

Code Responses

- **Strategic Framework**
 - **Rural Zone Code**
- **Services and Works Code**
- **Bushfire Hazard Overlay**

STRATEGIC FRAMEWORK	
SETTLEMENT PATTERN	
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.	Not Applicable The proposed development is for a Function Facility.
(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.	Complies The proposed development is not for a high employment generating activity and will not impact on existing major employers.
(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.	Not Applicable The proposed development is for a Function Facility.
(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.	Complies The proposed development is for a Function Facility which will provide opportunities for employment for Maidenwell and other townships of the South Burnett Regional Council.

(9) The Bunya Mountains village serves a primarily tourist function that will continue to be enhanced by its alpine village architectural character.	Not Applicable The proposed development is not located within the Bunya Mountains Precinct
(10) The risk to life and property from bushfire, flood, landslide and man-made hazards is avoided or mitigated.	Complies The proposed development will mitigate risk
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.	Not Applicable The proposed development is located on a rural site and is not for residential purposes.
(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.	Not Applicable The proposed development is not located within the named townships.

(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.	Not Applicable The proposed development is not located within a town center.
(6) The establishment of a supermarket in Blackbutt to serve the local community is facilitated.	Not Applicable The proposed development is not located within the named townships.
(7) Other town centres continue to provide a local level of service and opportunities to generate local employment and economic activity are encouraged.	Not Applicable The proposed development is not located within a town center.
(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.	Not Applicable The proposed development is not for a subdivision.
(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.	Not Applicable The proposed development is not located within a town center and is not for residential development.
(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.	Not Applicable The proposed development is not for an industrial use.
(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.	Not Applicable The proposed development is not located within a town center and is not for residential development.
(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.	Complies The proposed development is located outside of a nominated village.

(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.	Not Applicable The proposed development is not for rural residential development.
(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.	Not Applicable The proposed development is not located within a historic subdivision.
(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.	Complies Please see the attached bushfire management report that demonstrates that the development is of low bushfire risk.
RURAL FUTURES	
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.	Complies The proposal is not located on land mapped as Agricultural Land Classification Class A or Class B and will occupy only approximately 51,213m² of the site. The use is also limited in intensity, operating for approximately 25 events per year, ensuring minimal impact on the broader rural landholding and its ongoing use.

(2) The rural production base of the Region is broadened to accommodate the widest diversity of productive rural activities.	Not Applicable The proposed development is for a function facility that is subordinate to the primary use.
(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.	Complies The proposal is not located on land mapped as Agricultural Land Classification Class A or Class B and will occupy only approximately 51,213m ² of the site. The use is also limited in intensity, operating for approximately 25 events per year, ensuring minimal impact on the broader rural landholding and its ongoing use.
(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.	Not Applicable The proposed development is for a function facility that is subordinate to the primary use.
(5) Extractive resources in rural areas are protected for effective and sustainable exploitation consistent with demonstrated planning need.	Not Applicable The proposed development is for a function facility that is subordinate to the primary use.
(6) Small-scale, low impact accommodation is facilitated on land alongside railway corridors.	Not Applicable The proposed development is not located in close proximity to a railway corridor.
(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.	Not Applicable The proposed development is not located in close proximity to a nominated stock route.
Specific outcomes	
(1) The potential for economic benefit from the rural utilisation of land resources is maintained and enhanced.	Complies The proposal is not located on land mapped as Agricultural Land Classification Class A or Class B and will occupy only approximately 51,213m ² of the site. The use is also limited in intensity, operating for approximately 25 events per year, ensuring minimal impact on the broader rural landholding and its ongoing use.
(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.	Complies The proposal site already contains established perennial horticulture use, and the proposed use will occupy only approximately 51,213 m ² of the site.
(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.	Not Applicable The proposal is not for an intensive animal industry.
(5) Rural-based tourism development is established at an appropriate scale that contributes to the viability of the primary rural use of sites.	Complies The proposed development is for a function facility that will only occupy an area of approximately 51,213sqm of the site.
(6) Small scale, negligible impact tourist activities are facilitated as accepted development on large rural holdings where impacts, especially on agriculture, can be avoided.	
(7) In Moffatdale, wineries and associated tourist accommodation and facilities are encouraged, provided their scale, intensity, location and buffering arrangements are such that rural production and rural residential lifestyles are not compromised. Proposals to expand rural residential land at Moffatdale to capitalise on this potential must demonstrate a genuine public need and that rural productivity in the locality is not compromised.	Not Applicable The proposed development is not located within Moffatdale.
(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.	Complies The proposed development is for a function facility that will only occupy an area of approximately 51,213sqm of the site.
(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.	Complies The proposed development is for a function facility that will only occupy an area of approximately 51,213sqm of the site
(10) Eco-based tourism development in the Bunya Mountains, Boondooma and Bjelke Petersen Dams and other suitable locations	Not Applicable The proposed development is not for eco-tourism.

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.	Not Applicable The proposed development is not for mining and extractive deposits.
(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.	Not Applicable The proposed development is not within proximity to the Kingaroy Airport.
(13) Water supply catchments are protected from incompatible development and land use intensification.	Not Applicable The proposed development is not located within a water supply catchment.
STRONG ECONOMY	
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.	Complies The proposed development comprises a function facility that will introduce an additional tourism offering within Maidenwell, strengthening its appeal as a destination. By leveraging the area's natural assets and location advantages, the development will contribute to a more diverse and resilient local economy, supporting employment opportunities and enhancing regional economic activity in line with the strategic intent of the code.
(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.	Complies The proposed development is not for a Major Industry.
(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.	Complies The proposed development comprises a function facility that will introduce an additional tourism-related offering within Maidenwell, complementing the Region's existing tourism base. The use is compatible with the surrounding rural context and is designed to operate in a manner that respects the natural environment and the ongoing use of productive rural land. In doing

	so, the development contributes to a diverse range of activities that support and enhance the Region's tourism economy.
(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.	Complies The proposed development is not for a Major Industry and will not impact on existing major employers.
(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.	Not Applicable The proposed development is not for a Major Industry.
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.	Complies The proposed development is for a function facility that will only occupy an area of approximately 51,213sqm of the site and will not impact on existing regulated vegetation or rural uses on the site.
(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.	Complies The proposed development is not for a Major Industry and will not impact on existing major employers.
(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	Not Applicable The proposed development is not in proximity to the Bunya Mountains and Moffatdale precincts.

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, Tingoora, Wondai and Murgon.	Not Applicable The proposal is not located along the Brisbane Valley Rail Trail or Kingaroy Rail Trail.
(7) The role of the Region's highways in supporting business development is protected.	Not Applicable The proposed development is not located on a Regional Highway
(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 Applicable The proposed development is not for a Major Industry and will not impact on existing major employers.
NATURAL SYSTEMS & SUSTAINABILITY	
Strategic outcomes	
(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.	Complies The proposed development is located more than 100m from Tarong Nation Park as well as the development limiting any change to the existing biodiversity values, please see responses to the biodiversity sub headings of the rural zone and service and works codes.
(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.	
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.	Complies The proposed development has been designed to recognise and protect environmentally significant areas and values within the site. Vegetation removal associated with the Bushfire Management Report is minor and primarily limited to invasive understorey species, with only small areas of native vegetation proposed to be removed within the Asset Protection Zone (APZ). Canopy vegetation within Regional Ecosystems 12.12.24 and 12.12.28, which represent local components of the Southeast Queensland and Brigalow Belt Bioregions identified in the bushfire hazard assessment, is largely retained. No broad-scale clearing of these regional ecosystem classes is proposed, ensuring these environmental values are protected and maintained.
(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.	Complies As part of the Bushfire Management Report, vegetation loss associated with the proposed development is minor and is largely limited to invasive understorey species, with only limited removal of small areas of native vegetation within the APZ. Canopy vegetation within RE 12.12.24 and RE 12.12.28, as identified in the bushfire hazard assessment, is largely retained, and no broad-scale clearing of these regional ecosystem classes is 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.	
(4) The riparian amenity and habitat of the Region's waterways and wetlands are protected from inappropriate development.	Complies The proposed development will maintain all waterway corridors in a natural state.
(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.	Complies The proposed development will direct stormwater to the lawful point of discharge (i.e. Copper Creek) without altering existing stormwater flow patterns and will not adversely impact downstream properties, due to the close proximity of the creek to the development.

(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.	Not Applicable The proposed development is not located in proximity to Lake Boondooma, the Bjelke Petersen and Gordonbrook Dams
(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.	Complies As part of the Bushfire Management Report, vegetation loss associated with the proposed development is minor and is largely limited to invasive understorey species, with only limited removal of small areas of native vegetation within the APZ. Canopy vegetation within RE 12.12.24 and RE 12.12.28, as identified in the bushfire hazard assessment, is largely retained, and no broad-scale clearing of these regional ecosystem classes is proposed.
(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.	
STRONG COMMUNITIES	
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.	Complies The proposed development is located approximately 3.8km from the town centre of maidenwell and will not impact on the townships country look and feel.
(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.	Complies The proposed function facility will generate employment opportunities associated with its operation, including event coordination, hospitality services, and contractor-based roles. These opportunities will arise on an

	ongoing basis through the hosting of events, contributing to local job creation.
(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.	Not Applicable The proposed development is for a non-residential use.
(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.	Complies The proposed site has no significant regional cultural heritage.
(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.	Complies The proposed development is located approximately 3.8km from the town centre of Maidenwell and will not impact on the townships country look and feel.
(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.	Complies The proposal complies with this requirement. The development does not involve a sensitive land use, and a Bushfire Management Report has been prepared confirming that the proposed use presents a low bushfire risk.
(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.	Not Applicable The proposed development is not for an extractive industry.
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.	Not Applicable The proposed development is located just outside of the township of Maidenwell.

(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.	Not Applicable There are no proposed roadside advertising as part of this development application
(8) New development does not result in isolated or poorly serviced communities.	Complies The proposed development is for a non-residential use, and will not create any isolated or poorly serviced communities.
(9) Existing communities have enhanced access to community services that is commensurate with anticipated demand.	Not Applicable The proposal is not located on land mapped as Agricultural Land Classification Class A or Class B and will occupy only approximately 51,213m ² of the site. The use is also limited in intensity, operating for approximately 25 events per year, ensuring minimal impact on the broader rural landholding and its ongoing use.
(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.	Complies The proposed site has no significant regional cultural heritage.
(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.	Not Applicable The proposed development will not impact on the existing streetscape of Madsenwell Upper Yarramen Road.
(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.	Not Applicable The proposed development will only occupy an area of approximately 51,213sqm of the site and will not impact on existing regulated vegetation or rural uses on the site.
(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).	Complies The proposed development is located on a site that is not on the registers.
(21)Extractive industry sites are rehabilitated once the resource has been exhausted.	Not Applicable

	The proposed development will only occupy an area of approximately 51,213sqm of the site and will not impact on existing regulated vegetation or rural uses on the site.
INFRASTRUCTURE & SERVICING	
Strategic outcomes	
(1) New development occurs in a manner that allows for the efficient and affordable provision and on-going maintenance of utility infrastructure.	Complies through Reasonable and Relevant Conditions.
(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.	Not Applicable The proposed development is not for a Major Industry and will not impact on existing major employers.
(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.	Not Applicable The proposed development is located just outside of the township of Maidenwell.
(4) Public and active transport options contribute to reduced greenhouse gas emission and increase the community's well-being.	Not Applicable The proposed development will only occupy an area of approximately 51,213sqm of the site and will not impact on existing regulated vegetation or rural uses on the site.
(5) The investment in the provision of major infrastructure, particularly the Tarong Power Station and its associated entities, is protected from the implications of incompatible development.	
(6) Urban development is planned, designed, constructed and operated to manage stormwater and waste water in ways that help protect the environmental values of waters, including the biodiversity and functioning of freshwater ecosystem.	Please see below responses to the services and works code.
(7) New development occurs in a manner that allows for the efficient and affordable provision and on-going maintenance of utility infrastructure.	Complies through Reasonable and Relevant Conditions.
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.	Complies through Reasonable and Relevant Conditions.

(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.	Complies through Reasonable and Relevant Conditions.
(3) Increase in non-local traffic on local roads is minimised.	Complies The proposed development comprises a function facility that will operate on a limited and intermittent basis, with events anticipated to occur approximately 25 times per year. As such, traffic generation will be infrequent and not continuous in nature. The development provides approximately 28 on-site car parking spaces to accommodate attendees, ensuring that parking demand is contained within the site and does not impact the local road network. Given the low frequency of events and the limited scale of the use, any increase in non-local traffic on surrounding local roads will be minimal and temporary.
(4) Efficient connections are established between neighbourhoods, limiting the need to use major roads for local trips.	Not Applicable The proposed development comprises a function facility and does not involve the creation of a new neighbourhood, residential infrastructure, or any expansion of urban development. While the use may generate periodic visitor trips associated with events, it will not result in a sustained increase in local traffic or demand for residential services.
(5) Development facilitates the use of walking and cycling to assist in reducing vehicle trip frequency.	Not Applicable The proposed development is located approximately 3.8km
(6) The development of centres establishes a concentration of uses that encourages single trips for multiple purposes.	Not Applicable The proposed development is not located within a centre zone.
(7) Conflict between sensitive land use (as defined in the Regulation) and the effects of infrastructure operation including renewable energy facility are avoided.	Not Applicable The proposed development is for a function facility with associated party houses.
(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.	Please see responses to the Service and Works Code
(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.	Not Application The proposed development is not for Critical or Community Infrastructure.

RURAL ZONE CODE	
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.	Not Applicable The proposal is not located on a site that is mapped as either Agricultural Land Classification Class A or Class B and will only occupy an area of approximately 51,213m ² of the site.
(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.	Complies The proposal will not impact on any uses for this site.
(c) On farm value adding in the form of small scale agri-tourism is supported where associated with the rural use of the site.	Not Applicable The proposal is not for agri-tourism
(d) Infrastructure is provided at a standard normally expected in rural locations.	Complies Please see below the rural zone code and service and works code.

(e) Areas of land used for primary production are conserved and not unnecessarily fragmented.	Not Applicable The proposal is not located on land mapped as Agricultural Land Classification Class A or Class B and will occupy only approximately 51,213m² of the site. The use is also limited in intensity, operating for approximately 25 events per year, ensuring minimal impact on the broader rural landholding and its ongoing use.
(f) The viability of existing and future rural uses and activities are protected from the intrusion of incompatible uses.	Complies The proposal is not located on land mapped as Agricultural Land Classification Class A or Class B and will occupy only approximately 51,213m² of the site. The use is also limited in intensity, operating for approximately 25 events per year, ensuring minimal impact on the broader rural landholding and its ongoing use.
(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.	Complies The proposed function facility is a use that benefits from a rural location, where separation from sensitive receptors assists in minimising potential land use conflicts. The nearest sensitive receptor is located approximately 450 metres from the site, providing a substantial buffer to mitigate potential impacts such as noise. While the sensitive receptor is situated at a higher elevation, the significant separation distance, combined with the limited scale of the development (with a maximum capacity of 100 attendees), ensures that any noise emissions are unlikely to result in adverse impacts. Typical event management measures, including the regulation of operating hours and management of amplified music, will further minimise potential impacts. Furthermore, the proposed use does not generate odour emissions and therefore will not give rise to odour-related impacts.
(h) Development embraces sustainable land management practices and contributes to the rural amenity and landscape of the area.	Complies The proposed development involves the adaptive reuse of existing rural buildings as a function facility. No new built form is proposed, and the use will occupy approximately 51,213m² of the broader 215ha site, ensuring that the vast majority of the land remains unchanged in its rural state. The scale of the proposal, limited to approximately 25 weddings or functions per year, will not adversely impact the existing rural amenity. By utilising existing infrastructure and maintaining the established character of the site, the development embraces sustainable land management practices and contributes positively to the rural landscape and amenity of the area.
(i) 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.	Complies Please see below rural zone code and service, bushfire hazard overlay code and works code.

(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).	Not Applicable The site is not located on any contaminated land registers.
(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.	Complies The proposal is not in proximity to Swickers Kingaroy Bacon Factory.
(l) New residential development of historic or remote residential subdivisions is inconsistent with the purpose of this zone code.	Not Applicable The proposal is for a non-residential use.
(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.	Complies The proposal is not located on land mapped as Agricultural Land Classification Class A or Class B and will occupy only approximately 51,213m ² of the site. The use is also limited in intensity, operating for approximately 25 events per year, ensuring minimal impact on the broader rural landholding and its ongoing use.
(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.	Not Applicable The proposal is not located in an area that is identified as extractive resources.
(o) Intensive animal industry uses are consistent with the rural character and amenity of the area and do not adversely affect productive agricultural land,	Not Applicable The proposal is not for an intensive animal industry use
(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.	Not Applicable The proposal will utilise the existing short-term accommodation on the site for the function facility.
(q) Renewable energy facility uses do not compromise productive rural land and are consistent with rural character and amenity of the area.	Not Applicable The proposal is not for a renewable energy facility use

(r) Viticulture, boutique foods and supporting tourism uses are encouraged on smaller lots in the RU1 – Winery Precinct around Moffatdale.	Not Applicable The proposal is not located within the RU1 Precinct	
(s) Natural features such as creeks, gullies, waterways, wetlands and bushland are retained, managed, enhanced and buffered from adjacent development.	Complies Please see below rural zone code and service, bushfire hazard overlay code and works code.	
(t) Water supply catchments are protected from activities that may endanger water quality.	Not Applicable The proposal is not located within the water supply catchment.	
Criteria for assessment		
Performance outcomes	Requirements for accepted development and assessment benchmarks	
Section 1 General		
PO1 Development maintains rural amenity and character.	AO1.1 Buildings are set back 20m from any collector or higher order road and 10m from any other road frontage. and	Complies The proposed development will not involve any new buildings, with each building being located further than 20m from any road.
	AO1.2 The use does not cause odour, noise or air emissions in excess of the prescribed limits in the Environmental Protection (Air) Policy 2019 or the Environmental Protection (Noise) Policy 2019.	Performance Outcome The proposed function facility is a use that benefits from a rural location, where separation from sensitive receptors assists in minimising potential land use conflicts. The nearest sensitive receptor is located approximately 450 metres from the site, providing a substantial buffer to mitigate potential impacts such as noise. While the sensitive receptor is situated at a higher elevation, the significant separation distance, combined with the limited scale of the development (with a maximum capacity of 120 attendees), ensures that any noise emissions are unlikely to result in adverse impacts. Typical event management measures, including the regulation of operating hours and management of amplified music, will further minimise potential impacts.

		The proposed use does not generate odour emissions and therefore will not give rise to odour-related impacts.
PO2 Development does not jeopardise the rural production capacity of the Zone.	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)	Not Applicable The proposal is not for a boundary realignment.

	and alternative practices in the event of failure. and AO2.4 Development is consistent with any Soil Conservation Plan that applies to the locality, as approved by the relevant State agency.	
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.	AO3.1 Uses and associated works are confined to existing lawfully cleared land or areas not supporting regulated vegetation. and	Complies The proposal will materially change the use of the existing buildings, with no proposed clearing as part of this development.
	AO3.2 Uses and associated works are confined to areas outside stormwater discharge points, overland flow paths, watercourses and natural drainage features. and	Complies The proposal will materially change the use of the existing buildings, with no proposed changes to the stormwater discharge points, overland flow paths, watercourses and natural drainage features.
	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.	Complies The proposed changes will be located over 100m from the Tarong National Park.
PO4 Development is not exposed to risk from natural hazard relating to land slip.	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.	Performance Outcome The proposal is for a wedding venue with associated short-term accommodation, utilising existing buildings located on the site. The site has an approximate slope of 7%, which slightly exceeds the preferred 6% gradient. However, it is considered that the development will not be exposed to significant natural hazard risk, as the slope remains well below the 15% threshold typically associated with constraints for residential buildings.
PO5 Development is adequately serviced.	AO5.1 A 45kl water tank is provided for consumption purposes. and	Complies through Reasonable and Relevant Conditions

	AO5.2 On-site sewage treatment is provided. and	Not Applicable The proposal can connect to the existing on-site sewage treatment system,
	AO5.3 Each dwelling is provided with a service line connection to the electricity supply and telecommunications networks.	Complies through Reasonable and Relevant Conditions
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	Complies Please see attached Search Response Environmental Management Register (EMR) Contaminated Land Register (CLR) stating that the site is not located on either register.
	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 Where in the vicinity of an existing intensive animal industry		
PO7 Non-rural development does not compromise the integrity and operations of intensive animal industries.	AO7 Non-rural development does not result in an increase in the number of people living or working within 1km from an existing or approved intensive animal industry facility.	Complies The proposed development is not located within 1km from an existing or approved intensive animal industry facility.
Section 3 Where intensive animal industry – n/a		
Section 4 Winery Precincts – n/a		
Section 5 Caretaker’s accommodation		
Section 6 Home-based business – n/a		
Section 7 Secondary Dwelling – n/a		
Section 8 Short term accommodation - n/a		
Section 9 Renewable energy facility – n/a		
Section 10 For development affected by one or more overlays (other than bushfire hazard overlay)		
Agricultural land overlay – n/a		
Airport environs overlay – n/a		

Wildlife hazards sub-area – n/a		
Biodiversity overlay		
PO29 Areas of environmental significance, including biodiversity values, are identified, protected and enhanced.	AO29.1 Uses and associated works are confined to areas not identified on Overlay Map 05. or	Complies As part of the Bushfire Management Report, vegetation loss associated with the proposed development is minor and is largely limited to invasive understorey species, with only limited removal of small areas of native vegetation within the APZ. Canopy vegetation within RE 12.12.24 and RE 12.12.28, as identified in the bushfire hazard assessment, is largely retained, and no broad-scale clearing of these regional ecosystem classes is proposed.
	AO29.2 Development is compatible with the environmental values of the area. or	
	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.	
PO30 Biodiversity values of identified areas of environmental significance are protected from the impacts of development.	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.	Complies The proposed changes will be located over 100m from the Tarong National Park.
PO31 There are no significant adverse effects on water quality, ecological and biodiversity values.	AO31.1 Uses and associated works are confined to areas outside overland flow paths and natural drainage features. and	Not Applicable The proposed development will utilise existing building and structures, and will not change any existing overland flow paths and natural drainage features.
	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. Note–This setback does not apply to equipment such as pumps that are necessary to access water or waterway crossings. and	Not Applicable The proposal will not involve any new buildings that are located in Overlay Map 05.

	AO31.3 The Waterway Corridors identified on Overlay Map 05 are maintained in a natural state.	Complies There are no changes to the water corridors as part of this application.
Extractive industry overlay – n/a		
Flood hazard overlay		
PO35 Development is not exposed to risk from flood events by responding to flood potential and maintains personal safety at all times.	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	Complies The proposal will not involve any new buildings that are located in Overlay Map 03.

	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 (b) Signage is provided on site indicating the position and path of all safe evacuation routes off the site.	Complies through Reasonable and Relevant Conditions The proposal involves the adaptive reuse of an existing building for a function facility operating on an intermittent basis (approximately 25 events per year). The development does not involve new buildings or changes to existing building heights and will not alter flood behaviour or increase flood risk on or off the site. While the existing finished floor levels of some of the buildings do not achieve the freeboard requirements of AO35.2, the intermittent operation of the function facility significantly reduces the likelihood of occupants being exposed to flood events, as events are pre-booked and can be cancelled or postponed in response to forecast rainfall or flood warnings. The use is proposed to be used for short-duration, supervised occupancy, enabling active management of site conditions and timely response to any emerging flood risk. Safe evacuation from the site can be achieved, however, to ensure this is formalised and enforceable on an ongoing basis, it is requested that Council impose a condition requiring the preparation and implementation of a site-specific Flood Emergency Management Plan (FEMP) prior to the commencement of the use. The FEMP will address monitoring of weather and flood warnings, event cancellation triggers, evacuation procedures, and the provision of signage identifying safe evacuation routes.
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		The imposition of this condition prior to the lawful use commencing is an appropriate and reasonable mechanism to ensure that flood risk is effectively managed and that personal safety is maintained at all times, consistent with the intent of PO35.
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 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.	Not Applicable The proposed development will not result in any earthworks as part of this development application.
PO37 Development avoids the release of hazardous materials into floodwaters.	AO37.1 Materials manufactured or stored on site are not hazardous in nature. or	Not Applicable There are no hazardous materials that are associated with this development.
	AO37.2 Hazardous materials and any associated manufacturing equipment are located above the nominated flood level.	Not Applicable There are no hazardous materials that are associated with this development.
PO38 Community infrastructure in any area mapped as Flood Hazard is able to function effectively during and immediately after flood.	No outcome specified.	Not Applicable The proposed development is not for community infrastructure proposed as part of this application.
Historic subdivisions overlay – n/a		
Landslide hazard overlay – n/a		
Regional Infrastructure overlay - n/a		
Water catchments overlay – n/a		

SERVICES AND WORKS CODE		
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.	Complies The proposed development will direct stormwater to the lawful point of discharge (i.e. Copper Creek) without altering existing stormwater flow patterns and will not adversely impact downstream properties, due to the close proximity of the creek to the development.
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	Not Applicable The proposal will not involve in the creation of any new waste water systems, and will connect into the existing service that is connected to each existing structure.
	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.	Complies through Reasonable and Relevant Conditioning
PO4 Operational activities avoid or minimise changes to waterway hydrology from adverse impacts of altered stormwater quality and flow.	AO4 Development incorporates stormwater flow control measures to achieve the design objectives for the post-construction phase in Table 9.4.4.	Complies The proposed development will direct stormwater to the lawful point of discharge (i.e. Copper Creek) without altering existing stormwater flow patterns and will not adversely impact downstream properties, due to the close proximity of the creek to the development.
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	Complies The proposed development is located within the rural zone where development can sit on a non sealed road.
	AO5.2 Infrastructure is designed and constructed in accordance with the standards contained in PSP1 – Design and Construction Standards.	Complies through Reasonable and Relevant Conditions All infrastructure can be constructed to the requirements of PSP1.
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	Complies As demonstrated on the proposal plans, a dedicated area of approximately 3,000 m ² has been allocated for car parking. This area is capable of accommodating the required 28 car spaces, comprising 5 spaces for wedding/function facility consultants and 23 spaces to service the existing function venue. The venue has an approximate gross floor area of 1,120 m ² .
	AO6.2 A service bay is provided on-site for the service vehicle nominated in Table 9.4.5. and	Performance Outcome The proposed development involves the use of existing buildings on-site for a function facility (wedding venue). It is considered that the nomination of an articulated vehicle as the service vehicle is excessive for the intended use. It is therefore recommended that Council consider designating a heavy rigid vehicle as the appropriate service vehicle for the site, as such vehicles can enter and exit the site in a forward direction, thereby maintaining safe and efficient manoeuvring within the site.
	AO6.3 Driveway crossings are provided to the standard contained in PSP1 – Design and Construction Standards. and	Complies through Reasonable and Relevant Conditions The proposal will utilise the existing access and recommend that Council Reasonable and Relevant Conditions in regards to any access upgrades.
	AO6.4	Performance Outcome

	Vehicle parking and manoeuvring areas are provided in accordance with the standards contained in PSP1 – Design and Construction Standards.	Vehicle parking and access are provided to meet the needs of occupants, employees, visitors and other users. As demonstrated on the proposal plans, a dedicated area of approximately 3,000 m² is allocated for car parking, capable of accommodating the required 28 car spaces associated with the function facility. Given the rural context of the site and the limited frequency of use (approximately 25 events per year), the provision of grassed car parking within the nominated area is considered appropriate. The parking area will function effectively for occasional event-based demand while minimising unnecessary hardstand and preserving the rural character of the locality. The design of the parking area is consistent with the intent of AS/NZS 2890.1:2004, which does not prescribe surface sealing requirements but focuses on the provision of adequate dimensions and manoeuvrability. The nominated area is of sufficient size to allow safe and efficient vehicle circulation, parking, and egress.
Section 4 Landscaping		
PO7 Landscaping is appropriate to the setting and enhances local character and amenity.	AO7.1 Landscaping is provided in accordance with the relevant zone code provisions. and	Not Applicable The proposed development is located within the rural zone, retention of existing natural features is considered as a sufficient (landscape) outcome for the proposal.
	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.	

PO8 Plant species avoid adverse impacts on the natural and built environment, infrastructure and the safety of road networks.	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 the South Burnett available from Council.	
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	Not Applicable The proposed development will not result in any earthworks as part of this development application.
	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	Complies As part of the Bushfire Management Report, vegetation loss associated with the proposed development is minor and is largely limited to invasive understorey species, with only limited removal of small areas of native vegetation within the APZ. Canopy vegetation within RE 12.12.24 and RE 12.12.28, as identified in the bushfire hazard assessment, is largely retained, and no broad-scale clearing of these regional ecosystem classes is proposed.
	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	AO13	Complies The proposed changes will be located over 100m

Biodiversity values of identified areas of environmental significance are protected from the impacts of development	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.	from the Tarong National Park.
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	Not Applicable The proposed development will utilise existing building and structures, and will not change any existing overland flow paths and natural drainage features.
	AO14.2 The Waterway Corridors identified on Overlay Map 05 are maintained in a natural state.	Complies The proposed development will maintain all waterway corridors 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 50m³ in the area identified on Overlay Map 03; (b) result in any reductions of on- site flood storage capacity and contain within the site any changes to depth / duration/velocity of flood waters; or (c) change flood characteristics outside the site in ways that result in: (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.	Not Applicable The proposed development will not result in any earthworks as part of this development application.
Regional infrastructure overlay - n/a		
Water catchments overlay – n/a		

BUSHFIRE HAZARD OVERLAY CODE
Section A
Reconfiguring a lot (RAL) – where creating any number of lots of more than 2,000 square metres – n/a

Section B		
Reconfiguring a lot (RAL) – where creating any number of lots of 2,000 square metres or less – n/a		
Section C		
Reconfiguring a lot (RAL) – additional provisions where creating more than 20 lots – n/a		
Section D		
Reconfiguring a lot (RAL) – where creating additional lots for the purpose of residential development and a reticulated water supply is not provided – n/a		
Section E		
Material change of use		
PO10 Site layout achieve an acceptable or tolerable risk to people. Landscape or open space provided as part of the development: (a) acts as a buffer between hazardous vegetation and development; and (b) does not create additional bushfire prone areas. Note—An applicant may seek to undertake a site-level verification of the location and nature of hazardous vegetation and resulting potential bushfire intensity levels, for example where changes in foliage have occurred (e.g. as a consequence of adjoining permanent urban development) or where an applicant seeks to verify the regional ecosystem map inputs. This verification should form part of a bushfire hazard assessment in accordance with the methodology in the QFES Bushfire resilient communities document. The outcomes of this assessment can demonstrate how an alternate solution to the acceptable outcome can deliver	AO10.1 Site layout places the landscape and open spaces within the site between premises and adjacent mapped medium, high or very high potential bushfire intensity areas. Refer Figure 3.	Performance Outcome The proposed development utilises existing infrastructure present on the site, which are able to achieve an acceptable risk to people (maximum heat flux exposure of 12.5 kW/m² for proposed short-term accommodation facilities). Proposed event facilities achieve a maximum heat flux exposure of <19 kW/m². Landscaped, open areas are largely present between areas of potentially hazardous vegetation and infrastructure. Following the proposed vegetation management works adjacent to 'The Dairy' cottage (Figure 10), all infrastructure associated with the development will have landscaped, open areas which adequately separates hazardous vegetation and development. The identified asset protection zones for the existing short-term accommodation are in the order of 41 metres and 29 metres for all additional buildings. Mature canopy trees on the site have a height in the order of 20 to 25 metres. Where buildings may be within 1.5 times the predominant mature canopy tree height, the Australian Standard AS3959-2018 allows for buildings to be
	AO10.2 This landscaping and open space comprises protective landscape treatments that: (a) comprise only low threat vegetation, including grassland managed in a minimal fuel condition, maintained lawns, golf courses and cultivated gardens; or (b) are designed to ensure a potential available fuel load is maintained at less than 8 tonnes/hectare in aggregate and that fuel structure remains discontinuous. 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.	

		constructed closer to vegetation than 1.5 times the predominant mature canopy tree height, provided that they are built to a higher standard.
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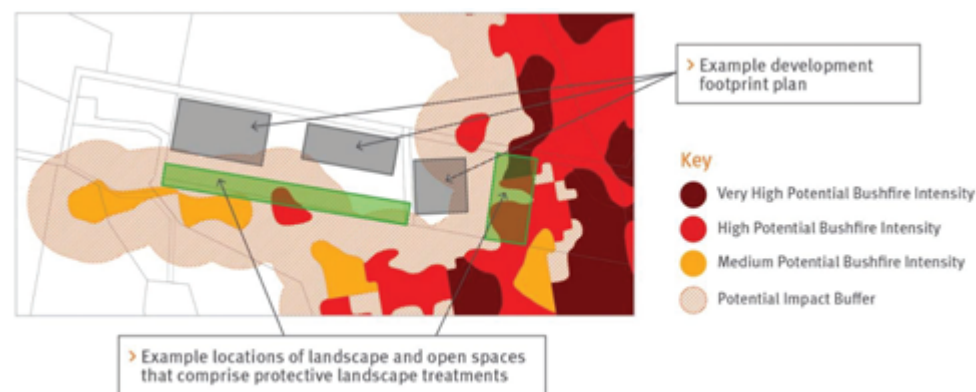


Figure 3 – Siting of fire trail and working area

PO11 The development establishes evacuation areas, to achieve an acceptable or tolerable risk to people.	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.	Performance Outcome In the event of a bushfire event in the local area early evacuation by the proposed internal access tracks which connect to public roadways is to be undertaken. During periods of reasonable bushfire risk within the local area, activities on the site associated with the development are not to be undertaken or to be ceased. The development is designed to function effectively during and immediately after bushfire events with adequate separation distance identified, and evacuation routes (where required) readily available.
PO12 If on a lot of over 2000m², where involving a new premises or an existing premises with an increase in development footprint, development:	No acceptable outcome is prescribed.	Complies The proposed development does not propose new premises to be constructed on the site. Existing infrastructure (i.e. cottages and sheds)

(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.		are to be utilised to facilitate the proposed development. All existing infrastructure is readily accessible by vehicles which allows for the safe evacuation of the site by occupants and maintain access by emergency services under critical event conditions.
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.]	No acceptable outcome is prescribed.	Complies The site is not connected to a reticulated water supply. A dedicated on site water storage system that permanently holds a minimum of 20,000 litres for fire fighting purposes is to be provided for the residential buildings on the site, which are proposed to be converted to short-term accommodation facilities. As the proposed infrastructure is existing on the site, it is recommended that a suitable water storage system must be provided prior to the commencement of use associated with the development application. Where a water tank is provided for firefighting purposes, then it is to comply with the requirements of the SPP (2017 version 6) state interest guidance material refers to QFES Bushfire Resilient Communities.
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 the development provides; and (b) there are no other suitable alternative	No acceptable outcome is prescribed.	Not Applicable The proposed development does not establish or intensify a vulnerable use on the site.

locations within the required catchment; and (c) site planning can appropriately mitigate the risk (for example, siting ovals for an educational establishment between the hazardous vegetation and structures. 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.		
PO15 Community infrastructure providing essential services listed in Table 2 are not established within a bushfire prone area unless: (a) there is an overriding need in the public interest for the new or expanded service the development provides (for example, there are no other suitable alternative locations that can deliver the required level of service or meet emergency service response times during and immediately after a bushfire event); and (b) the infrastructure can function effectively during and immediately after a bushfire event. 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.	No acceptable outcome is prescribed.	Not Applicable. The proposed development does not establish or intensify community infrastructure on the site.
PO16 Development avoids or mitigates the risks to public safety and the environment from the manufacture or storage of materials listed in Table	No acceptable outcome is prescribed.	Not Applicable. The development is for a rural wedding facility establishment. The development will not involve the manufacturing, storage, distribution or disposal of hazardous chemicals.

2 that are hazardous in the context of bushfire to an acceptable or tolerable level. 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. Editor's note—In addition to these provisions, the Work Health and Safety Act 2011 and associated Regulation and Guidelines, the Environmental Protection Act 1994 and the relevant building assessment provisions under the Building Act 1975 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/hazardouschemicals/storing-transporting		
Section F		
Where involving an asset protection zone:		
PO17 Asset protection zones are designed and managed to ensure they do not increase the potential for bushfire hazard.	AO17 Landscaping treatments within any asset protection zone comprise only low threat vegetation, including grassland managed in a minimal fuel condition, maintained lawns, golf courses, maintained public reserves and parklands, vineyards, orchards, cultivated gardens, commercial nurseries, nature strips and windbreaks. OR Landscape management within any asset protection zone maintains a: potential available fuel load which is less than eight tonnes/hectare in aggregate; and	Complies Landscaping within an asset protection zone will comply with the requirements of AO17.2 as discussed in Appendix F and Appendix G of the attached Bushfire Management Report.

	b. fuel structure which is discontinuous.	
Section G		
Where planning provisions or conditions of approval require revegetation or rehabilitation:		
PO18 Revegetation or rehabilitation areas are designed and managed to ensure they do not result in an unacceptable risk or an increase in bushfire intensity level.	AO18.1 Required revegetation or rehabilitation: a. is located outside of any asset protection zone; or b. maintains a potential available fuel load which is less than eight tonnes/hectare in aggregate and fuel structure which is discontinuous.	Not Applicable. No revegetation or rehabilitation areas are proposed onsite.
	AO18.2 Revegetation or rehabilitation of areas located within mapped medium, high or very high potential bushfire intensity areas, revegetate and rehabilitate in a manner that maintains or reduces the existing fuel load. OR 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.	