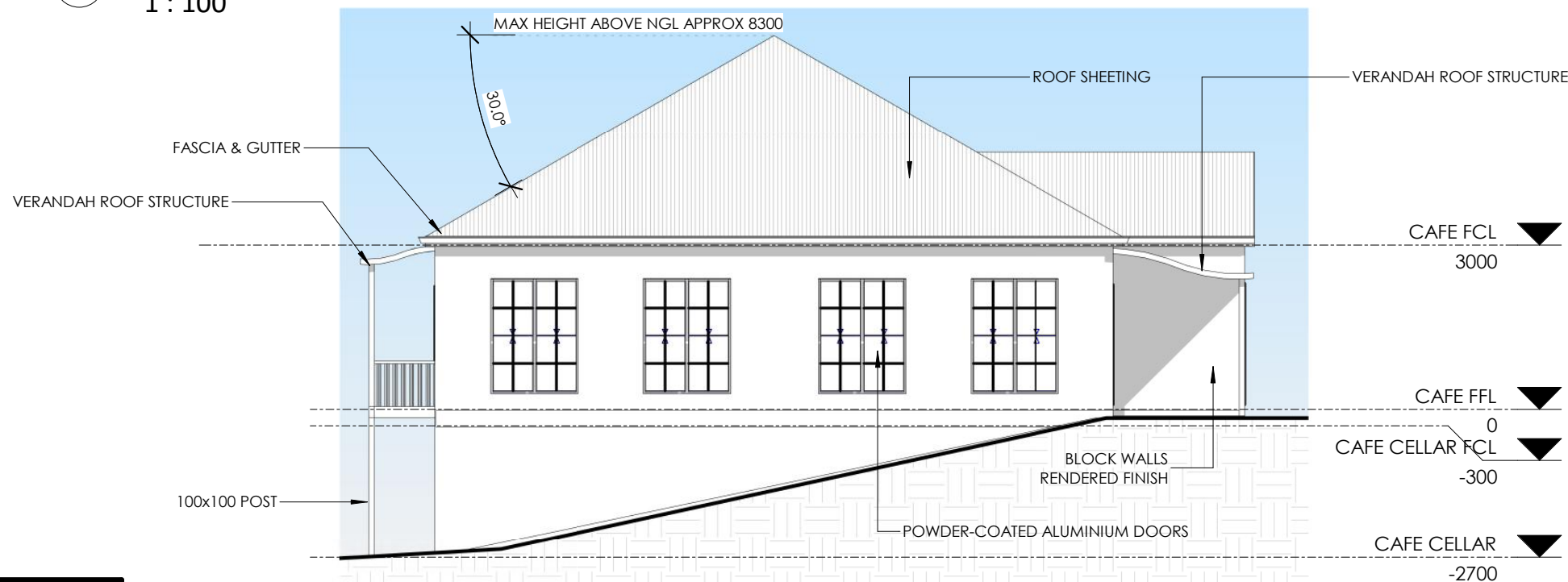
REV	DESCRIPTION	DATE
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B	DA PLANS	29/05/2023

DUSTY HILL
 EXISTING DEVELOPMENT
 (HISTORIC APPROVALS)
 80 & 89 WATERVIEW DRIVE,
 MOFFATDALE

CAFE CELLAR PLAN			
PROPERTY DESCRIPTION:	L131 SP221464, L1 RP903441, L94 SP210658		
DATE	29/05/2023	PROJECT NO:	21-053-DA
DESIGNED BY	CLIENT	A3	DACF 02
DRAWN BY	NM		
APPROVED BY	LRM	Scale	1 : 100



① Cafe Elevation 1
1 : 100



② Cafe Elevation 2
1 : 100

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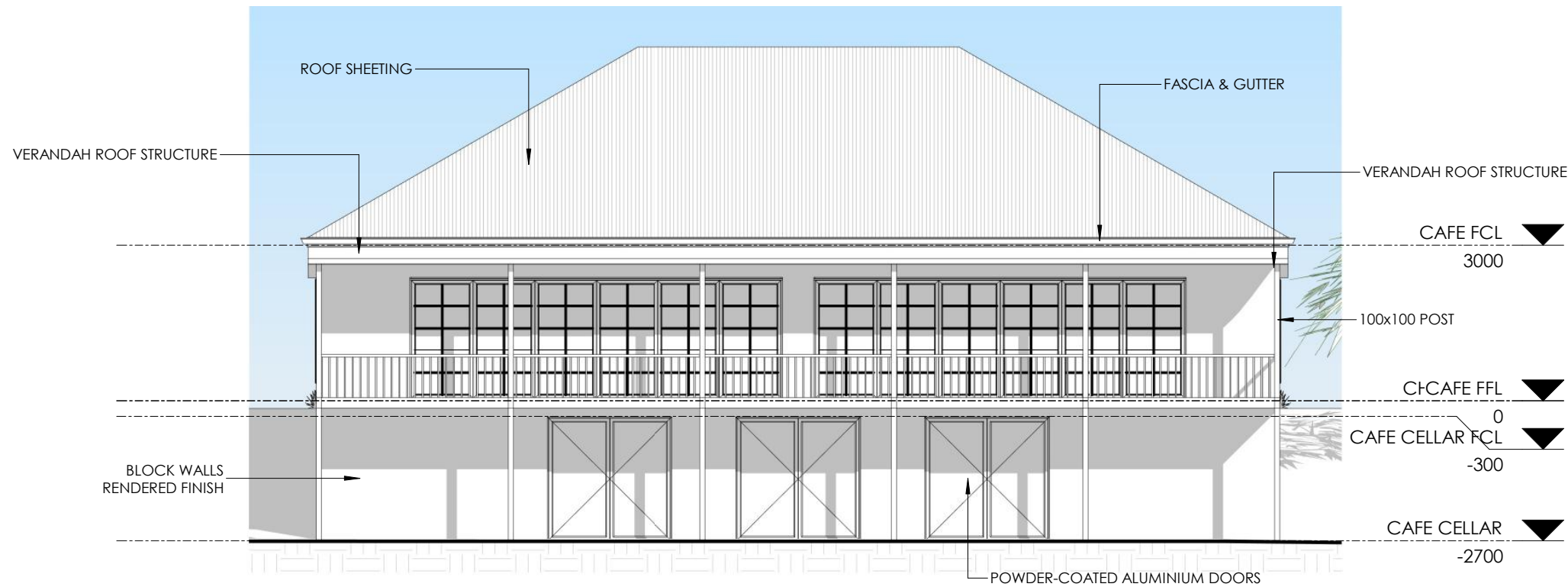
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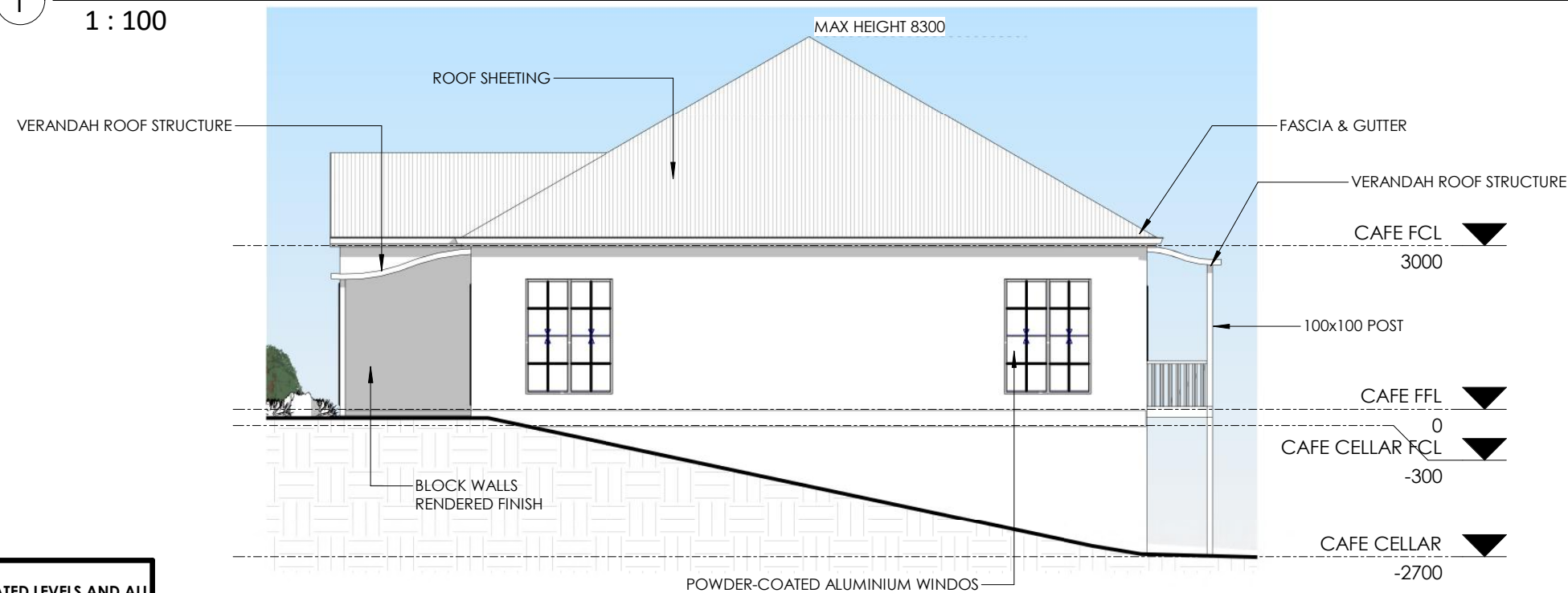
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DUSTY HILL
 EXISTING DEVELOPMENT
 (HISTORIC APPROVALS)
 80 & 89 WATERVIEW DRIVE,
 MOFFATDALE

CAFE ELEVATIONS			
PROPERTY DESCRIPTION:	L131 SP221464, L1 RP903441, L94 SP210658		
DATE	29/05/2023	PROJECT NO:	21-053-DA
DESIGNED BY	CLIENT	A3	DACF 03
DRAWN BY	NM		
APPROVED BY	LRM	Scale	1 : 100



1 Cafe Elevation 3
1 : 100



2 Cafe Elevation 4
1 : 100

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DUSTY HILL
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CAFE ELEVATIONS			
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DATE	29/05/2023	PROJECT NO:	21-053-DA
DESIGNED BY	CLIENT	A3	DACF 04
DRAWN BY	NM		
APPROVED BY	LRM	Scale	1 : 100

NOTICE ABOUT DECISION – STATEMENT OF REASONS

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

Applicant:	Dusty Joe's Pty Ltd C/- JDBA Certifiers
Application No:	MCU23/0008 & RAL23/0008
Proposal:	Material Change of Use – Function Facility & Food and Drink Outlet. Reconfiguring a Lot – Access Easement.
Street Address:	20 Fork Hill Drive, Moffatdale QLD 4605. 80 & 89 Waterview Drive, Moffatdale QLD 4605.
RP Description:	Lot 1 on RP903441 Lot 131 on SP221464 Lot 94 on SP210658
Assessment Type:	Impact
Number of Submissions:	1 Submission (received)

On **[DATE DECIDED]** the above development was recommended for:

- Approval
- Refusal

1. Reasons for the Decision

The reasons for this decision are:

- The subject site is located in the Rural Zone under the *South Burnett Regional Council Planning Scheme*, version 1.4.
- Total site area is 81.82ha.
- The site is occupied by existing structures that are used for Rural and Non-Rural Purposes and is commonly referred to as '*Dusty Hill Winery*'.
- The site is currently used for cropping and small-scale tourist activities.
- The site is adjoined by lake Barambah and several Rural Residential Zoned properties.
- The proposed Function Facility & Food and Drink Outlet was determined to be consistent with the *South Burnett Regional Planning Scheme 2017 v1.4 Strategic Framework* (part 3- 'Rural Futures') which identifies Moffatdale as a preferred place for co-location of tourist activities (associated with a winery).
- The application was impact assessable and did not require referral to the *State Referral & Assessment Agency* (SARA).
- Function Facility & Food and Drink Outlet component of the development involves construction of new buildings/parking facilities, and conversion of existing buildings, however overall development footprint (proposed) is approximately 0.2% of the total site area.

- All new structures and proposed uses are separated by not less than 260m from the nearest sensitive use (being Rural Residential east of the development site).
- The New Easement (RAL) component seeks to implement a 6m wide easement and driveway over Lot 1 on RP903441 in favour of Lot 131 on SP221464 for access purposes.
- One properly made submission was made objecting to the proposed development, issues related to dust, & traffic hazards.
- Conditions were imposed for sealing of trafficable surfaces (on and off site) to minimise dust emissions anticipated from increase tourist visits (via vehicle).
- Conditions were imposed for a landscape buffer to the affected Rural Residential site to further manage fugitive dust emissions.

2. Assessment Benchmarks

The following are the benchmarks apply to this development:

- Strategic Framework;
- Rural Residential Zone Code; and
- Services and Works Code.

3. Compliance with Benchmarks

The development was assessed against all 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: Dusty Joe's Pty Ltd
C/- JDBA Certifiers
PO Box 1365
MOOLOOLABA QLD 4557

APPLICATION: Combined application for Material Change of Use (Tourist Attraction - Agritourism) and Reconfiguring a Lot (Access Easement)

DATE: 24/04/2024

FILE REFERENCE: MCU23/0008

AMOUNT OF THE LEVIED CHARGE: **\$42,527.00** **Total**
(Details of how these charges were calculated are shown overleaf)

\$0.00	Water Supply Network
\$0.00	Sewerage Network
\$42,527.00	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 131 on SP221464, Lot 1 on RP903441, and Lot 94 on SP210658

SITE ADDRESS: 20 Fork Hill Dr, Moffatdale and 88 & 89 Waterview Dr, Moffatdale

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
Not Applicable	-	-	\$0.00	-	\$0.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Sewerage

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Transport

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Commercial Retail (Restaurant)	643	GFA	\$31.00	CR Table 2.2	\$19,933.00
Place of Assembly (Cooperage Reception Centre)	393	GFA	\$11.00	CR Table 2.2	\$4,323.00
Places of Assembly (Chapel)	297	GFA	\$11.00	CR Table 2.2	\$3,267.00
Commercial Retail (Café)	484	GFA	\$31.00	CR Table 2.2	\$15,004.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Nil	0	GFA	\$0.00	CR Table 2.2	\$0.00

Parks and Land for Community Facilities

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Stormwater

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Levied Charges

Development Description	Water Supply	Sewerage	Transport	Parks & Land for Community Facilities	Stormwater	Total
Commercial Retail (Restaurant)	\$0.00	\$0.00	\$19,933.00	\$0.00	\$0.00	\$19,933.00
Place of Assembly (Cooperage Reception Centre)	\$0.00	\$0.00	\$4,323.00	\$0.00	\$0.00	\$4,323.00
Places of Assembly (Chapel)	\$0.00	\$0.00	\$3,267.00	\$0.00	\$0.00	\$3,267.00
Commercial Retail (Café)	\$0.00	\$0.00	\$15,004.00	\$0.00	\$0.00	\$15,004.00
Total	\$0.00	\$0.00	\$42,527.00	\$0.00	\$0.00	\$42,527.00

* 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

INFRASTRUCTURE CHARGES NOTICE

(Section 119 of the Planning Act 2016)

APPLICANT: Dusty Joe's Pty Ltd
C/- JDBA Certifiers
PO Box 1365
MOOLOOLABA QLD 4557

APPLICATION: Combined application for Material Change of Use (Tourist Attraction - Agritourism) and Reconfiguring a Lot (Access Easement)

DATE: 17/04/2024

FILE REFERENCE: RAL23/0008

AMOUNT OF THE LEVIED CHARGE: **\$0.00** **Total**
(Details of how these charges were calculated are shown overleaf)

\$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 131 SP221464, Lots 1 RP903441, Lot 64 SP210658

SITE ADDRESS: 20 Forkhill Dr, Moffatdale, and 88 & 89 Waterview Dr, Moffatdale

PAYABLE TO: **South Burnett Regional Council**

WHEN PAYABLE: Reconfiguring a Lot – When South Burnett Regional Council approves the Plan of Subdivision.
(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
Not Applicable	-	-	\$0.00	-	\$0.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Sewerage

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Transport

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Reconfiguring a Lot	3	allotments	\$4,419.00	CR Table 2.3	\$13,257.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Reconfiguring a Lot	3	allotments	\$4,419.00	CR Table 2.3	\$13,257.00

Parks and Land for Community Facilities

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Stormwater

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Levied Charges

Development Description	Water Supply	Sewerage	Transport	Parks & Land for Community Facilities	Stormwater	Total
Reconfiguring a Lot	\$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:

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- 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

17.4 MATERIAL CHANGE OF USE FOR A BULK LANDSCAPE SUPPLIES AT 100 RIVER ROAD, KINGAROY (AND DESCRIBED AS LOT 72 ON RP7915) APPLICANT JOHNSON MANAGEMENT (AUST) PTY LTD C/- ONF SURVEYORS.

File Number: MCU23/0010

Author: Acting Manager Environment & Planning

Authoriser: Chief Executive Officer

PRECIS

Development application for Development Permit for Material Change of Use for Bulk Landscape Supplies over land described as Lot 72 on RP7915 and situated at 100 River Road, Kingaroy. The Applicant is Johnson Management (Aust) Pty Ltd C/- ONF Surveyors.

SUMMARY

- Application for Development Permit for Material Change of Use for Bulk Landscape Supplies;
- Subject site is located within the Medium Impact Industry Zone under the South Burnett Regional Council Planning Scheme;
- The proposal triggered Impact assessment under the Planning Scheme, where not a land use listed within Table 5.5.8;
- The subject site is 2.019ha in area;
- The development application has been assessed against the relevant codes of the South Burnett Regional Council Planning Scheme. The relevant codes including:
 - Strategic Framework;
 - Medium impact industry zone code; and
 - Services and works code.
- Council issued an information request on 22 June 2023, seeking further information on matters regarding:
 - Flooding;
 - Earthworks;
 - Vehicle manoeuvring;
 - Access; and
 - Stormwater.
- The application was publicly notified between 15 February and 8 March 2024;
- During public notification one public submission was received against the proposal;
- The application has been assessed and the proposal generally meets the requirements of the planning scheme and relevant codes or has been conditioned to comply (refer Attachment A – Statement of Reasons);
- An Infrastructure Charges Notice is included at Attachment A;
- The Approved Plans are at Attachment B; and
- Application recommended for approval subject to reasonable and relevant conditions.

OFFICER’S RECOMMENDATION

That Council approve the Development Permit for Material Change of Use for Bulk Landscape Supplies at 100 River Road, Kingaroy (Lot 72 on RP7915) – Applicant – Johnson Management (Aust) Pty Ltd C/- ONF Surveyors, subject to conditions and recommendations contained herein.

GENERAL

GEN1. The development must be completed 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
Proposed Shed	Designer Planning	A000	2C	23-05-2023

Proposed Site Plan Amendment to Proposed Site Plan required: Remove all references to existing building/s that are not part of the Bulk Landscape Supplies Development Permit from the Proposed Site Plan	Designer Planning	A001	2C	23-05-2023
Proposed Floor Plan & Mezzanine Floor Level	Designer Planning	A002	2C	23-05-2023
Front & Left-side Elevations	Designer Planning	A003	2C	23-05-2023
Rear & Right-side Elevations	Designer Planning	A004	2C	23-05-2023
19m SEMI – Trailer Swept Path	ATC Consulting Engineers & Project Managers	B-101	A	21/12/2023

REFERENCED DOCUMENTS

Drawing Title	Prepared By	Date
Preliminary Stormwater Management Report	ATC Consulting Engineers & Project Managers	December 2023

GEN2. The approved hours of operation are Monday to Saturday 7am to 5pm, and Sundays and Public Holidays 8am to 4pm. The site must be secured outside of these hours with no access available.

GEN3. 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; and
- Permit for Plumbing and Drainage Works.

GEN4. The applicant shall submit a landscape plan for approval prior to any work commencing for the buffer, indicating the following:

- The extent of the buffer;
- The location and spacing of proposed and any existing trees and shrubs;
- A list of tree and shrub species to be planted; and
- Details about how the vegetated buffer will be maintained.

Note: The submitted landscape plan for the vegetation buffer must include the tree selection and how the plantings are placed, irrigated and post planting care in accordance with Council's Branching Out Guide. Please provide the above details referencing suitable plant species, planting and establishment process from the aforementioned document.

Prior to the commencement of the use, a suitably qualified Landscape Architect/Designer shall provide written confirmation that the planted vegetation buffer complies with Council's Branching Out Guide and the provided landscaping plan.

GEN5. Dust prevention measures must be undertaken to ensure that dust does not cause a nuisance to occupiers of adjacent properties.

APPROVED USE

GEN6. The approved development is a Material Change of Use for Bulk Landscape Supplies, as shown on the approved plans and does not imply approval for other similar uses.

COMPLIANCE, TIMING AND COSTS

GEN7. 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.

GEN8. All works, including the repair or relocation of services (Telstra, lighting) is to be completed at no cost to Council.

MAINTENANCE

GEN9. 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.

GEN10. Maintain the site in a clean and orderly state at all times.

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.

ENG4. Submit to Council, certification from a suitably qualified Engineer (RPEQ) that the works have been undertaken in accordance with the Approved Plans and specifications and to Council's requirements, prior to commencement of the use.

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

ENG5. 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.

ENG6. 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

ENG7. Provide stormwater management generally in accordance with the Preliminary Stormwater Management Plan prepared by ATC Consulting Engineers & Project Managers, dated December 2023, subject to detailed design and except as altered by conditions of this development approval.

ENG8. Design and construct stormwater drainage to ensure that the development will achieve "no nuisance" as described in the Queensland Urban Drainage Manual (QUDM) to all adjacent and downstream properties including road reserves and the like for design storms up to ARI100.

- ENG9. 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.
- ENG10. Ensure that adjoining properties and roadways are protected from ponding or nuisance from stormwater as a result of any site works undertaken as part of the proposed development.

WATER SUPPLY

- ENG11. Connect the development to Council's reticulated water supply system via a single connection.

SEWERAGE

- ENG12. Connect the development to Council's reticulated sewerage system via a single connection. The connection must be designed in accordance with Council's standards and be approved by Council's Utility Services Section.

Comment: Connection to Council's sewer network may be require an extension to the network in order to service the site. Councils Infrastructure Department shall be consulted for the requirements for a connection.

- ENG13. Actual connection to Council's live sewerage infrastructure must be undertaken by or under the supervision of Council.
- ENG14. Do not build works within 1.5 metres from the centre of any existing sewer pipework or within the Zone of Influence, whichever is the greater (measured horizontally).
- ENG15. Maintain a minimum of a 3 metre wide corridor to be maintained for maintenance/upgrade purposes.
- ENG16. Ensure that a clear level area of a minimum of a 2.5 metre radius surrounding any existing sewer manholes on the site is provided for future maintenance/upgrade purposes.
- ENG17. The above minimum clearances to Council's sewer infrastructure do not preclude the need for works to proposed structures to prevent loading to the sewer system.

PARKING AND ACCESS – GENERAL

- ENG18. Design all access driveways, circulation driveways, parking aisles and car parking spaces in accordance with Australian Standard 2890.1 - Parking Facilities - Off Street Car Parking.
- ENG19. Design and construct all driveway and parking areas to provide a dust suppressive gravel.
- ENG20. Provide a minimum of 21 car parking spaces including a minimum of 1 person with disability (PWD) car parking space.
- ENG21. Ensure access to car parking spaces, vehicle loading and manoeuvring areas and driveways remain unobstructed and available for their intended purpose during the hours of operation.
- ENG22. Provide longitudinal gradient and crossfall for all driveways to comply with the requirements of AS2890.1.
- ENG23. Maintain dust suppression treatment to all internal roadways, and vehicle manoeuvring areas ensuring not to have an adverse impact on adjoining properties.

PARKING AND ACCESS – SERVICING m

- ENG24. Ensure loading and unloading operations are conducted wholly within the site and vehicles enter and exit the site in a forward direction.
- ENG25. Erect signage in accordance with ATC Engineers & Projects Managers drawing B-101 A, "19m Semi-Trailer Swept Path".

VEHICLE ACCESS

- ENG26. Construct commercial crossovers between the property boundary and the edge of the River Road, road pavement in accordance with IPWEAQ Std Dwg RS-051, Rev F. The crossovers shall be constructed in accordance with ATC Engineers & Projects Managers drawing B-101 A, "19m Semi-Trailer Swept Path". Ensure that crossover splay is designed to accommodate turning movements of an Articulated Vehicle.
- ENG27. Construct any new crossovers such that the edge of the crossover is no closer than 1 metre to any existing or proposed infrastructure, including any stormwater gully pit, manhole, service infrastructure (e.g., power pole, telecommunications pit), road infrastructure (e.g., street sign, street tree, etc).
- ENG28. The western crossover shall have culverts installed to match the culverts at the existing eastern access.

ROADWORKS AND PEDESTRIAN SAFETY

- ENG29. Install signage for all works on or near roadways in accordance with the Manual for Uniform Traffic Control Devices – Part 3, Works on Roads.
- ENG30. Submit to Council, an application for any footpath, road or lane closures, and ensure all conditions of that approval are complied with during construction of the works.
- ENG31. Maintain safe pedestrian access along Council's footpaths at all times.

ELECTRICITY AND TELECOMMUNICATION

- ENG32. Connect the development to electricity and telecommunication services.

EROSION AND SEDIMENT CONTROL - GENERAL

- ENG33. 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.
- ENG34. 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.
- ENG35. Permanent erosion and sediment control measures shall be implemented to prevent sediment from entering the creek/waterway to the west of the site.
- ENG36. Implement an onsite management measure to prevent dirt/silt being carried onto River Road by exiting vehicles, e.g. Shaker grid, wheel wash. Maintain the system to ensure it is adequately operating at all times.

STANDARD ADVICE

- ADV1. Section 85(1)(b) of the *Planning Act 2016* provides that, if this approval is not acted upon within a period of six (6) years the approval will lapse.
- ADV2. 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.

- ADV3. Attached for your information is a copy of Chapter 6 of the Planning Act 2016 as regards Appeal Rights.
- ADV4. Infrastructure charges are now levied by way of an infrastructure charges notice, issued pursuant to section 119 of the *Planning Act 2016*.
- ADV5. Council is offering a reduction in infrastructure charges payable through the development incentive scheme which is available between 1 December 2020 and 31 December 2025. Eligible development under this scheme is required to be completed by 31 December 2025.

For further information or application form please refer to the rules and procedures available on Council’s website.

FINANCIAL AND RESOURCE IMPLICATIONS

No implication is 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.

ASSET MANAGEMENT IMPLICATIONS

No implication can be identified.

REPORT

1. APPLICATION DETAILS

Site address	100 River Road, KINGAROY		
Real property description	Lot 72 on RP7915		
Easements or encumbrances on title	Not applicable.		
Area of Site	2.019ha		
Current Use	Bulk landscape supplies / industrial purposes / mechanical workshop		
Environmental Management Register or Contaminated Land Register	No known listing.		
Applicant's name	Johnson Management (Aust) Pty Ltd C/- ONF Surveyors		
Zone	Medium Impact Industry		
Applicable Overlays	Airport environment - Distance from airport – 3km – 8km Flood hazard zone Agricultural Land Classification - Class A agricultural land - Important agricultural area		
Proposed use as defined	Bulk landscape supplies		
Details of proposal	Material Change of Use (MCU's)		
	▪ Gross Floor Area (GFA)	296sqm	
	▪ Total use area	1.3ha	
	▪ Building height	6.7m	
	▪ Access	Two (2) 12m wide vehicular crossovers to River Road	
	▪ Number of car parks	Twenty-one (21) and two (2) PWD spaces	
Application type	Aspects of Development	Type of Approval Requested	
		Preliminary Approval	Development Permit
	Material Change of Use (MCU)		X
	Reconfiguration of a Lot (RAL)		
	Building Work (BW)		
Operational Work (OPW)			
Level of Assessment	Impact Assessment		
Pre-lodgement Consultation history /	Not Applicable		
Key planning issues e.g. vegetation, waterway corridors, overland flow	Zoning Flooding		

Referral agencies	Agency	Concurrence/ Advice
	NA	N/A
Public notification	Yes – 15 business days	

2. THE SITE


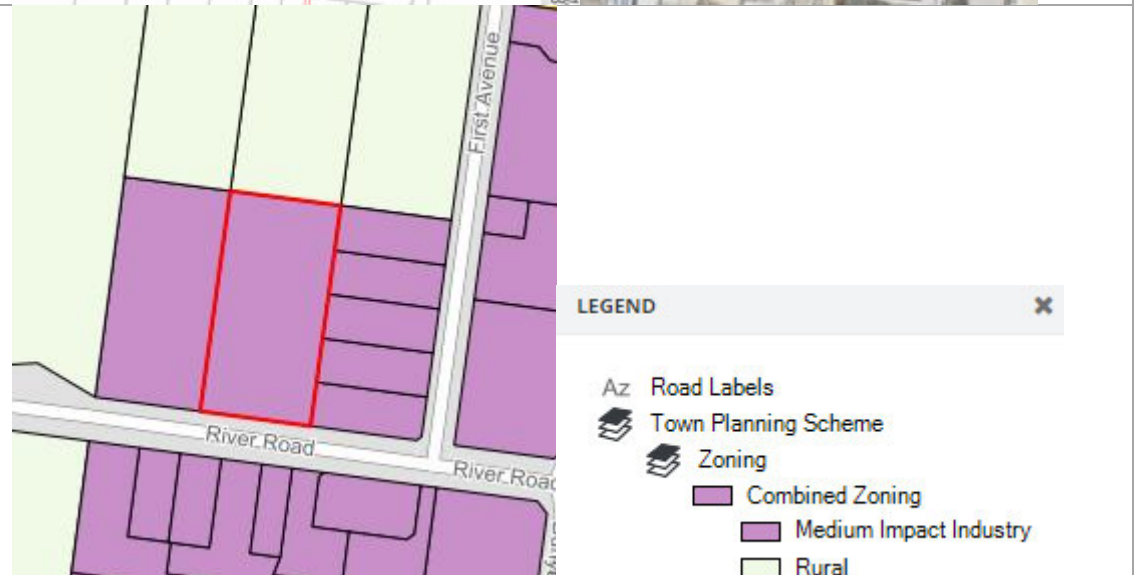
This section of the report provides a description of the site, details about the existing use and notable characteristics of the site, the standard of servicing, and the form of development in the immediately locality.

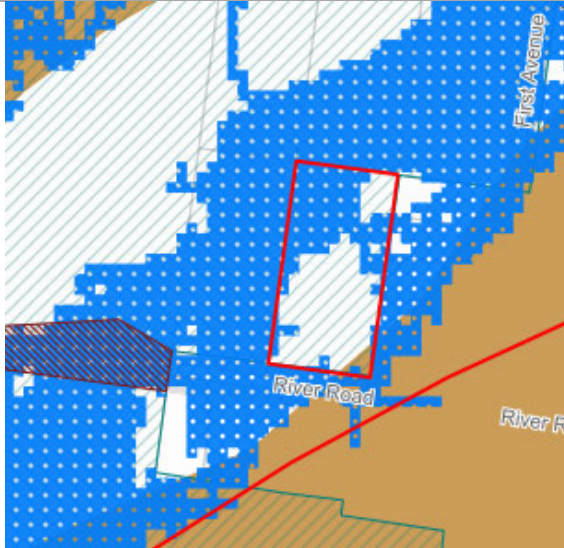

2.1. SITE DESCRIPTION & EXISTING USE

The subject site is located at 100 River Road, formally described as Lot 72 on RP7915 (refer to **Table 1**). The site has an area of 2.019ha and has frontage to River Road of approximately 100 metres. The site is currently improved by an industrial shed within the south-east portion of the land, which is utilised for the purposes of a mechanic’s workshop, with the broader site noted to operate as a bulk landscape supplies use. The land contains a watercourse which traverses the site from the north-western corner. Access is currently obtained via an existing crossing which provides for heavy vehicles associated with deliveries to and from the site.

Land to the east, west and south of the site are located within the Medium Impact Industry Zone and used for a mixture of industrial and commercial uses. The adjoining land to the north is zoned Rural and is vacant grazing land.

Table 1 – Maps & Descriptions (Source: IntraMaps)

Site		
Zoning		

<p>Overlays</p>	 <p>LEGEND</p> <ul style="list-style-type: none"> Az Road Labels Town Planning Scheme Overlays <ul style="list-style-type: none"> Regional Infrastructure (Lines) <ul style="list-style-type: none"> Transmission Lines (Ergon) National Trail Rail Trail Regional Infrastructure (Regions) <ul style="list-style-type: none"> Regional Infrastructure (Electricity) Stock Routes Substations Airport Facility Location Airport Environment <ul style="list-style-type: none"> Airport Runway Distance from Airport - 13km Distance from Airport - 3km Distance from Airport - 8km Public Safety Area Flood Hazard Zone Important Agricultural Areas Agricultural Land Classification <ul style="list-style-type: none"> A B
<p>Services</p>	 <p>Water</p> <ul style="list-style-type: none"> Mains Water Water Active Assets Hydrants Valves AC Zone Water Nodes Water Declared Service Areas Water Future Expansion Areas Water Supply Zone <p>Sewerage</p> <ul style="list-style-type: none"> Sewer Manholes Sewer Treatment Plants Sewer Pump Stations Sewer Rising Mains Sewer Mains and Relines Sewer Declared Service Areas Sewer Future Expansion Areas <p>Stormwater</p> <ul style="list-style-type: none"> Pits and Manholes Stormwater Headwalls Stormwater Pipes

SUMMARY DETAILS

The proposed development seeks a Development Permit for Material Change of Use (MCU) for Bulk Landscape Supplies. The proposed development will facilitate for utilisation of the site for the stockpiling of landscaping materials, including sand, gravel, barks, mulches, topsoil, aggregates, pavers etc.

The proposal involves a new shed structure within the south-western portion of the site, which will be utilised for the storage of vehicles and some pre-packaged retail products such as concrete powder, rapid set concrete, potting mix, fertiliser etc. (landscaping supplies). The shed will also incorporate an office which will be ancillary to the main use. Four (4) staff will be employed on-site.

The total gross floor area (GFA) proposed is 296m², including the mezzanine office space (16.8m²), with a total use area of 1.3 hectares proposed (incl. supply bunkers). The hours of operation proposed are Monday – Saturday, 7am to 5pm and Sunday and Public Holidays, 8am to 4pm.

The use will have an average of two (2) deliveries to the site per day with materials. Truck and dog sized vehicles are to be utilised for deliveries. The business is to provide deliveries for customers and anticipates an average of 6 deliveries off-site per day in smaller trucks.

A total of twenty-one (21) car parking spaces are proposed on-site, including two (2) PWD spaces. The site plan allows for manoeuvring of articulated vehicles (AV) for delivery and / or pickup of landscape supplies to and from the site.

Gross Floor Area + Outdoor Storage Area	Gross Floor Area (Shed / Office) – 296m ² Total Use Area – 1.03 hectares
Building height	6.7 metres
Number of parking spaces	Twenty-one (21)
Access	Via two (2) 12-metre-wide crossovers to River Road
Design Vehicle	Articulated Vehicle (AV)

4. APPLICATION HISTORY

Confirmation Notice

A confirmation notice acknowledging the application was issued by Council on 6 June 2023.

Information Request

An Information Request was issued to the applicant on 22 June 2023 seeking further information (in summary) on the following matters:

1. Amended plans which demonstrate any infrastructure (including supply bunkers) outside the mapped Flood hazard overlay area or, provide a Flood Impact Assessment prepared by an RPEQ where involving infrastructure within the mapped overlay area;
2. Additional information on the extent of earthworks required or previously undertaken on the site;
3. A swept path diagram demonstrating that a 19-metre Articulated Vehicle can adequately manoeuvre through the site;
4. Amended plans which demonstrate one (1) vehicle access crossover via River Road, in accordance with AO6.4 of the Medium Impact Industry Code; and
5. A Stormwater Management Plan prepared by a suitably qualified RPEQ.

Information Request Response

On 22 December 2023, correspondence was received by Council from the applicant in response to the matters raised within the information request.

Confirmation was provided by the Applicant that two (2) drains were relocated on the site, triggering Operational Works for earthworks. In response to matters pertaining to flooding, the Applicant confirmed that the bunkers will not be placed further north than what is currently installed.

It is also noted that a component of the Applicant's Response to Information Request included clarification on the use of the two (2) access crossovers as an entry and exit only, with relevant signage. This arrangement facilitates the maneuvering of the design vehicle (19 metre articulated vehicle) through the site. The provided plans have been included as an approved plan.

In support of the response, the following supporting information was provided by the applicant:

- Vehicle swept path diagrams prepared by ATC Consulting Engineers; and
- Stormwater Management Plan prepared by ATC Consulting Engineers.

5. ASSESSMENT OF ASSESSMENT BENCHMARKS

Framework for Assessment

Categorising Instruments for Statutory Assessment

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

- the *Planning Regulation 2017* (the **Regulation**)
- 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 Act are relevant to this application:

- 45(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.*

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

Section 30 – Assessment Benchmarks generally

(1) *For section 45(5)(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, 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 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.

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.

PLANNING REGULATION 2017 DETAILS	
WBB Regional Plan Designation:	<p>Wide Bay Burnett Regional Plan 2011 – Urban Footprint</p> <p>The Urban Footprint identifies land that can meet the region’s projected urban development needs to at least 2031.</p> <p>The Urban Footprint is a representation of:</p> <ul style="list-style-type: none"> • Large urban communities, other communities recognised as being affected by growth pressures, and other areas recognised as the preferred locations for future growth; and, • Lands surrounded by existing or proposed urban development, but which may not be an appropriate location for development (e.g. flood plains). <p>The Urban Footprint includes established urban areas, new and residual broad hectare lands, and areas that could be suitable for future urban development. It incorporates the full range of urban uses, including housing, industry, business, infrastructure, community facilities and urban open space.</p> <p>The proposed development is considered consistent with the intent of the Regional Plan, where involving a land use which is for urban purposes and is suitable with its industrial zoning and adjoining industry land uses.</p> <p>In late 2023, the Wide Bay Burnett Regional Plan 2023 was released. Given the nature of the proposed development for an industrial land use within an urban area, it is unlikely to conflict with the goals of the new Regional Plan noting it is not applicable to the assessment of the proposed development given the Regional Plan was adopted post-lodgement of the development application.</p>

4.2. REFERRAL AGENCIES

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

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

Note: The Grey shading in the table indicates no provisions apply.

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
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			
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	N/A	N/A	N/A	N/A	N/A

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
	- Residential Development - Urban Activity					
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: - Taking or interfering with water - Removing quarry material - Referral dams - Levees	N/A N/A N/A N/A		N/A	N/A	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

4.3. 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 • Agriculture. • Development and construction. • Mining and extractive resources. • Tourism.	Agriculture – Important Agricultural Area The site is identified within an important agricultural area under the State Planning Policy mapping. With respect to the industrial zoning of the land, adjoining industrial land uses and existing use of the site, it is considered that there is limited agricultural productivity and will not impede on adjoining agricultural or rural land uses.
Planning for the environment and heritage. • Biodiversity. • Coastal environment. • Cultural heritage. • Water quality	Biodiversity The site contains Category R regulated vegetation in the north-western extent of the site, aligning with the location of the existing gully / waterway. The existing use of the site has resulted in historic clearing of vegetation up to the gully location, as shown on aerial imagery. The development footprint proposed does not extend beyond the gully toward the north-west extent of the site, thus not requiring any further vegetation clearing.
Safety and resilience to hazards. • Emissions and hazardous activities.	Natural hazards, risk and resilience. The site is identified within the flood hazard zone, primarily affecting the north-western extent of the site and

<ul style="list-style-type: none"> • Natural hazards, risk, and resilience. 	<p>areas along the eastern and southern boundaries (River Road). The development footprint is situated predominantly outside the mapped flood hazard areas, with existing concrete bunkers located outside this mapped extent and raised on pads. Appropriate drainage will be provided on-site to allow upstream catchments to discharge and avoid ponding of surface runoff.</p>
<p>Infrastructure</p> <ul style="list-style-type: none"> • Energy and water supply. • Infrastructure integration. • Transport infrastructure. • Strategic airports and aviation facilities. • Strategic ports. 	<p>All appropriate urban services infrastructure and connections can be made and are conditioned as part of the approval.</p>

4.4. DEVELOPMENT CODE ASSESSMENTS

Pursuant to Section 5.5, Table 5.5.8 – Level of Assessment in the Medium Impact Industry Zone, an application for Bulk Landscape Supplies is subject to Impact Assessment, as the use is not listed in the table. The relevant assessment benchmarks are:

- Strategic Framework
- Medium Impact Industry Zone Code
- Services and Works Code

STRATEGIC FRAMEWORK

An assessment of the proposed development against the relevant themes included under the Strategic Framework is included below.

Section 3.2 Settlement pattern

- (a) *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.*
- (b) *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.*

3.2.1.1 Specific outcomes

- (a) *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.*
- (b) *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.*
- (c) *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 efficient functioning of infrastructure during and after an event.*

Section 3.4 Strong economy

- (a) *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.*

Section 3.5 Natural Systems & Sustainability

3.5.1 Strategic outcomes

- (a) *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.*
- (b) *Overlays identify natural hazards and prescribe assessment benchmarks for avoiding and mitigating their effects on people and property.*

3.5.1.1 Specific outcomes

- (a) *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.*
- (b) *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.*
- (c) *Development avoids or mitigates risks to personal safety and property damage from natural hazards.*
- (d) *Development avoids impacts on the function of flood plains and does not worsen the severity or impact of natural hazards.*
- (e) *Development supports and does not unduly burden disaster management responses or recovery capacities and capabilities.*

Section 3.6 Strong communities

- (a) *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.*

Section 3.7 – Infrastructure and Servicing

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.*

3.7.1.1 Specific outcomes

- (a) *Development is located to allow immediate connection to existing infrastructure or provides for the orderly extension of that infrastructure to service the development.*
- (b) *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.*

Overall statement of compliance:

The two broad themes of the strategic framework listed above seek to encourage industrial and commercial activities in areas of high accessibility and ensuring there is a clear distinction between urban and rural areas.

The proposed development is located within an established industrial locality that contains a broad range of industrial and commercial land uses of a scale and nature similar to that proposed over the site. Whilst not generally anticipated within the Medium impact industry zone, it is acknowledged that the use for a Bulk Landscape Supplies is considered appropriate within the Rural zone and will provide opportunity for a transitional land use from the industrial precinct to adjoining rural land to the north and west. The proposed development achieves a built form and layout which will minimise off-site impacts to adjoining industrial and rural land to the north, east and west of the site, including dust, odour, noise and stormwater. Further, reasonable and relevant conditions have been imposed to ensure offsite impacts are limited.

The environmental values and integrity of the waterway which traverses the site will be protected through the implementation of appropriate stormwater management and erosion control measures recommended within the Stormwater Management Plan. Mechanical safeguards and landscaping strips between the stockpiles will be integrated to minimise run-off of potential contaminants into the waterway. There will be no further clearing of vegetation within proximity and further north-west of the waterway in order to minimise further disturbance. In addition, the proposed development footprint is situated wholly outside the mapped flood hazard overlay to minimise risk to people and property.

The development will not result in adverse impacts on the safe and efficient operation of the road network, being River Road. The proposal seeks to utilise existing access to the site and provide an additional vehicle crossover further west to provide appropriate access and internal manoeuvring areas for an articulated vehicle (AV). A condition to this effect has been imposed on the Development Permit. As demonstrated in response to the Services and Works Code, the proposed development will be connected to all required reticulated urban infrastructure (i.e., water, sewer, electricity) to service the development.

MEDIUM IMPACT INDUSTRY ZONE CODE

The purpose of the Medium impact industry zone code is to provide for medium impact industry land uses, along with other uses and activities that support industry activities and do not compromise the future use of premises for industry activities.

The following table sets out an assessment of the proposal against the performance and acceptable outcomes for the Medium impact industry zone code.

Performance outcome	Requirements for accepted development and assessment benchmarks	Responses
Section 1 – General		
PO1 Buildings are of a scale that is consistent with the surrounding	AO1.1 Maximum building height is 11.5m.	Complies with AO1.1.

<p>built form, streetscape and civic spaces.</p>		<p>The development seeks a maximum building height of 6.7 metres.</p>
<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. 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.</p> <p>AND AO2.4 Total use area is no more than 75% of the site, excluding car parking areas</p>	<p>Complies with AO2.1. The proposed shed is setback 30 metres from the primary road frontage (River Road).</p> <p>Not applicable. River Road is a higher order road.</p> <p>Performance outcome sought. The development seeks a setback distance of 3 metres from the western boundary of the site, which adjoins vacant rural land identified within the Medium impact industry zone. The reduced setback outcome is considered appropriate in this circumstance, where the adjoining site is vacant land zoned as Medium Impact Industry, contemplating future use of the site for an industrial land use.</p> <p>Complies with AO2.4. The total use area does not exceed 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 The maximum length of any wall without articulation or change of material is no more than 30m. AND 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. AND AO3.3 Buildings include variation in parapet design, roofing heights and treatments.</p>	<p>Complies with AO3.1. The maximum length of the proposed shed structure is 27 metres.</p> <p>Not applicable. The development does not adjoin an arterial or higher order road.</p> <p>Complies with AO3.3. The proposed shed will include a gable roof design and achieves variation through the verandah along the southern</p>

	<p>AND 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>and eastern elevation of the building.</p> <p>Complies with AO3.4. The main entrance to the building is easily identifiable from and directly accessible from the car parking area at the front of the site, between the building and the street frontage.</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 AO4.2 Development is supplied with reticulated electricity and telecommunications services.</p> <p>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>Complies with AO4.1. The site is connected to all necessary urban services including reticulated water supply and sewerage.</p> <p>Complies with AO4.2. Development is supplied with reticulated electricity and telecommunications services.</p> <p>Complies with AO4.3. A Stormwater Management Report was prepared by ATC Engineers in response to items raised within the Information Request.</p> <p>As outlined within the report, the existing lot currently discharges to the creek at the rear of the lot and the table drain at the River Road frontage via overland flow. The current discharge points will be retained, and suitably upgraded, as the point of lawful discharge for the proposed new shed structure and overland flow paths.</p> <p>It is not expected that any surface stormwater will be stored on-site prior to release to the creek. The roof rainwater from the new building will be attenuated and temporarily stored in a 10,000L rainwater tank. The carpark will be attenuated with pits prior to release to the River Road table drain.</p>
<p>PO5 Landscaping is provided to enhance the established streetscape, protect visual</p>	<p>AO5.1 A minimum of 3% of the site is used to provide landscaping.</p>	<p>Complies with AO5.1. The development seeks to provide approximately 1,500m²</p>

<p>amenity, preserve sight lines and offer effective screening of unsightly activities.</p>	<p>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.</p> <p>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.</p> <p>AND 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 AO5.5 Shade trees are provided in car parking areas at a ratio of 1 tree for each 6 car parking spaces.</p>	<p>(7.5%) of landscaping on the site, excluding the area north of the gully which will remain undeveloped.</p> <p>Complies with AO5.2. The development achieves landscaped areas along the road frontage (River Road) with a depth of 10 metres, which is sufficient to provide a range of large trees, tiered plantings and groundcovers.</p> <p>Complies with AO5.3. The development achieves landscaping along the side and rear boundaries with a minimum depth of 3 metres along the western and rear boundary, and 6 metres to the eastern boundary. Whilst landscaping is not provided along the full extent of the northern and western boundary, it is acknowledged that land beyond the existing creek (to the north) is vegetated and will remain undeveloped.</p> <p>Complies with AO5.4. Any existing trees will be retained on-site.</p> <p>Performance outcome sought. Shade trees have not been provided in car parking areas in accordance with the required ratio. There is an opportunity for the provision of shade trees within the identified landscaping areas between the River Road frontage and car parking area.</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</p>	<p>Complies with AO6.1. Access is proposed via River Road, which is a formed and sealed road.</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>Complies with AO6.2. Two (2) access points have been provided in order to minimise the need for AV's and other associated vehicles to reverse on or off the site, as demonstrated within the vehicle swept path diagram prepared by ATC Consulting Engineers.</p> <p>Complies with AO6.3. The nearest uncontrolled intersection is approximately 120 metres from the proposed site access crossovers (First Avenue). There are no intersections with traffic lights or islands within close proximity to the site.</p> <p>Not applicable. The development does not require shared access.</p>
<p>P07 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 National Standard for the Storage and Handling of Dangerous Goods [NOHSC:1015(2001)].</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</p>	<p>Complies with AO7.1. The development does not involve the storage of dangerous goods or combustible liquids.</p> <p>Complies with AO7.2. Car parking is provided adjacent to the proposed shed and associated office component. It is noted that all windows and doors are oriented toward the car parking area.</p> <p>Complies with AO7.3.</p>

	<p>The office component is designed with 25% of un-obscured glazing in facades facing public areas of the site and the street.</p>	<p>The office component is sufficiently set back and screened from River Road to avoid the need for unobscured glazing. Further, the development is not anticipated to adversely impact the safety and security of people and the property.</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. 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.</p>	<p>Complies with AO8.1. The subject land has a slope of less than 10%.</p> <p>Not applicable. There are no known listings of contaminated land on the site.</p> <p>Not applicable. There are no potentially contaminating substances proposed as part of the proposed development.</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. AND AO9.2 The refuse storage area is provided in a building or other enclosed structure screened to a minimum height of 0.2m</p>	<p>Complies with AO9.1. A refuse storage area will be provided at the rear of the proposed building and is to be screened from public view.</p> <p>Complies with AO9.2. The refuse storage area will be appropriately screened from view and is considered</p>

	<p>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.</p>	<p>compliant with this Acceptable Outcome. Can comply. The refuse storage area is capable of being designed to comply with AO9.3.</p>
<p>PO10 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>AO10.1 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 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>	<p>Complies with AO10.1 & AO10.2. There are no known or listed contaminants on the subject site that could pose a health risk due to contaminated soils.</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. AND AO11.2 Any sales area does not exceed 20% of the total gross floor area. AND AO11.3 Direct sales to the public are restricted to the sale of items produced on site.</p>	<p>Performance outcome sought. The development involves an ancillary office component within the proposed building, comprising a total area of 86m². The office use will exceed 10% of the total gross floor area proposed of 296m², where comprising approximately 29% of the shed. The office / retail area will be ancillary to the bulk landscape supplies use (which is noted to be limited in gross floor area, by definition) and will form a key component to the business operation. The office space will be utilised for the purposes of retail sales of goods that are not produced on-site, including pre-packaged landscaping supplies (i.e., cement, fertiliser</p>

		etc.) and is considered ancillary when considering the development holistically.
<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. AND AO12.2 The business activity addresses an identified deficiency in local service. AND AO12.3 The business activity has a total use area no greater than 250m², excluding on-site car parking areas</p>	<p>Not applicable. The proposed development does not involve a business activity.</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. AND AO13.2 A caretaker’s accommodation is not located at the front of the major use on the site. AND 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>	<p>Not applicable. The development does not involve Caretaker’s accommodation.</p>
<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. AND 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. AND AO14.3 A caretaker’s accommodation is provided with private open space which is directly accessible from a habitable room. AND AO14.4 The caretaker’s accommodation is provided</p>	<p>Not applicable. The development does not involve Caretaker’s accommodation.</p>

	with 1 car parking space segregated from the car parking supply for the non-residential use of the site.	
Section 4 – For development affected by one or more overlays		
Airport environs overlay		
Public safety area		
<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. 	<p>Complies with AO15.1. The site is identified within 3km of the Kingaroy airport, as identified on the Airport environs overlay map. The proposed development will not result in an increased risk to public safety, as follows:</p> <ul style="list-style-type: none"> - The proposal will not result in a significant increase in the number of people living or working in the public safety area; - The use is not expected to attract large number of people where involving a Bulk landscape supplies land use; and - The proposed land use does not involve the manufacture, use or storage of flammable, explosive, hazardous or noxious materials.
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. AND AO16.2 Development located between 3 km and 8 km of an airport</p>	<p>Complies. The proposed development does not include turf farms, fruit tree farms, piggeries, show grounds, food processing plants or food, organic waste, putrescible waste facilities, dairy or poultry farms, outdoor sport and recreation, non-putrescible waste facility or sewerage treatment facility.</p>

	<p>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>Flood hazard overlay</p>		
<p>PO23 Development is not exposed to risk from flood events by responding to flood potential and maintains personal safety at all times.</p>	<p>AO23.1 All new allotments include an area of sufficient size to accommodate the intended land use outside the area identified on Overlay Map 03. AND AO23.2 New buildings are not located within the area identified on Overlay Map 03; OR AO23.3 Development is sited above the 1%AEP flood event where known, or the highest known flood event, as follows: a) Habitable floor levels - 500mm; b) Non-habitable floor levels - 300mm; c) On-site sewage treatment and storage areas for potential contaminants - 300mm; d) All other development - 0mm. AND AO23.4 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</p>	<p>Not applicable. The proposed development does not involve the creation of new allotments. Complies with AO23.2. The proposed building associated with the land use is wholly located outside the mapped Flood hazard area. Complies with AO23.3. The minimum freeboard to any finished floor level will be 300mm above the top of the table drain batter on River Road. Not applicable. The proposed development does not involve building works below the nominated flood levels.</p>

	<p>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 AO23.5 Resilient building materials are used below the nominated flood level in accordance with the relevant building assessment provisions.</p> <p>AND AO23.6 Signage is provided on site indicating the position and path of all safe evacuation routes off the site.</p>	<p>Complies with AO23.5. All buildings and structures on-site will be constructed with flood resilient materials. Can be conditioned to comply.</p>
<p>PO24 Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level, and does not increase the potential for flood damage either on site or other properties.</p>	<p>AO24.1 Works associated with the proposed development do not:</p> <ul style="list-style-type: none"> a) involve a net increase in filling greater than 50m³; or b) result in any reductions of onsite 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 iv. of flows; or v. any reduction in flood warning times. 	<p>Complies with AO24.1. It is acknowledged that various earthworks have been carried out over the site, as evident through a review of aerial imagery and subsequently altered the characteristics of the site. Notwithstanding, the proposed development does not involve any further earthworks that would result in an increase in filling greater than 50m³ or result in the reduction of onsite flood storage capacity.</p>
<p>PO25 Development avoids the release of hazardous materials into floodwaters.</p>	<p>AO25.1 Materials manufactured or stored on site are not hazardous in nature.</p> <p>OR AO25.2 Hazardous materials and any associated manufacturing equipment are located above the nominated flood level.</p>	<p>Not applicable. The proposed development does not involve manufacturing or storage of hazardous materials on-site.</p>
<p>PO26 Community infrastructure in any area mapped as Flood Hazard is able to function effectively during and immediately after flood.</p>	<p>No outcome specified.</p>	<p>Not applicable. The proposed development does not involve community infrastructure.</p>

Summary of Compliance with the Medium Impact Industry Zone Code:

Whilst the proposed land use for a ‘Bulk Landscape Supplies’ is not anticipated within the Medium Impact Industry Zone; it has been demonstrated within Section 5.0 of this report that there is sufficient merit in establishing the use on the subject site. It is acknowledged that the development is to occur on a site adjoining rural zoned land to the north and west, where ‘Bulk Landscape Supplies’ is an anticipated land use. A performance outcome was sought in relation to the proposed setback to the western boundary, however it is anticipated that there will be negligible impact upon the amenity and operation of any future land uses with consideration to its industrial zoning. A Bulk Landscape Supplies use is a relatively low impact pseudo-industrial use and is not anticipated to have offsite impacts above and beyond what is reasonably expected in an industrial setting. The operation is also noted to be suitably located with respect to residential uses on nearby and adjacent properties to minimise any potential impacts to reasonably anticipated residential amenity.

SERVICES AND WORKS CODE

Performance outcomes	Requirements for accepted development and 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>Complies with AO1.1. A Preliminary Stormwater Management Report prepared by ATC Engineers (dated December 2023) was submitted in support of the development application.</p> <p>The results of the report demonstrate that the post development flows will lead to increases in stormwater discharges to the River Road table drain and creek at the rear. As outlined within the report, the following stormwater strategy was recommended:</p> <ul style="list-style-type: none"> - Roofed area to be connected to the attenuation tank; - Two (2) new stormwater sag pits to be provided within the car parking area to collect surface water and connect the tank to the pit; - Monitoring for erosion and adequately maintain pipes, upstream discharge table drains, and any discharge points near the creek and in the road reserve; and - Install and maintain a suitably vegetated landscaping strip and sediment fence between the stockpiles and creek.

Performance outcomes	Requirements for accepted development and assessment benchmarks	Assessment of proposed development
		Condition ENG7 to this effect has been imposed on the Development Permit.
<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; 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>Not applicable. A Wastewater Management Plan was not provided in support of the application and was not considered necessary where the site is to be connected to a reticulated sewerage network.</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>Complies with AO3.1. Erosion and sediment control within the site was addressed within the Preliminary Stormwater Management Plan prepared by ATC Engineers. As outlined within the report, revegetation of the current upstream discharge drainage channel is required to minimise sedimentation, including the provision of sediment and erosion control devices in proximity to the creek.</p> <p>Mechanical safeguards and appropriately sized landscaping strips between the stockpiles and the creek were recommended to prevent runoff of sediment into the creek. To mitigate erosion, any areas which undergo disturbance will undergo revegetation or mulching. The</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks	Assessment of proposed development
		maintenance of permanent sediment fences will be undertaken throughout the duration of occupancy.
<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 postconstruction phase in Table 9.4.4.</p>	<p>Complies with AO4.1. A Preliminary Stormwater Management Report prepared by ATC Engineers (dated December 2023) was submitted in support of the development application.</p> <p>As outlined in response to AO1.1, the following stormwater strategy was recommended:</p> <ul style="list-style-type: none"> - Roofed area to be connected to the attenuation tank; - Two (2) new stormwater sag pits to be provided within the car parking area to collect surface water and connect the tank to the pit; - Monitoring for erosion and adequately maintain pipes, upstream discharge table drains, and any discharge points near the creek and in the road reserve. and - Install and maintain a suitably vegetated landscaping strip and sediment fence between the stockpiles and creek.
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. AND AO5.2 Infrastructure is designed and constructed in accordance with the standards contained in PSP1 – Design and Construction Standards.</p>	<p>Complies with AO5.1. The development seeks access via River Road, which is a sealed road.</p> <p>Complies with AO5.2. All infrastructure has been conditioned to be designed and constructed in accordance with the standards contained in PSP1 – Design and Construction Standards.</p>
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>Performance outcome sought. In accordance with Table 8.4.5 of the Services and Works Code, the minimum car parking requirement for a Bulk Landscape Supplies use is 1</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks	Assessment of proposed development
	<p>AND AO6.2 A service bay is provided on-site for the service vehicle nominated in Table 9.4.5.</p> <p>AND AO6.3 Driveway crossings are provided to the standard contained in PSP1 – Design and Construction Standards.</p> <p>AND AO6.4 Vehicle parking and manoeuvring areas are provided in accordance with the standards contained in PSP1 – Design and Construction Standards.</p>	<p>space per 150m² total use area.</p> <p>The proposed development seeks a total of twenty-one (21) spaces (incl. 2 PWD), which is under the prescribed rate of 87 spaces.</p> <p>The proposed rate of twenty-one (21) spaces is considered appropriate where the use is not anticipated to generate a large number of visitors at any given time, particularly during the week, and the proposed rate is capable of meeting demand (generally) as well as the needs of customers and employees.</p> <p>Complies with AO6.2. The proposed driveway crossovers will be provided to the standard contained in PSP1 – Design and Construction Standards.</p> <p>Complies with AO6.4. Vehicle parking and manoeuvring areas are achieved 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 AO7.2</p>	<p>Complies with AO7.1. The Medium Impact Industry Zone Code prescribed a of 3% of the site is used to provide landscaping. As demonstrated in response to the corresponding acceptable outcome, the proposed development provides sufficient landscaping on the site.</p> <p>Performance outcome sought.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks	Assessment of proposed development
	<p>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>A</p> <p>ND</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>Shade trees have not been provided in car parking areas in accordance with the required ratio. There is an opportunity for the provision of shade trees within the identified landscaping areas between the River Road frontage and car parking area.</p> <p>Can comply. The proposed development seeks a 10 metre wide landscaping area along the frontage of the site (River Road), which can sufficiently accommodate three tier planting. Can be conditioned to comply.</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>	<p>Complies. Can be conditioned to comply.</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.</p> <p>AND</p>	<p>Not applicable. No filling or excavation works are proposed as part of the development application.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks	Assessment of proposed development
	<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: (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>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>Not applicable. No filling or excavation works are proposed as part of this development application.</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>Not applicable. No filling or excavation works are proposed as part of this development application.</p>

Summary of Compliance with the Services and Works Code:

The proposed development generally complies with the Services and Works Code. There is a performance outcome sought in relation to proposed car parking rates achieved, where they do not meet the prescribed rates under Table 8.4.5 of the Services and Works Code. The proposed rate of twenty-one (21) spaces is considered appropriate where the use is not anticipated to generate a large number of visitors at any given time, particularly during the week, and the proposed rate is

capable of meeting demand (generally) as well as the needs of customers and employees. The findings and recommendations of the Preliminary Stormwater Management Plan prepared by ATC Engineers and Project Managers sufficiently demonstrate that stormwater run-off can be managed through attenuation on-site and reduce run-off levels to less than pre-development levels. The minor increase in discharge to the creek is considered inconsequential. A detailed discussion is provided in Section 5.0.

5. RELEVANT MATTERS

The consideration of other relevant matters applies to the assessment and decision-making process for this impact assessable development application. The below summarises the matters considered by the planning assessment.

Applicant submitted reports	Town Planning Report prepared by ONF Surveyors Preliminary Stormwater Management Report prepared ATC Engineers and Project Managers
Planning Scheme Amendment v2.0 (Major Amendment)	At Council's General Meeting on 20 July 2022, Council endorsed the proposed Major Amendment to the Planning Scheme, which is currently with the State Government for a State Interest Check per the Minister's Guidelines and Rules. It is noted that, although draft, the proposed amendment indicates the use of Bulk landscape supplies in the Medium impact industry zone as Accepted Development, subject to requirements, or Code Assessable development otherwise. As the amendment is still draft, Officers have given consideration to this point, but provide a merit-based assessment below to complement the assessment against the benchmarks of the current version of the Planning Scheme.
Assessment considerations of merits	Impact assessment under the Act is an 'unbounded' assessment, meaning relevant matters other than those prescribed can also be considered, and weighing and balancing 'inside the box' as well as with factors 'outside the box' can take place in reaching a decision. The below outlines the planning assessment of the merits of the application presented.

PLANNING DISCUSSION

The outcome of the assessment of the application is that it is considered that compliance with the relevant assessment benchmarks has been achieved, notwithstanding the industrial zoning of the land. Whilst the Medium Impact Industry Zone does not generally anticipate the proposed use for a 'Bulk Landscape Supplies', the scale, nature and intensity of the land use is considered to be compatible with established industrial land uses in the immediate locality.

The proposed bulk landscape supplies use forms a logical transition and buffer from the existing industrial area along River Road to the rural land further west, where the use is generally anticipated.

Such use typically requires substantial land to provide adequate storage of large quantities of goods, internal manoeuvring areas for articulated vehicles (i.e., deliveries) and to minimise off-site impacts including dispersion of dust and noise onto adjoining land. However, through the provision of a substantial buffer at the rear of the site between the stockpiles and rear boundary (north), it is anticipated that there will be minimal to no off-site impacts on adjoining properties pertaining to amenity (i.e., dust, noise etc.).

The proposed development will be limited in its hours of operation to maintain the amenity for adjoining properties. It is further acknowledged that the site has historically been utilised for a bulk landscape supplies use, with minimal to no evidence of any conflict with adjoining land uses over the period of operation.

A range of issues were raised by Council in the information request pertaining to engineering matters (i.e., stormwater management, access), and a response has been provided by the applicant. As outlined in the report above, the site has been identified within the flood hazard overlay mapping, affecting land surrounding the existing gully and a small extent along the southern boundary (River Road), western and eastern boundaries. In response to the information request, it was acknowledged by the applicant that extensive earthworks to minimise impacts of flooding on the site had been carried out since the commencement of the

use between 2011 and 2023. As a result of previous earthworks, the proposed development footprint, including the shed and bunkers, will be situated predominantly outside the mapped flood hazard extent and/or situated above relevant flood levels. In accordance with the findings of the Stormwater Management Plan, adequate drainage will be implemented on-site and maintained on the eastern boundary to allow upstream catchments to discharge and avoid ponding. It is considered that there will not be any increased impacts, or risk to property or people as a result of the proposed development.

6. 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	Council’s Development Engineer provided engineering conditions and has calculated the Infrastructure Charges.
Infrastructure Charges Unit	<p>Council adopted the LGIP on 24 June 2019 which commenced on 1 July 2019.</p> <p>The types of development that may trigger the issuing of an infrastructure charges notice are:</p> <ul style="list-style-type: none"> a) Reconfiguring a lot; b) Making a material change of use; and/or c) Carrying out building work. <p>Refer to Attachment B for the Infrastructure Charges Notice.</p>

Public Notification

Date Notification Commenced	15 February 2024
Date Notification Completed	8 March 2024
Date notice of compliance received	11 March 2024

During the Public Notification period, one (1) properly made submission was received. The matters raised have been discussed in the following table.

Submission Summary	
Submitter Issue	Response
<p>Noise Noise pollution from quarry machinery, front end loaders and gravel screening equipment that is present 7 days a week.</p>	<p>Offsite impacts were a relevant consideration during the assessment of the development application. The land use is considered consistent with existing land uses in the area, and the industrial amenity of the locality. Officers note that there are surrounding industrial uses within the Medium impact industry zoning, which generate noise as anticipated by industrial uses in an industrial context. The nearest dwelling located on Lot 70 on RP7915, Irene Street is located approximately 190 metres from the rear boundary of the Applicant’s site and is separated by the activities of the landscape supplies by a shed and mature vegetation.</p> <p>Further, reasonable and relevant conditions such as hours of operation (i.e.GEN2) have been imposed to appropriately address and manage any potential offsite impacts (including noise).</p> <p>The conditioning of hours of operation means that any noise emitted from the site will be during prescribed operating hours deemed appropriate under the scheme.</p>
<p>Stormwater run-off</p>	<p>In response to Council’s Information request, the Applicant provided Preliminary Stormwater Report</p>

<p>'Redirected' ground water flow onto adjoining property to the north-west.</p>	<p>which indicates stormwater discharging across the rear of the subject land. This is directed downstream and away from the adjoining property to the north-west.</p> <p>Accordingly, this issue is considered to have been appropriately addressed and managed.</p>
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7. CONCLUSION





That Council approve the Development Permit for Material Change of Use for Bulk Landscape Supplies at 100 River Road, Kingaroy (formally described as Lot 72 on RP7915) – Applicant – Johnson Management (Aust) Pty Ltd.

Grounds to support the approval of the development application:

- The proposed bulk landscape supplies use is supported by the relevant provisions of the Strategic Framework.
- The bulk landscape supplies use forms a logical transition and buffer from the existing industrial area along River Road to the rural land further west, where the use is generally anticipated.
- The proposal seeks to formalise an existing bulk landscape supplies operation which has been operational on the site.
- Where complying with the approved hours of operation, and reasonable and relevant conditions GEN2 and ENG9, the development avoids noise and dust amenity impacts on adjoining rural land uses; and
- The Stormwater Management Plan provides for appropriate management and mitigation of stormwater run-off, flooding and protection of the traversing waterway corridor.

On balance, the proposed development and its impacts can be managed through compliance with conditions. On this basis, it is recommended that Council approve the proposed development, subject to reasonable and relevant conditions.

ATTACHMENTS

1. **Attachment A - Statement of Reasons** [↓](#) 
2. **Attachment B - Infrastructure Charges Notice** [↓](#) 
3. **Attachment C - Approved Plans** [↓](#) 
4. **Attachment D - Preliminary Stormwater Management Report** [↓](#) 

NOTICE ABOUT DECISION – STATEMENT OF REASONS

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

Applicant:	Johnson Management (Aust) Pty Ltd C/- ONF Surveyors
Application No:	MCU23/0010
Proposal:	Material Change of Use for Bulk Landscape Supplies
Street Address:	100 River Road, Kingaroy
RP Description:	72 on RP7915
Assessment Type:	Impact Assessable
Number of Submissions:	1

On 17 April 2024 the above development was recommended for:

- Approval
 Refusal

1. Reasons for the Decision

The reasons for this decision are:

- The proposed bulk landscape supplies use is supported by the relevant provisions of the Strategic Framework;
- The bulk landscape supplies use forms a logical transition and buffer from the existing industrial area along River Road to the rural land further west, where the use is generally anticipated;
- The proposal seeks to formalise an existing bulk landscape supplies operation which has been operational on the site;
- Where complying with the approved hours of operation, and reasonable and relevant conditions, the development avoids noise and dust amenity impacts on adjoining rural land uses;
- The Stormwater Management Plan provides for appropriate management and mitigation of stormwater run-off, flooding and protection of the traversing waterway corridor.

2. Assessment Benchmarks

The following are the benchmarks applicable to this development:

- Strategic Framework
- Medium Impact Industry zone code
- Services and works code

3. Compliance with Benchmarks

The development was assessed against all 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: Johnson Management (Aust) Pty Ltd
 C/- ONF Surveyors
 PO Box 896
 KINGAROY QLD 4610

APPLICATION: Material Change of Use (Bulk landscape supplies) -
 Impact Assessable

DATE:]Insert Decision Date]

FILE REFERENCE: MCU23/0010

AMOUNT OF THE LEVIED CHARGE: **\$0.00** **Total**
(Details of how these charges were calculated are shown overleaf)

\$0.00	Water Supply Network
\$0.00	Sewerage Network
\$0.00	Transport Network
\$0.00	Parks and Land for Community Facilities Network
\$4,185.00	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 72 on RP7915

SITE ADDRESS: 100 River 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
Commercial Bulk Goods – Bulk landscape Supplies	[No.]	m ² GFA	\$49.00	CR Table 2.2	\$0.00

Discounts*

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

Sewerage

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Commercial Bulk Goods – Bulk landscape Supplies	[No.]	m ² GFA	\$27.00	CR Table 2.2	\$0.00

Discounts*

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

Transport

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Commercial Bulk Goods – Bulk landscape Supplies	[No.]	m ² GFA	\$24.00	CR Table 2.2	\$0.00

Discounts*

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

Parks and Land for Community Facilities

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
-------------------------	-----------------	------------------	-------------	-----------	--------

Commercial Bulk Goods – Bulk landscape Supplies	[No.]	m ² GFA	\$0.00	CR Table 2.2	\$0.00
---	-------	--------------------	--------	--------------	--------

Discounts*

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

Stormwater

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Commercial Bulk Goods – Bulk landscape Supplies	2093	m ² Impervious	\$2.00	CR Table 2.2	\$4,185.00

Discounts*

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

Levied Charges

Development Description	Water Supply	Sewerage	Transport	Parks & Land for Community Facilities	Stormwater	Total
Commercial Bulk Goods - Bulk Landscape Supplies	\$0.00	\$0.00	\$0.00	\$0.00	\$4,185.00	\$0.00
Total	\$0.00	\$0.00	\$0.00	\$0.00	\$4,185.00	\$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



PROPOSED SHED

MICK JOHNSON

100 RIVER ROAD
KINGARROY



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ISSUE	DESCRIPTION	DATE	AUTHOR
1A	DRAFT FLOOR PLANS	19-10-2022	TN
2C	CONSTRUCTION ISSUE	23-05-2023	TN

AT NO POINT OR ANY STAGE DO THESE PLANS WARRANT/GUARANTEE BUILDING APPROVAL. NOR DO THESE PLANS PERMIT ANY BUILDER, HOMEOWNER OR CONSULTANT THE ABILITY TO PERFORM ANY BUILDING WORK WITHOUT THE REQUIRED LOCAL AUTHORITY REQUIREMENTS. THIS REQUIREMENT IS USUALLY EXPRESSED IN THE FORM OF A STAMPED BUILDING APPROVAL PLAN FROM PRIVATE CERTIFICATION.

THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL BUILDING DESIGN AND OTHER CONSULTANTS' DRAWINGS AND SPECIFICATIONS AND WITH SUCH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ANY DISCREPANCY SHALL BE REFERRED TO THE DESIGNER OR ENGINEER BEFORE PROCEEDING WITH THE WORK.

ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE RELEVANT AND CURRENT CODES AND WITH THE BY-LAWS AND ORDINANCES OF THE RELEVANT BUILDING AUTHORITIES EXCEPT WHERE VARIED BY THE PROJECT SPECIFICATION. ALL DIMENSIONS SHOWN SHALL BE VERIFIED BY THE BUILDER ON SITE.

CARE HAS BEEN TAKEN TO ACHIEVE ACCURACY HOWEVER ALL INFORMATION ON THIS PLAN SHOULD BE REGARDED AS APPROXIMATE .

ENGINEER'S DRAWINGS SHALL NOT BE SCALED FOR DIMENSIONS. DURING CONSTRUCTION THE STRUCTURE SHALL BE MAINTAINED IN A STABLE CONDITION AND NO PART SHALL BE OVERSTRESSED. TEMPORARY BRACING SHALL BE PROVIDED BY THE BUILDER TO KEEP THE WORKS AND EXCAVATIONS STABLE AT ALL TIMES.

UNLESS NOTED OTHERWISE ALL LEVELS ARE IN METERS AND ALL DIMENSIONS ARE IN MILLIMETERS.

DETAIL OF THE CUT & FILL REQUIREMENTS FOR THIS BUILDING SITE IS BASED ON SURFACE LEVELS TAKEN AND THE OWNER/BUILDER SPECIFIED REQUIREMENTS. SUCH DETAIL IS SUBJECT TO VARIATION DEPENDANT UPON GROUND CONDITIONS ENCOUNTERED, SOIL TEST RESULTS AND LOCAL AUTHORITY REQUIREMENTS. CONTOURS AND R.L.s. WHERE SHOWN, ARE INDICATIVE ONLY, SOME LEVELS MAY CHANGE DUE TO ACTUAL CONDITIONS ON SITE.

CLEAR BUILDING AREA OF ALL VEGETATION TO ONE METRE PAST THE BUILDING PERIMETER. REMOVE ALL STUMPS & ROOTS. STOCKPILE TOP SOIL FOR REUSE ON COMPLETION OF BUILDING CONSTRUCTION. TOP SOIL IS NOT TO BE USED AS FILL MATERIAL.

ALL CUT AND FILL EMBANKMENTS TO BE NO STEEPER THAN 1:2 AND ALL DRIVEWAYS TO BE NO STEEPER THAN 1:6 ALL EARTHWORKS TO BE IN ACCORDANCE TO A.S. 2870.

SLOPE BUILDING PAD TO DRAIN ALL SURFACE WATER AWAY FROM RESIDENCE AS PER BCA PART 3.1.2 DRAINAGE

SITE WORKS INDICATED ON THIS PLAN ARE FOR CONSTRUCTION PURPOSES ONLY. IT IS THE CLIENTS RESPONSIBILITY TO CARRY OUT ALL LANDSCAPING, SITE DRAINAGE, RETAINING WALLS AFTER COMPLETION OF CONSTRUCTION. ALL RETAINING WALLS & EMBANKMENTS SHOWN ARE TO COMPLY WITH THE LOCAL AUTHORITIES POLICY FOR RETAINING WALLS & EMBANKMENTS ON RESIDENTIAL BUILDING SITES. POSITION OF RETAINING WALLS & EMBANKMENTS MAY VARY ACCORDING TO SITE WORKS.

LEVEL OF CONCRETE FLOOR SLAB TO DWELLING IS TO BE VERIFIED BY BUILDER TO ENSURE THAT A MINIMUM HEIGHT ABOVE FINISHED GROUND LEVEL IS ATTAINED IN ACCORDANCE TO THE B.C.A., QLD BUILDING ACT- AMENDMENT ACT 1991 & THE LOCAL AUTHORITY POLICY AND TO CONFIRM CUT AND FILL LEVELS. THE SAME PRINCIPAL IS TO BE APPLIED WHEN CONSIDERING THE CAVITY BETWEEN THE LOWER FLOOR CEILING AND THE UPPERFLOOR TO ENSURE ADEQUATE SPACING FOR SERVICES.

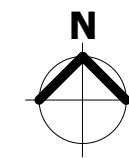
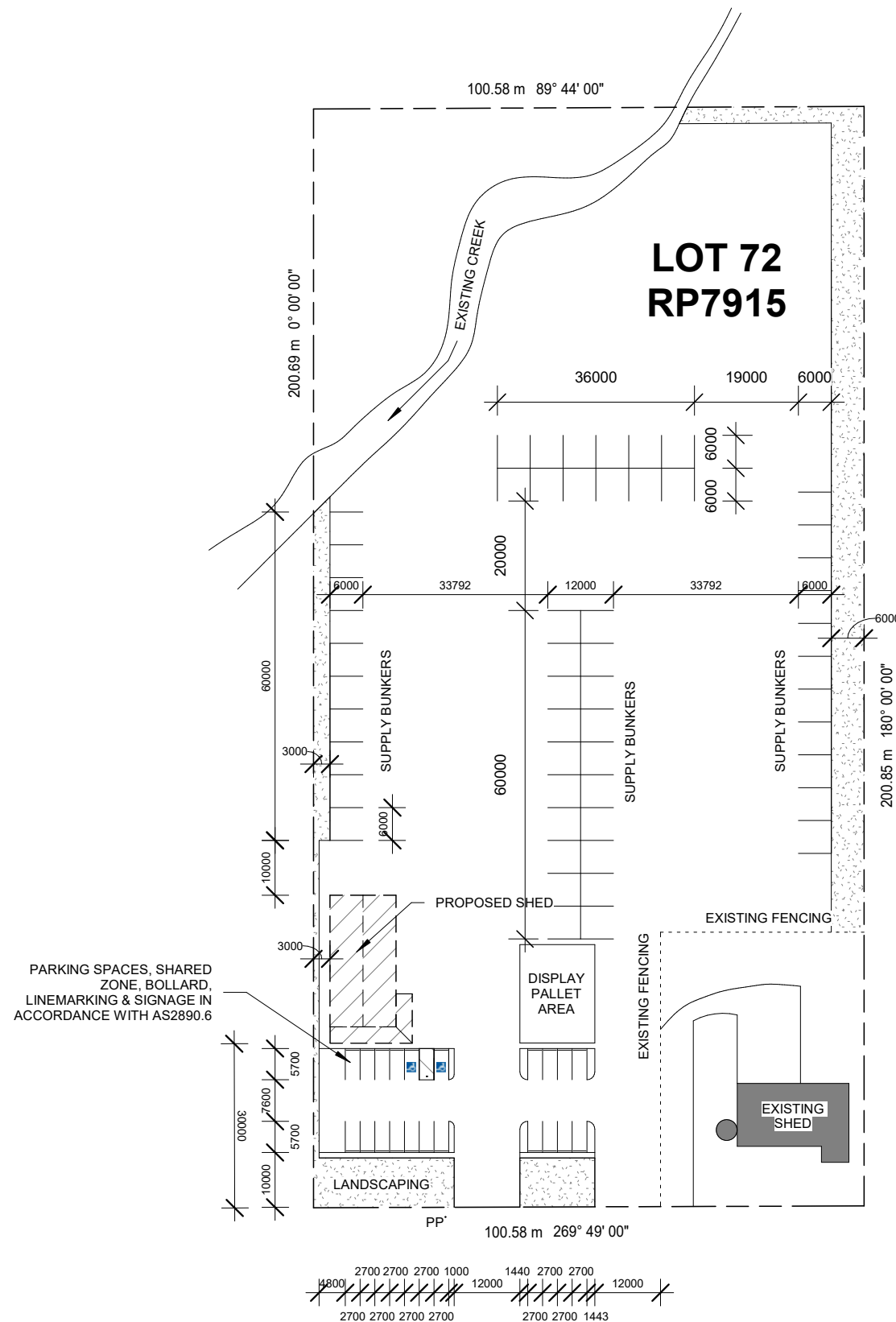
BUILDER TO VERIFY THE LOCATION OF ALL SERVICES PRIOR TO CONSTRUCTION.

CONFIRM THAT ALL SURVEY PEGS ARE IN THE CORRECT POSITION BEFORE SETTING OUT THE BUILDING. IF ANY DOUBT ARISES CONTACT THE BUILDER/SURVEYOR. THE RELATIONSHIP BETWEEN OCCUPATION AND THE PLOTTED BOUNDARY IS INDICATIVE i.e. THIS IS NOT A BOUNDARY SURVEY.

AFTER COMPLETION OF CONSTRUCTION OF THE DWELLING, THE OWNER SHALL MAINTAIN THE SITE & DWELLING IN ACCORDANCE WITH THE C.S.I.R.O. LEAFLET SHEET No. 10-91 'GUIDE TO HOMEOWNERS ON FOUNDATION MAINTENANCE AND FOOTING PERFORMANCE'.

NOTES: GENERAL

1. BUILDING SETBACKS SHOWN ARE TO BE CONFIRMED ON SITE BY SURVEYOR PRIOR TO BUILDING APPROVAL/CONSTRUCTION
2. CONTOURS AND LEVELS SHOWN ARE APPROXIMATE ONLY, PLOTTED FROM COUNCIL RECORDS AND MAY VARY ON SITE



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ISSUE	DESCRIPTION	DATE
1A	DRAFT FLOOR PLANS	19-10-2022
2C	CONSTRUCTION ISSUE	23-05-2023

PROJECT:
PROPOSED SHED

CLIENT:
MICK JOHNSON

SITE ADDRESS:
**100 RIVER ROAD
 KINGAROY**

PAGE No: **A001**

DWG BY: **TN** CHECKED BY: **TN**

SCALE: **1 : 1000**

JOB No: **23-073**

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All design, construction methods and materials to be in accordance with:

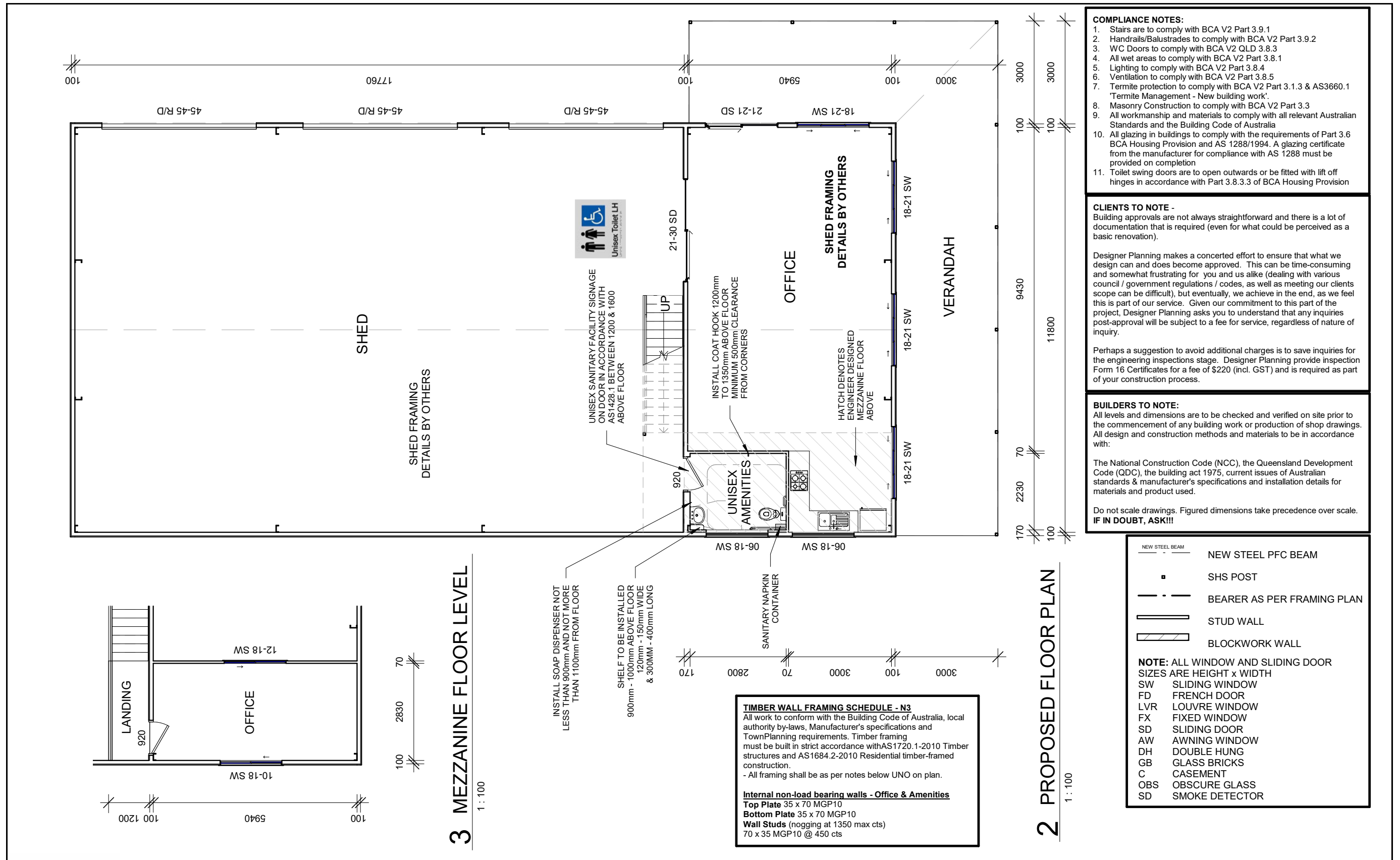
- The Building Code of Australia (BCA);
- The Queensland Development Code (QDC);
- Building Regulations;
- Current issues of Australian Standards & Manufacturer's specifications and installation details for materials used.

1 PROPOSED SITE PLAN

1 : 1000

RIVER ROAD

23/05/2023 10:49:58 AM



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ISSUE	DESCRIPTION	DATE	AUTHOR
1A	DRAFT FLOOR PLANS	19-10-2022	TN
2C	CONSTRUCTION ISSUE	23-05-2023	TN

PROJECT: PROPOSED SHED

CLIENT: MICK JOHNSON
SITE ADDRESS: 100 RIVER ROAD KINGARROY

PAGE No: A002

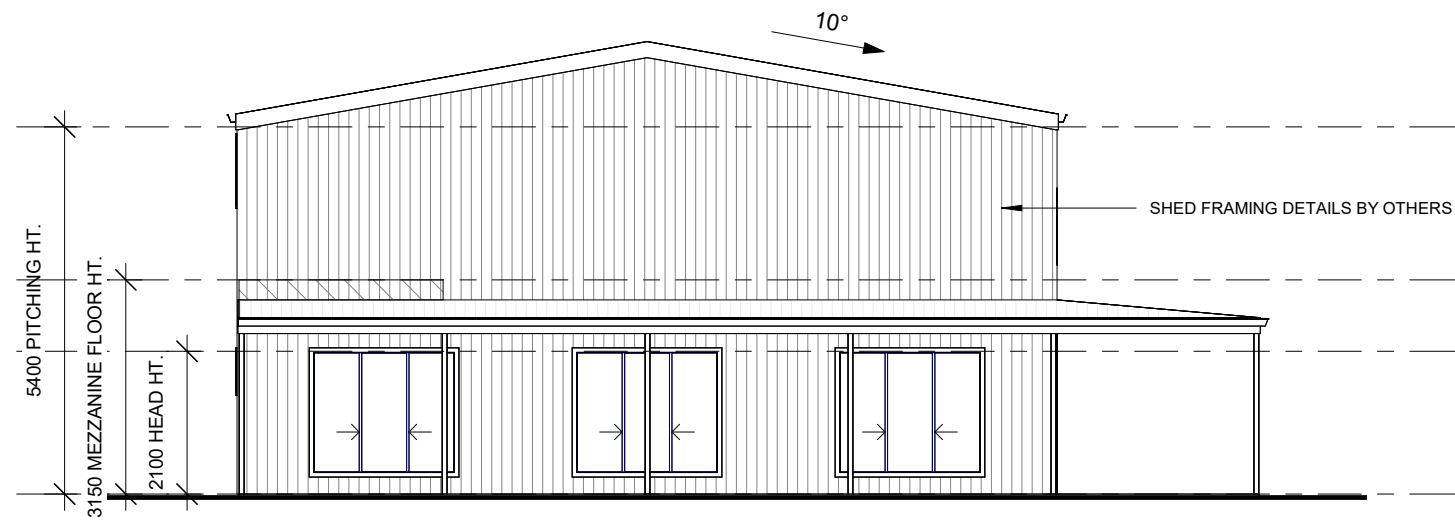
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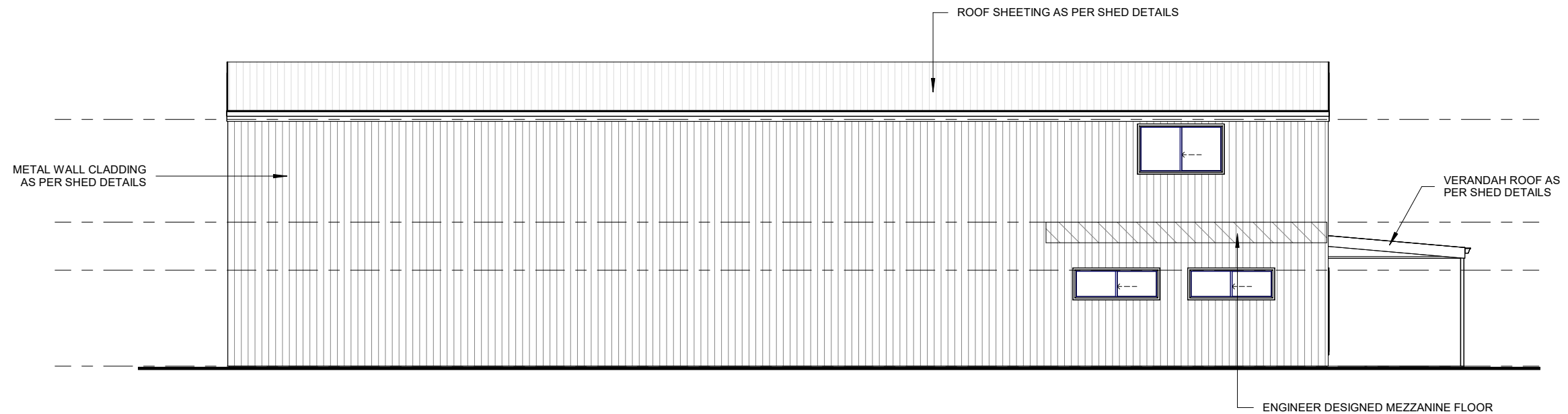
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- Building Regulations;
- Current issues of Australian Standards & Manufacturer's specifications and installation details for materials used.



- COMPLIANCE NOTES:**
1. Stairs are to comply with BCA V2 Part 3.9.1
 2. Handrails/Balustrades to comply with BCA V2 Part 3.9.2
 3. WC Doors to comply with BCA V2 QLD 3.8.3
 4. All wet areas to comply with BCA V2 Part 3.8.1
 5. Lighting to comply with BCA V2 Part 3.8.4
 6. Ventilation to comply with BCA V2 Part 3.8.5
 7. Termite protection to comply with BCA V2 Part 3.1.3 & AS3660.1 'Termite Management - New building work'
 8. Masonry Construction to comply with BCA V2 Part 3.3
 9. All workmanship and materials to comply with all relevant Australian Standards and the Building Code of Australia
 10. All glazing in buildings to comply with the requirements of Part 3.6 BCA Housing Provision and AS 1288/1994. A glazing certificate from the manufacturer for compliance with AS 1288 must be provided on completion
 11. Toilet swing doors are to open outwards or be fitted with lift off hinges in accordance with Part 3.8.3.3 of BCA Housing Provision

4 FRONT ELEVATION

1 : 100



5 LEFT-SIDE ELEVATION

1 : 100



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ISSUE	DESCRIPTION	DATE	AUTHOR
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2C	CONSTRUCTION ISSUE	23-05-2023	TN

PROJECT: PROPOSED SHED

CLIENT: MICK JOHNSON
 SITE ADDRESS: 100 RIVER ROAD KINGARROY

PAGE No: A003

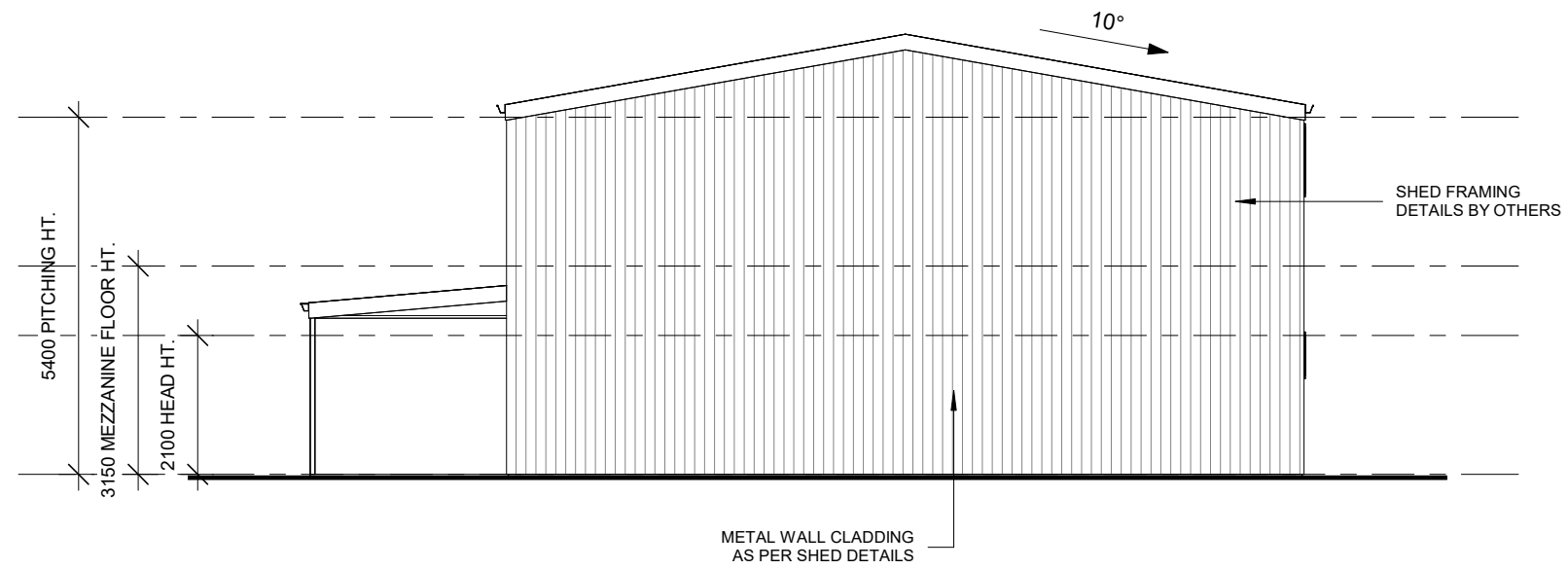
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SCALE: 1 : 100

JOB No: 23-073

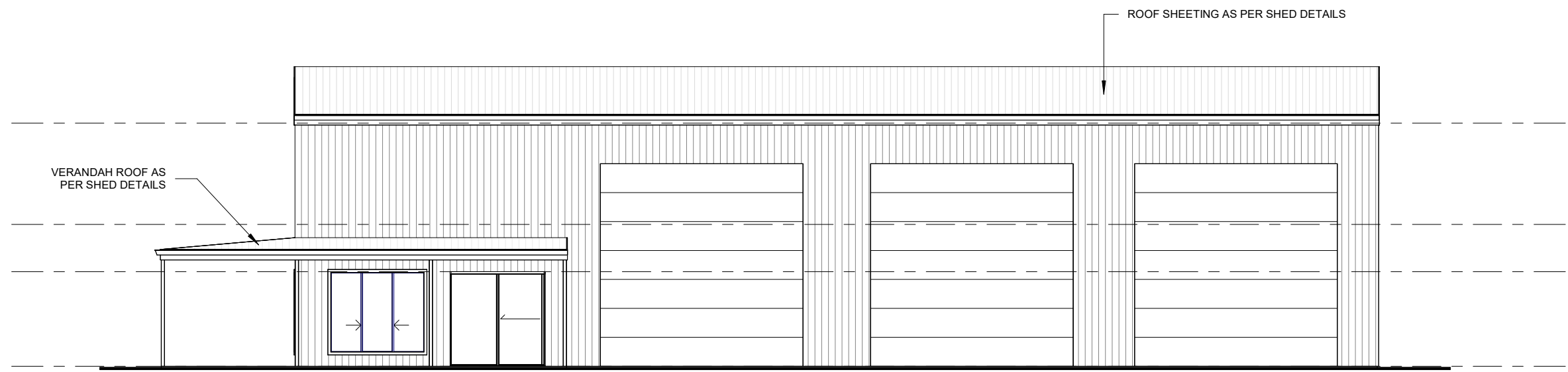
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6 REAR ELEVATION
1 : 100



7 RIGHT-SIDE ELEVATION
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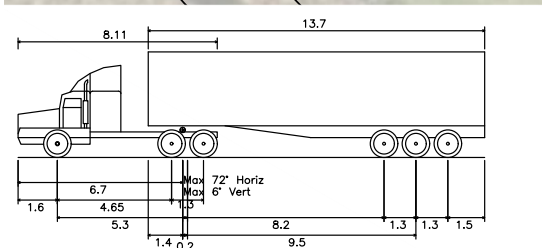
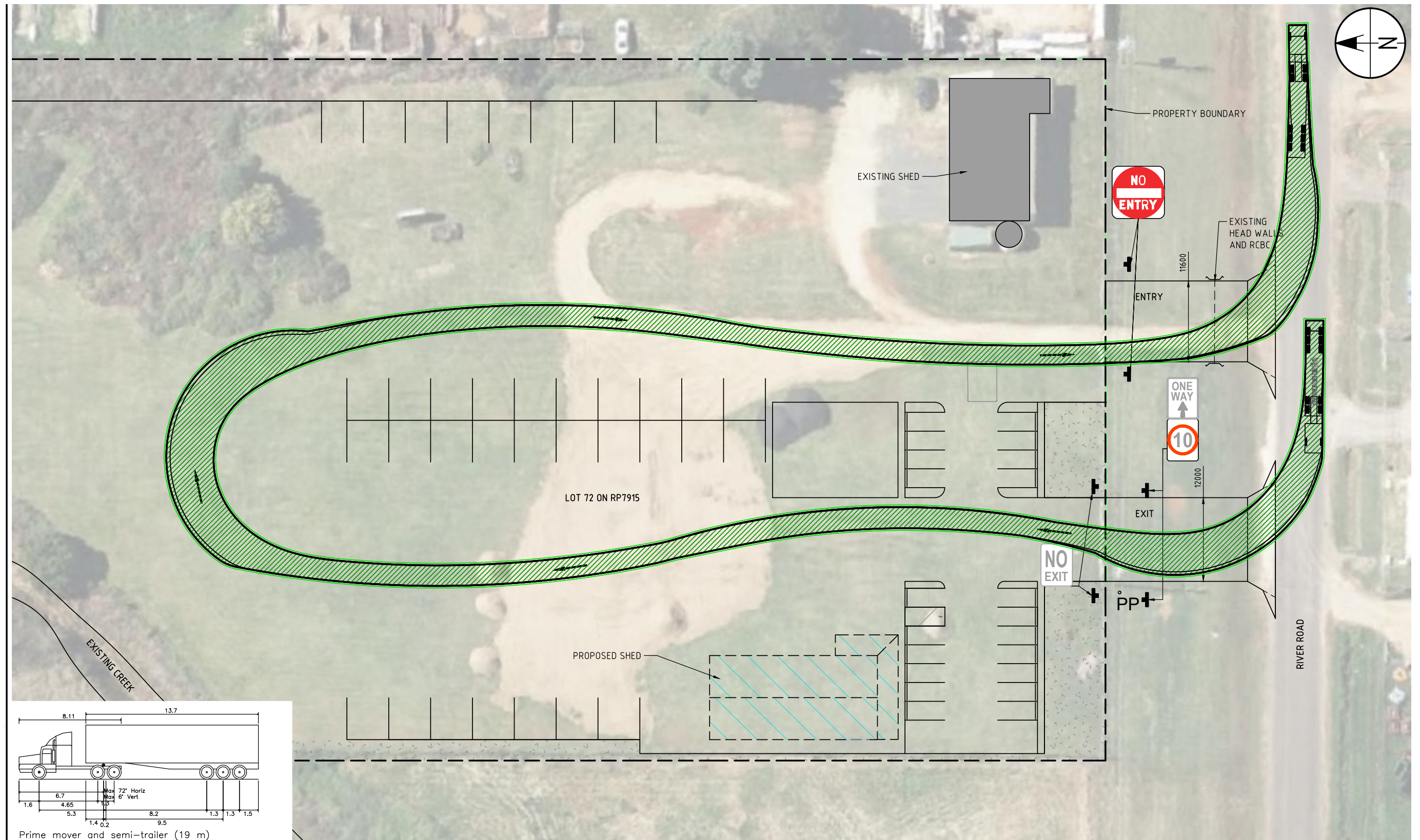
ISSUE	DESCRIPTION	DATE	AUTHOR
1A	DRAFT FLOOR PLANS	19-10-2022	TN
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PROJECT: PROPOSED SHED

CLIENT: MICK JOHNSON
SITE ADDRESS: 100 RIVER ROAD KINGAROY

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- The Queensland Development Code (QDC);
- Building Regulations;
- Current issues of Australian Standards & Manufacturer's specifications and installation details for materials used.



Prime mover and semi-trailer (19 m)	
Overall Length	19.000m
Overall Width	2.500m
Overall Body Height	4.300m
Min Body Ground Clearance	0.540m
Track Width	2.500m
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	12.500m

19m SEMI-TRAILER SWEEP PATH
SCALE 1:500

FOR APPROVAL
NOT FOR CONSTRUCTION
22/12/2023

A	ISSUE FOR APPROVAL - NOT FOR CONSTRUCTION	21/12/2023	TH	TH	PDG	AKC
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NOTE: FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED MEASUREMENTS. VERIFY ALL ON SITE DIMENSIONS & LEVELS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES. COPYRIGHT OF THIS DRAWING IS VESTED WITH ATC ENGINEERS AND PROJECT MANAGERS.



CLIENT
MICK JOHNSON

PROJECT
**VEHICLE SWEEP PATH
100 RIVER ROAD
KINGAROY QLD 4610**

TITLE
19m SEMI - TRAILER SWEEP PATH

PROJECT NO.	SIZE	UNITS
23224	A3	mm
COUNCIL RAL/MCU NO.		
COUNCIL OW NO.		
DRAWING NO.	ISSUE	
B 404	A	



Preliminary Stormwater Management Report

Mick Johnson

100 River Road, Kingaroy, 4610

Lot 72 RP7915

Version	Authored By	Approved By	Date
For Approval	David Eberhard	Allen Christensen	December 2023
This version replaces all previous versions of this report.			

1. Introduction

This preliminary stormwater management plan and flood impact review forms part of a commercial development at 100 River Road, Kingaroy, Queensland, 4610 (Lot 72 RP7915). The development is for a commercial landscaping business on the proposed site.

ATC Engineers have been engaged on behalf of the applicant to assess the stormwater management on the proposed development. This report will address the pre- and post-development stormwater flows, and any attenuation requirements, to demonstrate that the post-development flows can be adequately managed without any additional impacts on adjacent property or infrastructure.

In addition, it will review any impacts from potential flooding under the South Burnett Regional Council Planning Scheme Flood Hazard Overlay.

2. Site Characteristics

2.1. Pre-development site description

The site is located at 100 River Road, Kingaroy as shown in *Figure 1*.



Figure 1 - Proposed Development Site 100 River Road, Kingaroy (Lot 72 RP7915) (Source: Queensland Globe)

The existing lot is situated within an industrial zone on the outskirts of Kingaroy, neighbouring an unidentified tributary of Kingaroy Creek, mapped as high significance to the rear boundary.

The access to the new development is via an existing driveway at the River Road frontage.

The site features an estimated 1-3% surface grade, with stormwater runoff currently discharging to the creek at the rear boundary to the North and partially to the River Road frontage. It was noted that a pre-existing drain which discharges the upstream catchment to the east has been relocated. There was no evidence of scouring or other erosion issues on site during an inspection undertaken on the 18th of August 2023.

The site was cleared, featuring a cut pad with various material stockpiles and concrete storage bunkers in place. A pre-existing shed is located on the South-East corner of the lot.



Figure 2 – Pre-Development site photos

3. Stormwater Analysis

3.1. Point of Discharge

The existing lot currently discharges to the creek at the rear of the lot and the table drain at the River Road frontage via overland flow. The current discharge points will be retained, and suitably upgraded, as the point of lawful discharge for the proposed new shed structure and overland flow paths.

It is not expected that any surface stormwater will be stored on-site prior to release to the creek. The roof rainwater from the new building will be attenuated and temporarily stored in a 10,000l rainwater tank. The carpark will be attenuated with pits prior to release to the River Road table drain.



Figure 3 - River Road Table Drain



Figure 4 - Proposed upstream catchment discharge point

Erosion and sediment controls

The proper revegetation of the current upstream discharge drainage channel on the eastern boundary is essential to minimise sedimentation. It is imperative to implement and uphold control measures, including sediment and erosion control devices, in close proximity to the creek. Ensuring the protection of stockpiles and their strategic placement away from the creek batters is crucial to prevent sediment runoff into the creek. This can be accomplished through mechanical safeguards and appropriately sized landscaping strips between the stockpiles and the creek.

To mitigate erosion, any areas that undergo disturbance should undergo revegetation or mulching. Additionally, the maintenance of permanent sediment fences is imperative throughout the duration of occupancy. By adhering to these recommendations and through continuous management, the preservation of the environment can be safeguarded against the effects of runoff and erosion.

Flood Review

The proposed development lot is currently affected by a flood hazard overlay (Figure 4).

The recently built concrete bunkers have been located outside of the flood extent. The flood mapping was completed after the majority of the earthworks had been completed as can be seen by the mapped upstream discharge drain and the raised pad on which the bunkers are located.

The previously completed earthworks have likely minimised the impacts of flooding on the property. Adequate drainage should be in place and maintained on the eastern boundary to allow upstream catchments to discharge and avoid ponding of surface runoff.

There are currently no dwellings adjacent to the raised lot, potentially minimising impacts in the immediate vicinity.

The minimum freeboard to any finished floor level should be 300mm above the top of the table drain batter on River Road.

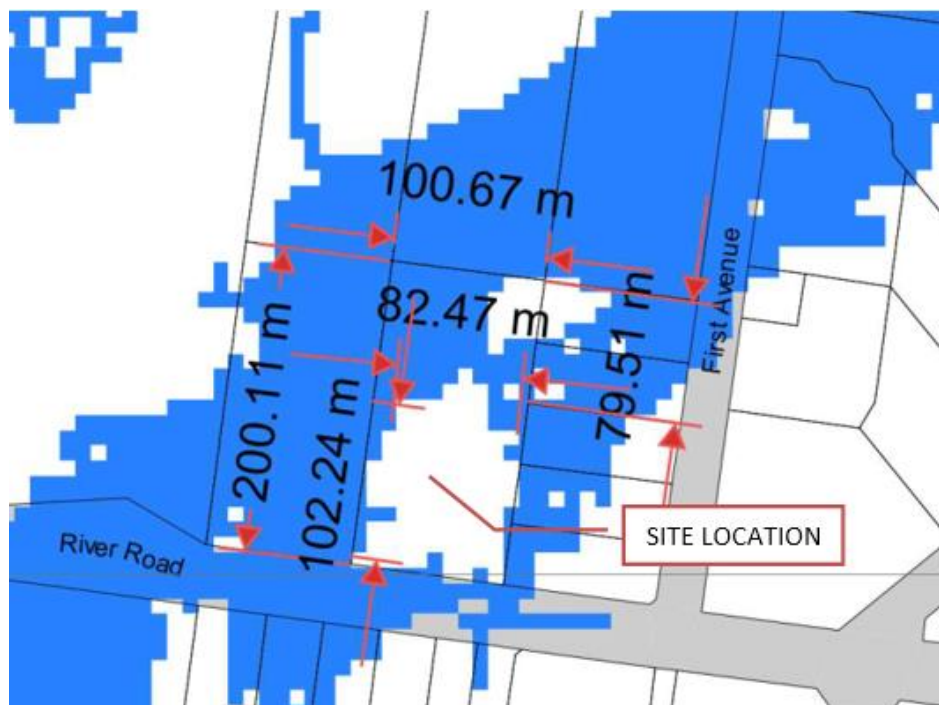


Figure 5 - Flood mapping extent



Figure 6 - Approximate flood free area on lot

3.2. Hydrologic Design

A hydrologic assessment has been undertaken for the development using the Drains software program (Version 2023.02.8437.28953). An analysis was conducted to determine the peak runoff flows for the pre- and post-development conditions, and any potential detention requirements. 20% AEP minor and 1% AEP major storm events, with storm durations between 5 minutes to 4.5 hours, were used as part of the assessment.

For the purpose of this report, a conservative pre-development fraction impervious of 0 was used. QUDM’s recommendation of 0.45-0.85 (including roads) for an industrial zone for an undeveloped site.

Drains Input

The inputs shown in Table 1-3 were used for the stormwater modelling process.

Table 1 - Drains Model Inputs

Hydrological Model	ILSAX
Paved (impervious) area depression storage (mm)	1
Supplementary area depression storage (mm)	1
Grassed (pervious) area depression storage (mm)	5
Soil Type	3 (Slow Infiltration Rate)
Antecedent Moisture Condition	3 – Rather Wet

Catchment Information

The below areas and assumptions were used in the stormwater modelling process.

Table 2 – Drains Model assumptions

Catchment	Area	Impervious	Supplementary	Grassed
Pre-development	1.019ha (rear)	0% (rear)	0%	100% (rear)
	0.675ha (front)	3% (front)		97% (front)
Post-development	1.019ha (rear)	11% (rear)	0%	89% (rear)
	0.675ha (front)	31% (front)		69% (front)

*The catchment area of the northern creek bank has not been considered in the model as the area is not being developed. (0.325ha)

Peak Flows

The peak flow rates for pre-development and attenuated post-development are shown in the table below. Peak flow rates shown in the below table may not be representative of the critical stormwater event under ARR guidelines.

The attenuation strategy used in Table 3 for comparison consists of attenuating one large 10,000 L tank with a 100 mm low flow orifice plate, connected at 0.1 m above the base of the tank. Two pits within the carpark will provide minor surface runoff attenuation.

A summary of the pre-development and post-development peak flow discharges are shown in the tables below.

Table 3 – Pre- and Post-Development Peak Flows

Storm Duration	Peak Flow Discharges at the River Road Table Drain					
	Pre-development		Post-development		Post-development (attenuated)	
	Minor 20% AEP (m3/s)	Major 1% AEP (m3/s)	Minor 20% AEP (m3/s)	Major 1% AEP (m3/s)	Minor 20% AEP (m3/s)	Major 1% AEP (m3/s)
5 minutes	0.048	0.123	0.109	0.225	0.084	0.176
10	0.093	0.211	0.154	0.304	0.128	0.248
15	0.119	0.268	0.172	0.342	0.13	0.287
20	0.137	0.289	0.183	0.347	0.13	0.288
25	0.149	0.29	0.18	0.337	0.13	0.29
30	0.156	0.286	0.185	0.329	0.13	0.265
45	0.135	0.268	0.148	0.307	0.13	0.264
1 hour	0.139	0.245	0.144	0.281	0.13	0.248
1.5	0.138	0.186	0.142	0.193	0.13	0.187
2	0.115	0.186	0.12	0.181	0.13	0.187
3	0.12	0.183	0.126	0.186	0.123	0.183
4.5	0.088	0.122	0.094	0.125	0.084	0.146

The increase in discharge from the rear catchment is considered inconsequential due to direct surface discharges into the creek.

Storm Duration	Peak Flow Discharges at the Creek					
	Pre-development		Post-development		Post-development (attenuated)	
	Minor 20% AEP (m3/s)	Major 1% AEP (m3/s)	Minor 20% AEP (m3/s)	Major 1% AEP (m3/s)	Minor 20% AEP (m3/s)	Major 1% AEP (m3/s)
5 minutes	0.062	0.17	0.082	0.2	Not Applicable	
10	0.13	0.303	0.158	0.343		
15	0.171	0.393	0.194	0.421		
20	0.2	0.429	0.217	0.446		
25	0.22	0.441	0.236	0.448		
30	0.231	0.424	0.245	0.442		
45	0.202	0.407	0.212	0.41		
1 hour	0.211	0.372	0.211	0.376		
1.5	0.208	0.28	0.213	0.283		
2	0.172	0.281	0.174	0.283		
3	0.18	0.275	0.183	0.277		
4.5	0.132	0.183	0.135	0.185		

Table 4 – Peak Flow Discharges

Discharge Reference	River Road Table Drain	
	Minor 20% AEP	Major 1% AEP
Storm Event		
Pre-Development (m ³ /s)	0.149	0.290
Post-Development (m ³ /s)	0.180	0.347
Post-Development (attenuated) (m ³ /s)	0.130	0.288
Final Difference (m ³ /s)	+0.008	-0.015
(Pre- vs Post- Development (attenuated))	(-12.75%)	(-0.68%)

Discharge Reference	Rear Creek	
	Minor 20% AEP	Major 1% AEP
Storm Event		
Pre-Development (m ³ /s)	0.220	0.441
Post-Development (m ³ /s)	0.236	0.446
Final Difference (m ³ /s)	+0.016	-0.015
	(+7.27%)	(+1.13%)

4. Stormwater Management Strategy

The results for the discharge point show that the post development flows lead to increases in stormwater discharges to the River Road table drain and the creek at the rear. The peak flow of stormwater runoff to River Road can be managed by providing attenuation on site to reduce the runoff levels to less than pre-development levels. The minor increase in discharge to the creek is considered inconsequential.

The overall stormwater strategy therefore is to:

- Adequately size all roof gutters for a 1% AEP storm event.
- Connect the roofed area to the attenuation tank (10,000L). A 100 mm orifice plate is required to be fitted to the low flow discharge from the tank, located at a maximum of 0.1 m above the base of the tank.
- Provide two new stormwater sag pits within the proposed carpark to collect surface water and connect the tank to the pit via a suitably sized uPVC pipe. The pits shall be recessed to provide additional attenuation. The proposed on-site stormwater drainage infrastructure should discharge to a suitable headwall on River Road. A diagram of the proposed layout is shown in the Appendix.
- Monitor for erosion and adequately maintain all pipes, upstream discharge table drains, and any discharge points near the creek and in the road reserve.
- Install and maintain a suitably vegetated landscaping strip and a sediment fence between the stockpiles and the creek.
- Not pond or direct water to adjacent properties.
- To mitigate the effects of overland flow, the finished floor level shall be a minimum 300mm above the top of the table drain batter on River Road. This is subject to detail design.

A copy of the Drains Model is attached in the Appendix.

5. Design Assumptions

The assumptions made in calculating the on-site flows are:

1. All water up to the 1% AEP event falling on the roofed areas can be effectively and safely discharged to the River Road table drain.
2. Stormwater will act generally in accordance with the assumptions made in the Drains model.

6. Conclusions

In summary:

- The development may lead to increases in stormwater flow discharging from the site for the specified design storm events.
- The effects of the increased discharge to the road reserve may be adequately managed by attenuating the discharge to the River Road table drain with tanks and pits.
- The finished floor levels shall be set minimum 300mm above the top of batter on River Road. This is subject to detailed design.

I believe that the above response satisfies the requirements of QUDM and South Burnett Regional Council requirements with respect to stormwater management – subject to the application of reasonable and relevant conditions.

Should you require further assistance or information, please feel free to contact ATC on ☎07 4162 2378 or email ✉ office@atcengineers.com.au.

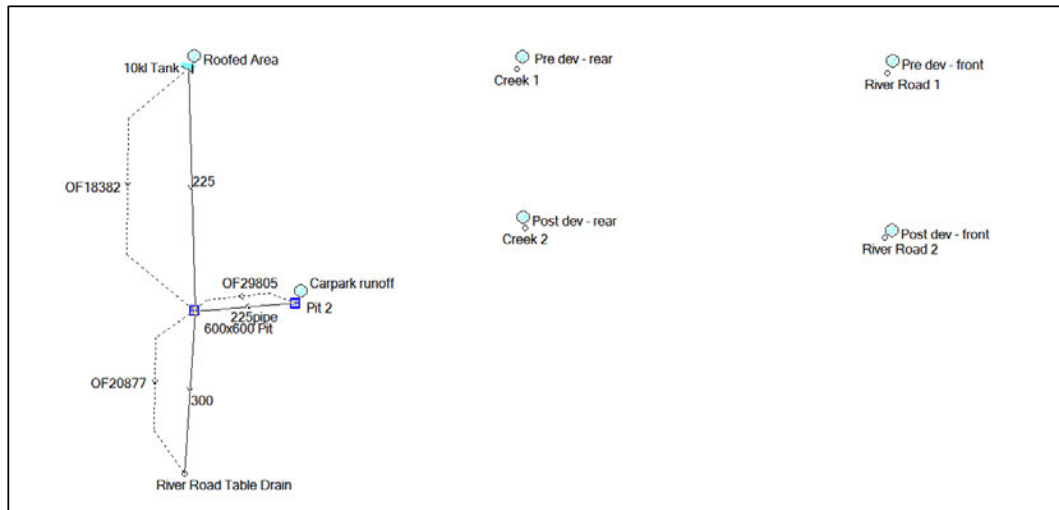
Regards



Allen Christensen
B Eng (Civil), RPEQ, FIPWEAQ
DIRECTOR – ATC ENGINEERS AND PROJECT MANAGERS

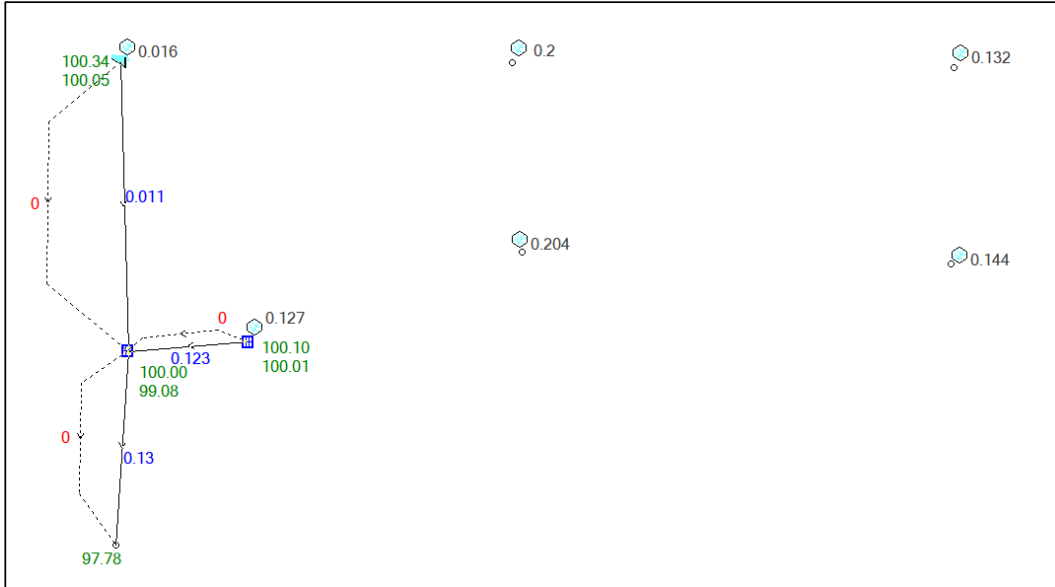
APPENDIX A

Drains Layout

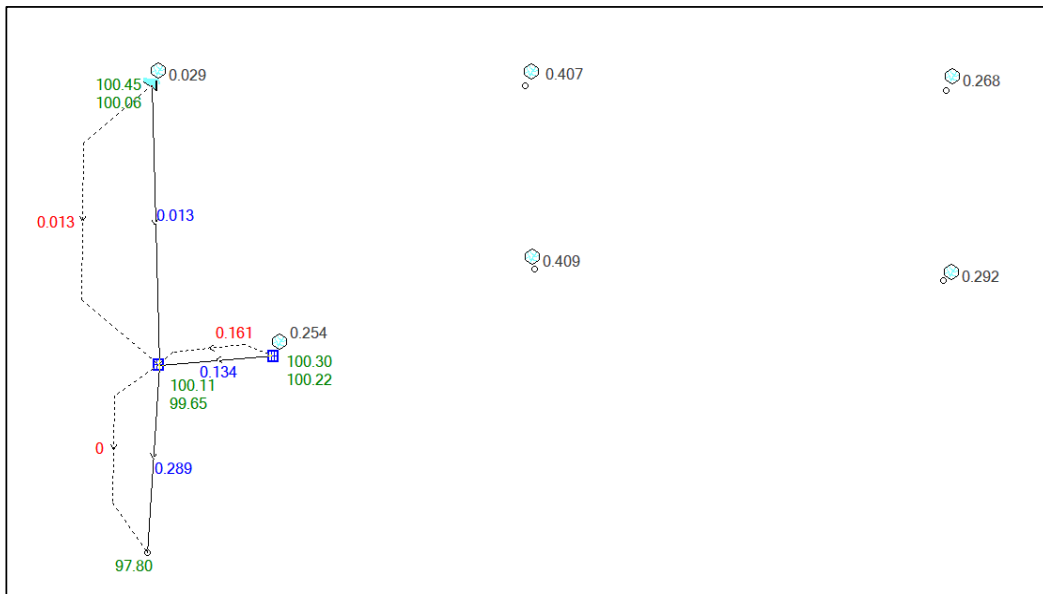


Drains Critical Storm Results

Minor (20% AEP)

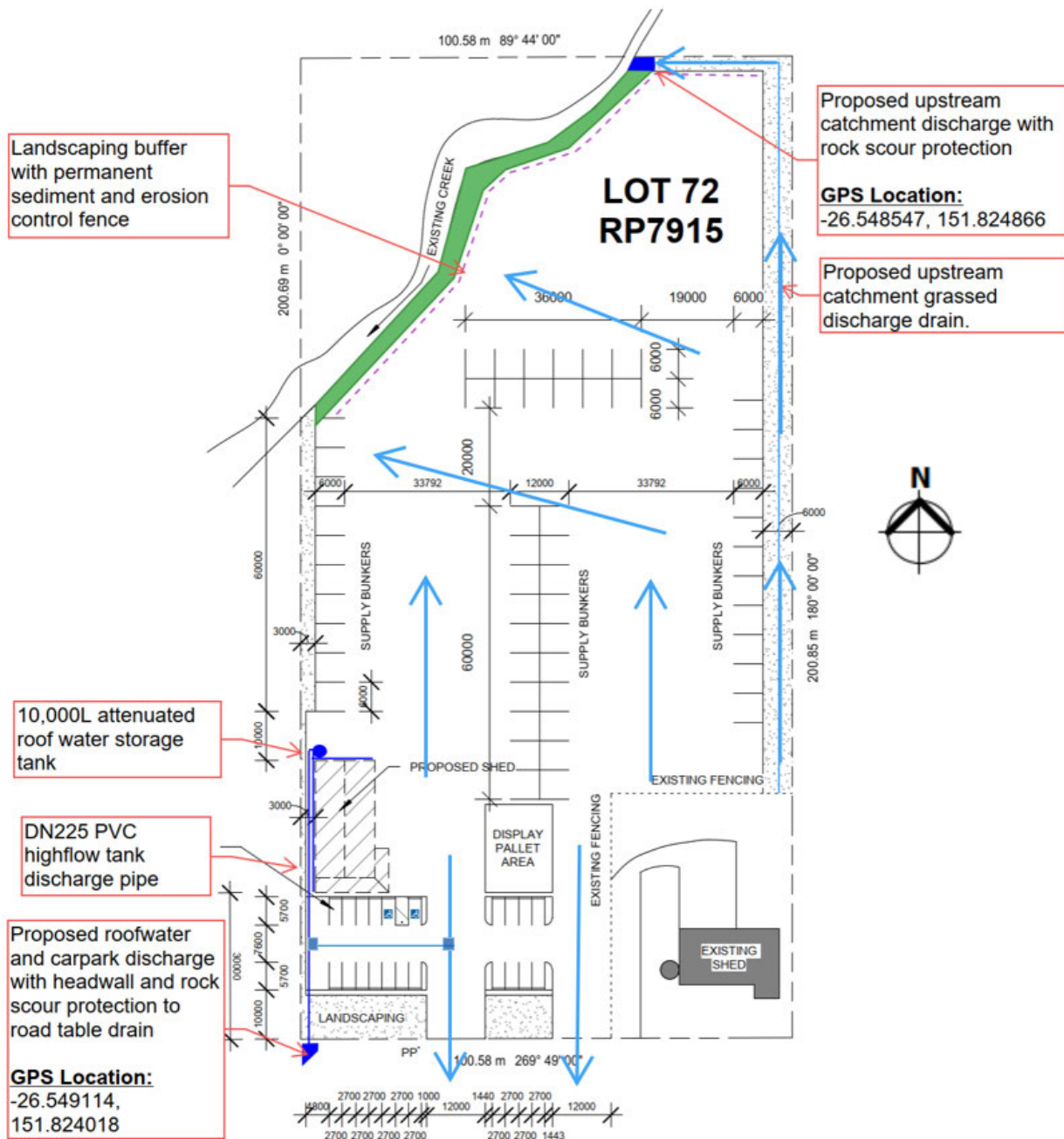


Major (1% AEP)



APPENDIX B

Proposed Drainage Layout



17.5 EXTENSION OF CURRENCY PERIOD UNDER SECTION 87 OF THE PLANNING ACT 2016 TO A DEVELOPMENT PERMIT FOR MATERIAL CHANGE OF USE (EXTRACTIVE INDUSTRY (GRAVEL QUARRY)) - 79 TIM DWYER ROAD, EAST NANANGO (AND DESCRIBED AS LOT 169 ON CSH697) - APPLICANT: DAVID CASSIDY C/- SWEP CONSULTING

File Number: MCU24/0005

Author: Acting Manager Environment & Planning

Authoriser: Chief Executive Officer

PRECIS

This report seeks an Extension of Currency Period Under Section 87 of the Planning Act 2016 to a Development Permit for Material Change of Use (Extractive Industry (Gravel Quarry)) - 79 Tim Dwyer Road, EAST NANANGO (and Described as Lot 169 on CSH697) - Applicant: David Cassidy C/- Sweb Consulting.

SUMMARY

- The Extension of Currency Period seeks to extend the currency period of the development approval for three (3) years in accordance with s86 of the *Planning Act 2016*:
 - the original approval MCUI2017/0001, was currently set to expire on 21 February 2024);
 - the original decision notice dated 21 February 2018 was issued under the superseded *Sustainable Planning Act 2009*; and
 - the proposed new expiry date is 21 February 2027.
- The applicant has benefitted from three automatic extensions issued under the Planning Minister designation in response to the Covid-19 pandemic (for a combined total of two (2) years).
- The extension application has been assessed and is determined that the applicant's request can be supported (refer to Attachment A – Statement of Reasons).
- An Infrastructure Charges Notice was not required within the original application and is also not required for the Extension of Currency Period application in accordance with the adopted LGIP Resolution.

OFFICER'S RECOMMENDATION

That Council approves the request to extend the currency period pursuant to s86 of the *Planning Act 2016* by three (3) additional years from the 21 February 2024 until 21 February 2027.

The currency period for this development approval is extended by an additional three (3) years from 21 February 2024 (Refer to Section 85 "Lapsing of approval at end of currency period" of the *Planning Act 2016*.) Nb. The applicant has benefitted from three automatic extensions that were declared in response to the Covid-19 pandemic (for a combined total of two (2) years).

ADV9. Any further extension to the currency period beyond 21 February 2027 is unlikely to be supported due to the length of time and the introduction of new planning instruments including changes to the State Planning Policies and the Regional Plan. A resubmission of the development application is recommended if the applicant seeks to extend the currency period past nine (9) years.

All other conditions of development approval are to be retained as per Council's Decision Notice dated 21 February 2018 (MCUI2017/0001).

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 implications identified.

POLICY/LOCAL LAW/DELEGATION IMPLICATIONS

Council approved a development application for a Development Permit for Material Change of Use – Extractive Industry (Gravel Quarry) in February 2018. During the life of this approval there have been changes to the Planning Scheme, State Planning Policies and Wide Bay Burnett Regional Plan that may more appropriately require assessment through a new application rather than seeking an extension of the currency period past nine (9) years. An appropriate advice has been included in the recommendation to this effect.

ASSET MANAGEMENT IMPLICATIONS

No implication can be identified.

REPORT**1. APPLICATION DETAILS**

SITE DETAILS	
Site address	79 Tim Dwyer Road, EAST NANANGO
Real property description	Lot 169 on CSH697
Site Area	145.687ha
Owner	David Patrick Cassidy
Applicant's name	David Cassidy C/- Sweb Consulting
SITE CHARACTERISTICS	
Current Use	From aerial imagery of the site is currently used as an extractive industry.
Roads	Tim Dwyer Road
Easements or encumbrances on title	Not applicable
Infrastructure	Not applicable
Environmental Management Register or Contaminated Land Register	The applicant specifies within the report given to Council, that the site is not listed on the Contaminated Land Register or Environmental Management Register.
PLANNING SCHEME SITE DATA	
Current Planning Scheme	South Burnett Regional Council Planning Scheme 2017
Zone	Emerging Communities Zone
Precinct	Not applicable
Applicable Overlays	<ul style="list-style-type: none"> - Flood Hazard Overlay - Bushfire Hazard Overlay - Landslide Hazard Overlay - Biodiversity Overlay
Proposed use as defined	Development Permit for Material Change of Use (Extractive Industry (Gravel Quarry))
Pre-lodgement / Consultation history	Not applicable

APPROVED DEVELOPMENT	
Application Number	MCUI2017/0001
Type of Approval	Development Permit
Approved Development	Development Permit for Material Change of Use (Extractive Industry (Gravel Quarry))
Variations Approved	No Variation to this approval has occurred before the Extension to Currency Period Application.
Level of Assessment	Impact assessable
Gross Floor Area (GFA)	Not applicable
Impervious Area	Not applicable
Site Cover	Not applicable
Car parking spaces	Not applicable
Service Vehicle provision	Not applicable
Original submissions received	Eight (8) public submissions were made against the original application lodged in 2017. Council's Decision Notice subsequently issued in 2018 to the submitters with none of the submitters appealing the decision.
Currency Period Lapses	21 February 2024 (Including the two (2) year Ministerial Covid Extension)


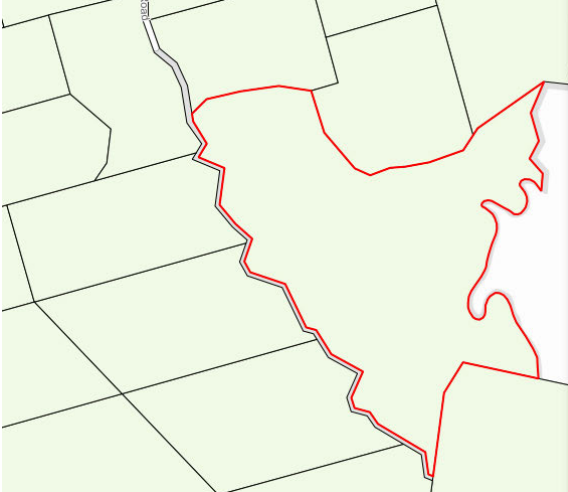
APPLICATION DETAILS	
Name of Applicant	David Cassidy C/- Swep Consulting
Type of Application	Extension to Currency Period – Assessment under s87 of the <i>Planning Act 2016</i>
Requested Extension	Three (3) years
Decision Making Period Ends	21 February 2024 The existing approval does not lapse while Council decides the request to extend the currency period

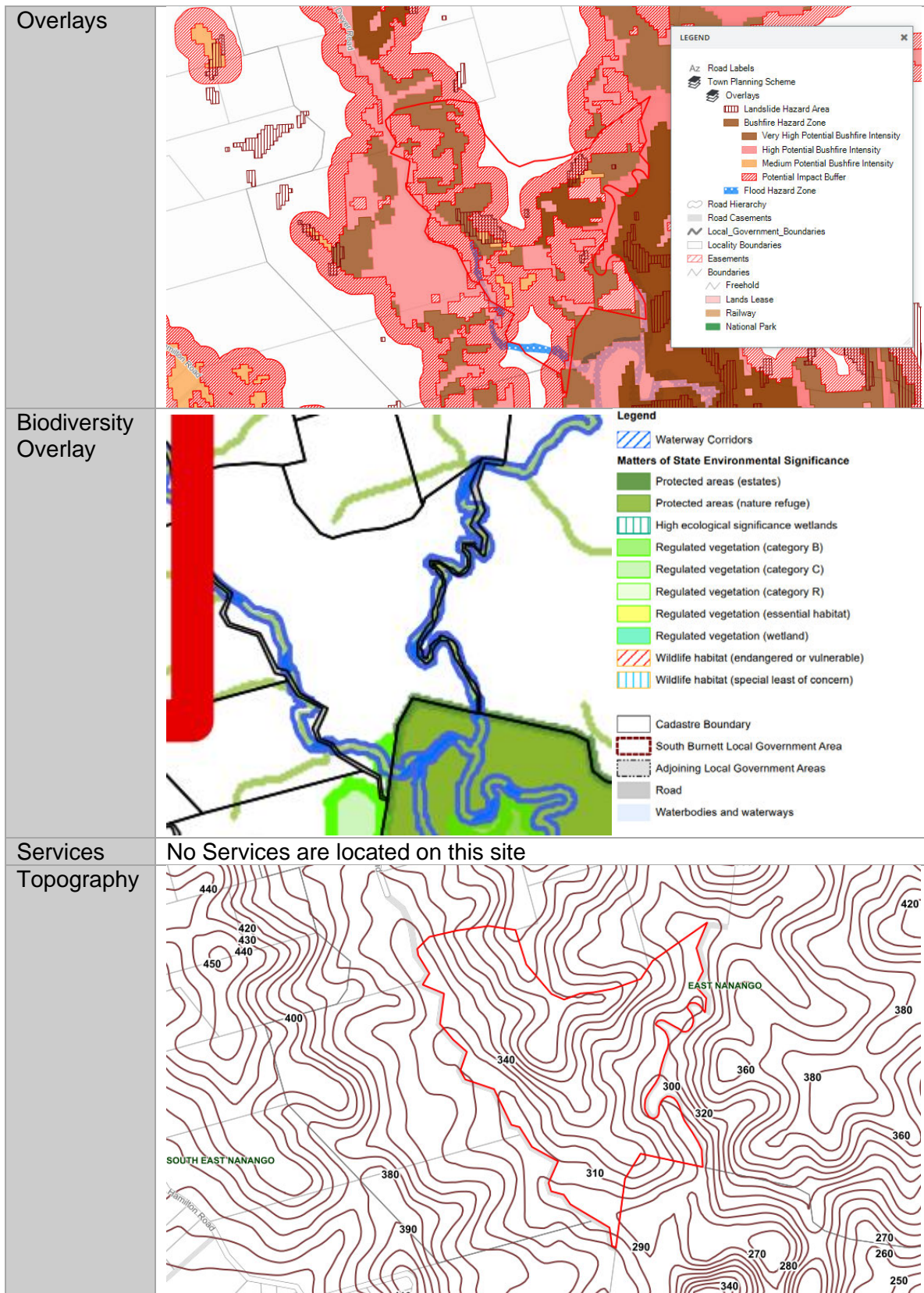
2. THE SITE

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. SITE DESCRIPTION & EXISTING USE

Table 1 – Maps & Descriptions (Source: Intramaps)

Site		
Zoning		<p>LEGEND</p> <ul style="list-style-type: none"> Az Road Labels Town Planning Scheme Zoning <ul style="list-style-type: none"> Combined Zoning Community Facilities Emerging Communities Environmental Management and Conservation Extractive Industry Local Centre Low Density Residential Low Impact Industry Medium Density Residential Medium Impact Industry Principal Centre Recreation and Open Space Rural Rural Residential Special Industry Specialised Centre Township Road Hierarchy Road Casements Local_Government_Boundaries Locality Boundaries Essements Boundaries



2.2. DEVELOPMENT HISTORY OF THE SITE

APPLICATION HISTORY			
Application No.	Description	Decision Date	Decision
MCUI2017/0001	Development permit for Material Change of Use –	21 February 2018	Approved – Material Change of Use –

	Extractive Industry (gravel Quarry)		Extractive Industry (gravel Quarry)
OPW23/0002	Development Permit for Operational Works (Roadwork, Drainage Work & Access)	15 June 2023	Approval – Development Permit for Operational Works (Roadwork, Drainage Work & Access)

In February 2018 Council approved a development application a Development permit for Material Change of Use – Extractive Industry (Gravel Quarry). The application sought to create an Extractive Industry (Gravel quarry, not exceeding 40,000 tonne/annum) within the Rural Zone. Due to the zoning, this triggered an impact assessment application which ended up receiving eight (8) public submissions. No works have been carried out under the terms of the current approval. The approval has also benefitted from two automatic extensions that were declared in response to the Covid-19 pandemic (for a combined total of two (2) years).

During 2023 an Operation Works Application was approved for the road upgrades on both Greenwood Creek Road and Tim Dwyer Road. The approval for this application was completed on the 15 June 2023 with no subsequent works occurring after this approval was issued.

Within the report it is recommended through an advice condition that Council Officers are reluctant to further extend the currency period past the 21 February 2027 based on the introduction of planning instruments which include the state planning policy and regional plan, since the original approval. A resubmission of the development application is recommended if the applicant seeks to extend the currency period further than the nine (9) years.

A resubmission of the development application is recommended if the applicant seeks to extend the currency period further than the nine (9) years due to the community's awareness of the application and introduction of new planning scheme, state planning policy and regional plan. This is due to the last correspondence to the public was during 20 April 2018 when the submitters received the decision notice.

3. ASSESSMENT OF ASSESSMENT BENCHMARKS

Extension Application - Currency Period

The Extension Application seeks to extend the currency period of the original approval for Development Permit for Material Change of Use (Extractive Industry (Gravel Quarry)) (Council ref: MCU2017/0001) for an additional period of three (3) years.

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*
- s87 (1) to (8) Assessing and deciding extension applications.
- 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 s87

Assessing and deciding applications to extend a currency period.

1. *When assessing an extension application, the assessment manager may consider any matter that the assessment manager considers relevant, even if the matter was not relevant to assessing the development application. Note— For the assessment and deciding if an extension application for a development approval that was a PDA development approval, see also the Economic Development Act 2012, section 51AL.*
2. *The assessment manager must, within 20 business days after receiving the extension application, decide whether to —*
 - (a) *give or refuse the extension sought; or*
 - (b) *extend the currency period for a period that is different from the extension sought.*
3. *The assessment manager and the applicant may agree to extend the 20-business day period.*
4. *The assessment manager may decide the extension application even if the development approval was given because of an order of the P&E Court.*
5. *The assessment manager must, within 5 business days after deciding the extension application, give a decision notice to—*
 - (a) *the applicant; and*
 - (b) *any referral agency; and*
 - (c) *if the assessment manager was a chosen assessment manager—the prescribed assessment manager; and*
 - (d) *if the assessment manager is not a local government and the premises are in a local government area—the local government whose local government area includes the premises; and*
 - (e) *if the development approval was given because of an order of the P&E Court—the P&E Court; and*
 - (f) *if the development application for the development approval was called in—the Minister.*
6. *If a decision notice is given to the P&E Court, the P&E Court must attach the notice to the court’s file for the court’s order.*
7. *Despite section 85, the development approval lapses—*
 - (a) *if the extension application is approved—at the end of the extended period; or*
 - (b) *if the extension application is refused and the applicant does not appeal—when the last of the following happens—*
 - (i) *the day notice is given under subsection (5);*
 - (ii) *the end of the currency period; or*
 - (c) *if the extension application is refused, the applicant does appeal and the appeal is dismissed or withdrawn—when the last of the following happens—*
 - (i) *the day the appeal is dismissed or withdrawn;*
 - (ii) *the end of the currency period; or*
 - (d) *if the extension application is refused, the applicant does appeal, and the appeal is allowed—at the end of the extended period decided by the court.*
8. *If the applicant does appeal, the applicant may not start or carry on development until the appeal is decided, unless allowed by an order of the P&E Court.*

4.1. SECTION 87 PLANNING ACT 2016 DECIDING APPLICATION TO EXTEND THE CURRENCY PERIOD

Relevant Matter	Response
Consistency with current local categorizing instrument	<p>The proposed development within the <i>South Burnett Regional Council Planning Scheme 2017</i> is still consistent. The site is located within the rural zone and is consistent with the relevant overall outcomes and intent of the zone, which includes;</p> <ol style="list-style-type: none"> (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. (d) Infrastructure is provided at a standard normally expected in rural locations.

	<p>(f) The viability of existing and future rural uses and activities are protected from the intrusion of incompatible uses.</p> <p>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.</p> <p>(i) Development is reflective of and responsive to the surrounding character of the area, natural hazards and the environmental constraints of the land.</p> <p>Due to above mentioned overall outcomes, the proposed development is still consistent with the current local categorising instrument.</p> <p>Advice: Council Officers are reluctant to further extend the currency period past the 21 February 2027 based on the introduction of planning instruments since the original approval. A resubmission of the development application is recommended if seeks to extend the currency period further than the nine (9) years.</p>
<p>Community's current awareness of the development approval</p>	<p>This request does not require consultation. The Development was publicly notified during the 13th of October 2017 to the 7th of November 2017. The applicant received the decision notice for the application on the 20 April 2018. None of the submitters appealed Council's decision.</p> <p>Advice: A resubmission of the development application is recommended if seeks to extend the currency period further than the nine (9) years due to the community's awareness of the application. This is due to the last correspondence to the public was during 20 April 2018 when the submitters received the decision notice.</p>
<p>Whether, if the request were refused: (i) further rights to make a submission may be available for a further development application; and (ii) the likely extent to which those rights may be exercised.</p>	<p>It is not recommended that the request be refused. If Council did decide to refuse this request, the applicant would have the right to appeal that decision and/or make a new application over the land.</p>
<p>Compatibility with existing surrounding development.</p>	<p>The surrounding development of the site is within the Rural Zone. One of the purposes of the Rural Zone is that 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. Therefore, the extractive industry is compatible with existing surrounding development.</p>
<p>Referral agency conditions</p>	<p>The original application triggered a state transport infrastructure assessment due to a Material Change of Use for an environmentally relevant activity and Development identified in <i>Schedule 9</i> that meets or exceeds the prescribed threshold – Extractive Industry with an annual throughput of product of 10,000 tonnes.</p> <p>The Department of State Development, Infrastructure and Planning issued an approval subject to conditions of approval, however the request to extend the currency period does not need to be referred to the referral agency.</p>
<p>Applicant's representations</p>	<p>JFP Urban Consultants provided written representations to Council on 29 February 2024,</p>

	<p>seeking that the request for an extension to the currency period be approved based on the following grounds (in summary):</p> <ol style="list-style-type: none"> 1. The original approval was assessed under <i>Sustainable Planning Act 2009</i> with a relevant period of 4 years. 2. Under the current South Burnett Regional Council Planning Scheme 2017, the site is rural zone and is consistent with the relevant overall outcomes and intent of the zone including – <ol style="list-style-type: none"> (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. (d) Infrastructure is provided at a standard normally expected in rural locations. (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. (i) Development is reflective of and responsive to the surrounding character of the area, natural hazards and the environmental constraints of the land. <p>A further assessment to the Rural Zone Code was submitted by the applicant. The assessment was shown that the proposed development within the <i>South Burnett Regional Council Planning Scheme 2017</i> still complies except for the Bushfire Hazard Overlay.</p> <p>Bushfire Hazard Overlay Acceptable Outcome 21.1 requires that development does not occur within a Very High or High Potential Bushfire Intensity Area. The proposed development is located on part of the site identified as being subject to Very High Potential Bushfire Intensity.</p> <p>The nature of the activity is that vegetation will be cleared from the approved extraction area to access the resource. The development footprint will therefore suitably mitigate the bushfire risk through the establishment of a firebreak. The development will not place an unacceptable risk to the development or surrounding properties</p>
<p>Provisions of Section 275R of the Planning Act 2016 (COVID-19 Extension to timeframes for undertaking approved development).</p>	<p>The currency period was automatically extended until 21 February 2024 in accordance with s275R of the <i>Planning Act 2016</i>.</p>

4. CONSULTATION

Referral Agencies

<p>State Assessment and Referral Agency</p>	<p>The Department of State Development, Infrastructure and Planning issued an approval subject to conditions of approval, however the request to extend the currency period does not need to be referred to the referral agency.</p>
<p>Other</p>	<p>N/A</p>

Council Referrals

INTERNAL REFERRAL SPECIALIST	REFERRAL / RESPONSE
Development Engineer	N/A
Infrastructure Charges Unit	No Infrastructure Charges Notice were required within the original application, and none required for the Extension of Currency Period application as per the adopted LGIP Resolution

Public Notification

An application for an extension of the currency period is not required to be publicly notified.

5. Conclusion

It is recommended that the Extension of Currency Period *under section 87 of the Planning Act 2016* to a Development Permit for Material Change of Use (Extractive Industry (Gravel Quarry)) be approved as stated below:

1. Currency period to be extended by an additional three (3) years from the 21 February 2024 to the 21 February 2027.

Note: Any further extension to the currency period beyond 21 February 2027 is unlikely to be supported since the introduction of new planning instruments including changes to the State Planning Policies and the Regional Plan. A resubmission of the development application is recommended if the applicant seeks to extend the currency period past nine (9) years.

ATTACHMENTS

1. **Attachment A - Statement of Reasons** [↓](#) 

NOTICE ABOUT DECISION – STATEMENT OF REASONS

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

Applicant:	David Cassidy C/- Swep Consulting
Application No:	MCU24/0005
Proposal:	Extension of Currency Period Under Section 87 of the <i>Planning Act 2016</i> for a Development Permit for Material Change of Use (Extractive Industry (Gravel Quarry))
Street Address:	79 Tim Dwyer Road, EAST NANANGO
RP Description:	Lot 169 on CSH697
Assessment Type:	Extension to Currency Period – Assessment under s87 of the <i>Planning Act 2016</i>
Number of Submissions:	N/A

On 24 April 2024 the above development was recommended for:

- Approval
- Refusal

1. Reasons for the Decision

It is recommended that the Extension of Currency Period *under section 87 of the Planning Act 2016* to a Development Permit for Material Change of Use (Extractive Industry (Gravel Quarry)) be approved as stated below:

- Extension to Currency Period – Currency period to be extended by an additional three (3) years from the 21 February 2024 to the 21 February 2027.

Note: Any further extension to the currency period beyond 21 February 2027 is unlikely to be supported since the introduction of new planning instruments including changes to the State Planning Policies and the Regional Plan. A resubmission of the development application is recommended if the applicant seeks to extend the currency period past nine (9) years.

2. Assessment Benchmarks

The following are the benchmarks apply to this development:

- s87 of the *Planning Act 2016*

3. Compliance with Benchmarks

The development was assessed against all 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.

18 QUESTIONS ON NOTICE

Nil

19 INFORMATION SECTION

Nil

20 CONFIDENTIAL SECTION

OFFICER'S RECOMMENDATION

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

20.1 Amendment to Lease - Lease A & B, 62-64 Lamb Street, Murgon

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

20.2 Expression of Interest 1 Pound Street, Kingaroy

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

20.3 Invitation to Offer - Tingooora Chelmsford Road

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

20.4 Application to waive legal fees, Interest & Allow Discount on Assessment 10321-00000-000

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

20.5 Pensioner Concession - Assessment 11393-41000-000

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

20.6 Application for concession - Assessment 20572-00000-000

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

20.7 Rating of Coopers Gap Windfarm Leases

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

21 CLOSURE OF MEETING