



# **TOWN PLANNING REPORT IMPACT ASSESSABLE DEVELOPMENT APPLICATION**

MATERIAL CHANGE OF USE FOR SHOP  
AND EXTENSION TO HOTEL, RECONFIGURATION OF A LOT  
FOR ACCESS EASEMENT  
UPON LAND AT  
212 HALY STREET & 111 YOUNGMAN STREET,  
KINGAROY QLD 4610  
(LOTS 2-5 ON RP81952 & LOT 6 ON RP52459)

**ON BEHALF OF**  
KINGAROY HOTELS PTY LTD  
ATF KINGAROY HOTELS UNIT TRUST

OUR REFERENCE: 250427

PROJECT DETAILS

Applicant:	Kingaroy Hotels Pty Ltd ATF Kingaroy Hotels Unit Trust
Project Address:	212 Haly Street & 111 Youngman Street, Kingaroy
TPA Project Number:	250427
TPA Project Contact:	Cheri Hill Melissa Grant

TOWN PLANNING ALLIANCE CONTACT DETAILS

<b>Brisbane</b> 07 3361 9999 Level 1, 32 Logan Road WOOLLOONGABBA QLD 4102	<b>Byron Bay</b> 02 6637 9110 Office 8, 1 Porter Street BYRON BAY NSW 2481	<b>Gold Coast</b> 07 5613 2499 Shop 12, 228 Varsity Parade VARSITY LAKES QLD 4227
---	---	--

Postal: PO Box 7657 EAST BRISBANE Q 4169  
E: info@tpalliance.com.au W: www.tpalliance.com.au

DOCUMENT CONTROL

Document Version

VERSION	DATE	AUTHOR	DESCRIPTION	REVIEWED BY
1	28/07/2025	RDS	Draft	MG
2	11/09/2025	MG	Final	CH

Distribution

NO OF COPIES	VERSION NO	DESTINATION
1	2	Town Planning Alliance Pty Ltd
1	2	South Burnett Regional Council
1	2	Kingaroy Hotels Pty Ltd ATF Kingaroy Hotels Unit Trust

TABLE OF CONTENTS

1 EXECUTIVE SUMMARY ..... 4

2 PROJECT OVERVIEW ..... 5

3 BACKGROUND & SITE CHARACTERISTICS ..... 6

    3.1 Site Details ..... 6

    3.2 Location..... 6

    3.3 Site Characteristics ..... 7

    3.4 Site History ..... 9

    3.5 Prelodgement Consultation..... 9

4 PROPOSAL ..... 11

    4.1 Development Overview ..... 11

    4.2 Character Compatibility ..... 12

    4.3 Reconfiguration of a Lot..... 16

    4.4 Access, Servicing and Manoeuvring ..... 16

    4.5 Civil Engineering..... 20

5 TOWN PLANNING FRAMEWORK ..... 21

    5.1 State Government..... 21

    5.2 Local Government..... 22

6 RELEVANT MATTERS ..... 28

7 CONCLUSIONS ..... 29

8 APPENDIX 1 – CODE ASSESSMENT ..... 30

## 1 EXECUTIVE SUMMARY

This report is submitted on behalf of *Kingaroy Hotels Pty Ltd ATF Kingaroy Hotels Unit Trust* in support of the proposed Material change of use for Shop and extension to Hotel in addition to the Reconfiguration of a lot for an access easement upon land at 212 Haly Street & 111 Youngman Street, Kingaroy. The report addresses the merits of the proposed development with respect to the provisions of the *South Burnett Regional Planning Scheme 2017*, and the relevant components of the *Planning Act 2016*.

The proposal seeks to deliver an extension to the existing hotel facilities over the subject site and replace the existing adjacent light industrial and shop uses with a drive-thru bottle shop outlet supporting the enhancement of the Hotel's overall service offering. Specifically, the proposed development involves:

- Upgrade to existing informal carpark to provide formalised carparking
- Construction of a new covered beer garden; and
- Construction of a new drive-thru bottle shop outlet.

The proposed extension is a result of an increase in demand to the hotel and bottle shop services and are necessary to ensure the growth of the Kingaroy area. Furthermore, the extensions support the provisions of the *South Burnett Regional Planning Scheme 2017*.

In accordance with the *South Burnett Planning Scheme 2017*, the proposal is identified within the Low Impact Industry zone, Medium Density Residential zone and most notably, the Principal Centre Zone, which is envisaged to:

- Provide for a large variety of uses and activities (including, for example, administrative, business, community, cultural, entertainment, professional, residential or retail activities) to:
  - Form the core of an urban area; and
  - Service the local government area.

In view of the above, the proposed extensions to the Kingaroy Hotel remain consistent with the envisaged outcomes of the Principal Centre zone as follows:

- The proposed extensions support the operations of the existing Kingaroy Hotel establishment.

Overall, the proposal is identified as meeting the relevant requirements of the *South Burnett Planning Scheme 2017*. As such, the application should be approved subject to reasonable and relevant conditions.

## 2 PROJECT OVERVIEW

Applicant Name	Kingaroy Hotels Pty Ltd ATF Kingaroy Hotels Unit Trust		
Site Address	212 Haly Street & 111 Youngman Street, Kingaroy		
Real Property Description	Lots 2-5 on RP81952 Lot 6 on RP52459		
Area of Site	3,433m <sup>2</sup>		
Development Scheme	South Burnett Planning Scheme 2017		
Zone	<ul style="list-style-type: none"><li>Principal Centre Zone</li><li>Low Impact Industry Zone</li><li>Medium Density Residential Zone</li></ul>		
Proposed Development	Material Change of Use for a Hotel (Extension) & Shop (Bottle Shop) and Reconfiguring a Lot for an Access Easement		
Details of Proposal	Reconfiguration of Lots		
	Existing Lots	5	New Lots
Application Type	Aspects of Development	Type of Approval Required	
		Preliminary Approval	Development Permit
	Material Change of Use		✓
	Reconfiguration of a Lot		✓
	Building Work		
	Operational Work		
Level of Assessment	Impact Assessable		
Pre-lodgement / Consultation History	REQ2025-011554 – 15 July 2025		
Public Notification	Yes – 15 business days		
Referral Agencies	Referral Agency	Trigger	
	State Assessment Referral Agency (SARA)	<ul style="list-style-type: none"><li>Area within 25m of a State-controlled road</li><li>Area within 100m of a State-controlled road intersection</li></ul>	
Specialist Report	Traffic and Transport Statement prepared by Geleon		
Applicant Contact	Cheri Hill / Melissa Grant		
Applicant Email	eda@tpalliance.com.au		

### 3 BACKGROUND & SITE CHARACTERISTICS

#### 3.1 Site Details

Site Address	212 Haly Street & 111 Youngman Street, Kingaroy
Real property description	Lots 2-5 on RP81952 Lot 6 on RP52459
Area of site	3,433m <sup>2</sup>
Zone	<ul style="list-style-type: none"> <li>Principal Centre Zone</li> <li>Low Impact Industry Zone</li> <li>Medium Density Residential Zone</li> </ul>



Figure 1: Aerial of subject site

#### 3.2 Location

The subject site is located on five (5) allotments on 212 Haly Street & 111 Youngman Street, Kingaroy QLD 4610, formally described Lots 2-5 on RP81952 and Lot 6 on RP52459. In accordance with the *South Burnett Planning Scheme 2017*, the subject site is located across the Principal Centre, Medium Density Residential and Low Impact Industrial Zones. Notwithstanding, the site is in proximity to Medium Density Residential, Recreation and Open Space and Special Industry zoning.

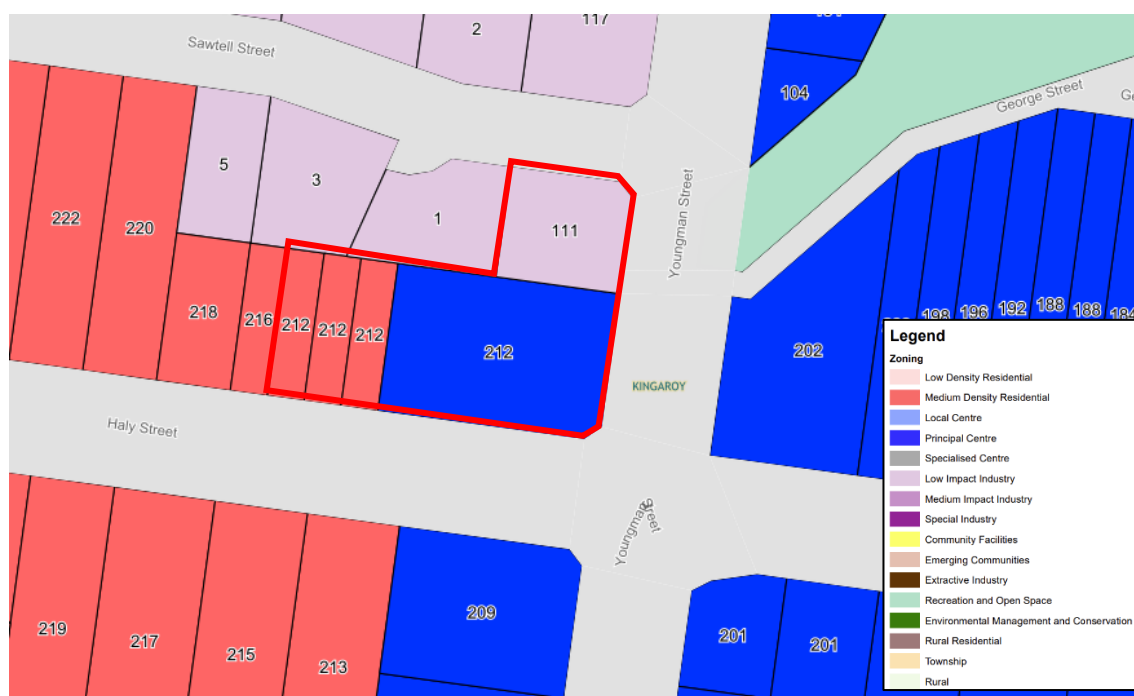


Figure 2: South Burnett Planning Scheme 2017- Zoning Map

### 3.3 Site Characteristics

The subject site comprises five (5) allotments spanning three (3) different zones, with a combined frontage of approximately 62 metres to Youngman Street, 30 metres to Sawtell Street and 86 metres to Haly Street. The land is currently improved by the Kingaroy Hotel, which includes motel style accommodation, associated parking and a drive-through bottle shop.

The proposed development includes the corner allotment at 111 Youngman Street (Lot 6 on RP52459), which will be repurposed to accommodate an expanded drive-through bottle shop, supporting the enhancement of the Hotel's overall service offering.

Figures below illustrate the existing premises across the subject site.



Figure 3: Youngman Street frontage





Figure 4: Sawtell Street frontage



Figure 5: Haly Street frontage (West)



Figure 6: Haly Street frontage (East)





*Figure 7: Corner of Haly and Youngman Street*

### 3.3.1 Vegetation

The site is not mapped within any applicable biodiversity overlays. As such, any existing vegetation over the site is understood to not be protected by local law or conditions relating to recent development history. Notwithstanding, the subject site is largely devoid of any significant vegetation, with the exception of sparse street trees along Haly Street.

### 3.3.2 Infrastructure

The subject sites are located within an established area. As such, adequate access to all necessary services, including Council's reticulated water supply, electricity, sewer, telecommunications and transport can be achieved.

### 3.3.3 Topography

The overall site is generally flat with a slight decline towards the northeastern portion of the site.

### 3.3.4 Flooding

The subject sites are not affected by flooding from any source.

### 3.3.5 Easements

The subject sites are not encumbered by easements.

## 3.4 Site History

---

The subject site contains the existing Kingaroy Hotel and Motel, a vacant lot currently utilised for carparking and the Ash-Pet Grooming and South Burnett Window Tinting, both of which will be replaced to facilitate the proposed drive-thru bottle shop. No recent development applications or approvals were sighted during the preparation of this application.

## 3.5 Prelodgement Consultation

---

A prelodgement meeting (REQ2025-011554) was held with representatives of the South Burnett Regional Council on 15 July 2025 to discuss the proposed development over the site. During the prelodgement meeting, Council advised they are generally supportive of the proposed alignment of uses. Further, the meeting focussed primarily on the following aspects of the development:

### **3.5.1 Parking**

- Council indicated a preference for the parking associated with the existing motel use to be maintained as per the original approval.
- Council required further review and justification to support any reliance on on-street parking to offset non-compliant on-site car parking.
- Council raised the need for improved pedestrian linkages between the Hotel and the bottle shop.
- Concerns were raised regarding potential impacts on existing on-street parking due to the proposed upgraded access.

### **3.5.2 Manoeuvrability**

- Council commented about the proximity of the proposed bottle shop drive-thru canopy to the road reserve, which may impact the ability for vehicles to turn left out onto Youngman Street.
- Council acknowledged that the current waste collection arrangement is likely a legacy setup and suggested investigating improved internal layout and manoeuvrability for waste collection via Sawtell Street.
- Comments were made regarding the refuse vehicle's swept path crossing the centreline of Sawtell Street.

### **3.5.3 Access**

- Swept path diagrams will be required to demonstrate internal vehicle manoeuvrability and access arrangements to and from the site.
- Council did not raise any objections to the proposed access easement, which is intended to maintain legal access between the two separate titles.

In response to the above comments, a Traffic and Transport Statement has been prepared by *Geleon* and is enclosed within this application for review.

General comments were also made by Council officers in regard to the level of assessment which is confirmed to be Impact Assessment. As such, it is acknowledged the development will be subject to public notification for 15 business days.

For further detail on how the proposed development intends to respond to Council's commentary, refer to Section 4 of this report in addition to the enclosed specialist reports.

## 4 PROPOSAL

The applicant is seeking approval for the proposed Material change of use for a Shop and extension to Hotel as well as the Reconfiguration of a lot for an access easement upon land at 212 Haly Street & 111 Youngman Street, Kingaroy.

Pursuant to the *South Burnett Planning Scheme 2017*, the site is identified within the Principal Centre, Low Impact Industry and Medium Density Residential Zones. The overall outcomes for the Principal Centre Zone seek that uses provide a large variety of uses and activities (including, for example, administrative, business, community, cultural, entertainment, professional, residential or retail activities) to:

- Form the core of an urban area; and
- Service the local government area.

The proposal aligns with these overall outcomes by enhancing the site's entertainment, retail and hospitality functions, contributing to the vitality and service capacity of the Kingaroy town centre.

### 4.1 Development Overview

The proposal involves extensions to the existing Kingaroy Hotel and Motel, formerly known as the Journey Hotel/Motel. It includes the establishment of an access easement to enable the proposed drive-through bottle shop to exit via the Hotel's existing driveway on Youngman Street, which is consistent with the operation of the original bottle shop. It allows for independent operation of the drive-through bottle shop whilst also allowing for a consolidation of access points to improve overall traffic and movement within the state and local road network.

The development seeks to enhance the Hotel's facilities through the addition of a new covered beer garden and the construction of a new drive-through bottle shop on the adjoining northern lot. In addition, the proposal includes the formalisation of a currently vacant lot to the west, currently utilised as an informal car park to provide formalised facility car parking.

The existing drive-through will be repurposed to accommodate the new beer garden and upgraded storage facilities.

In summary, the proposed development includes:

Kingaroy Hotel (and motel) premises (Lots 4 and 5 RP81952)

- 268.5m<sup>2</sup> outdoor roof structure
- Re-allocation of 21 carparks (to western carpark)
- Re-allocation of the former bottle shop GFA to storage (80m<sup>2</sup>) and lounge (52.16m<sup>2</sup>)

Hotel/Motel Car Parking (Lots 2 and 3 on RP81952)

- 28 car parks
- Hotel connection access

Drive-Thru Bottle Shop (Lot 6 on RP52459)

- New Bulk store (107.0m<sup>2</sup>)
- New drive-thru Bottle shop (200.0m<sup>2</sup>)
- 9 car parks
- On-site queuing for 12 vehicles

Reconfiguration of a Lot

- Provide an access easement over Lot 5 on RP81952 in favour of Lot 6 on RP52459.

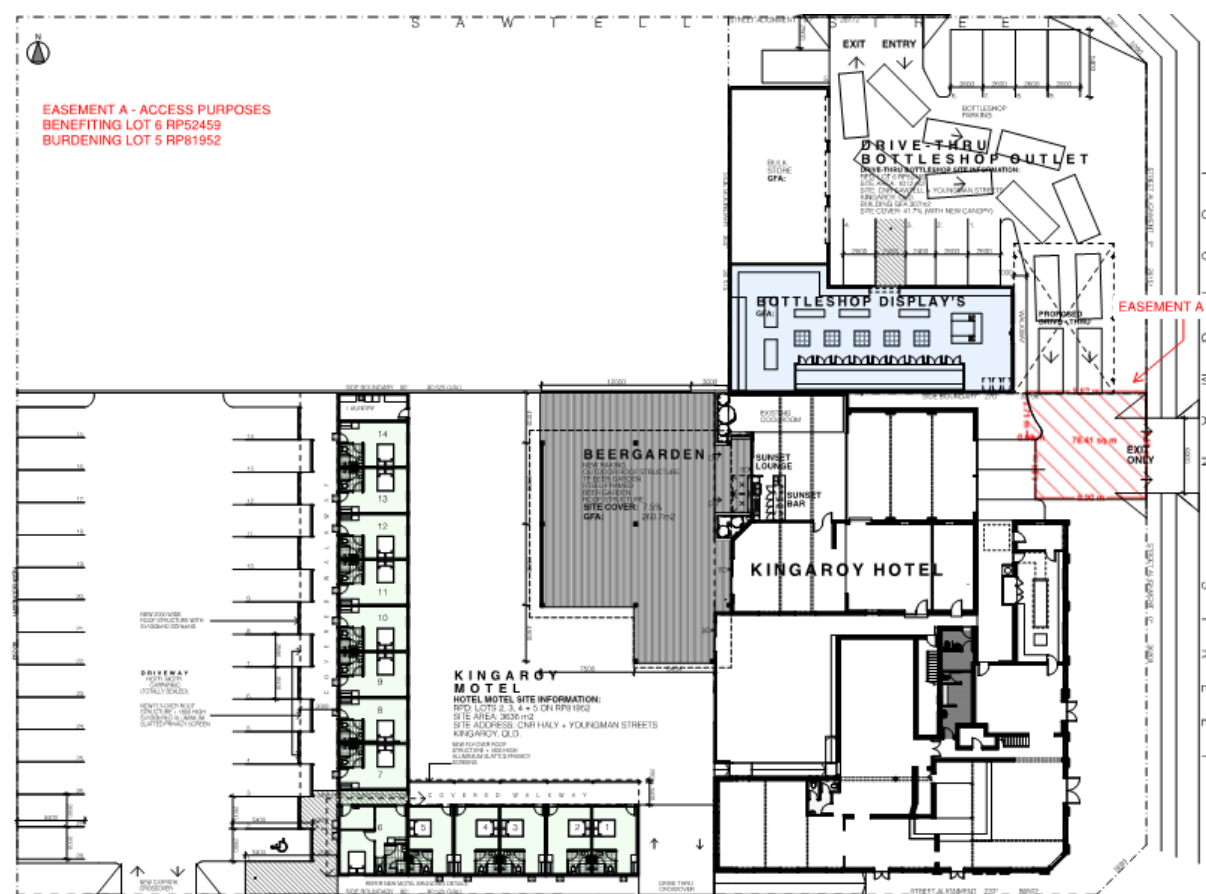


Figure 8: Proposed Layout

Collectively, the proposed development represents a considered and integrated revitalisation of the Kooragang Hotel precinct. It acknowledges the site's historic role within the community while delivering contemporary upgrades that address evolving operational needs and patron expectations. The proposal enhances functionality, accessibility, and visual appeal, supporting a safer and more convenient user experience. In addition, it is expected to deliver positive economic outcomes by strengthening the hotel's role as both a local and tourist destination, creating employment opportunities, and contributing to the ongoing activation and vibrancy of the Youngman Street streetscape.

## 4.2 Character Compatibility

#### 4.2.1 Zoning and Land Uses

While the proposed new drive-through facility is located within the Low Impact Industry zone, the site is currently occupied by an existing shop (pet grooming) and a low impact industry use (window tinting), reflecting a long-standing mixed-use pattern. More broadly, although the land west of Youngman Street is zoned for low impact industry, the immediate streetscape presents a clear and consistent retail and commercial character along the frontage. The character of the immediate area is illustrated within Figure 9 below.





Figure 9: Existing zoning and uses within the immediate locality

In this context, the proposal does not represent a departure from the established land use pattern but instead reinforces the prevailing character of the area. The introduction of the new shop use on Lot 6 on RP52459 continues the existing commercial presence along Youngman Street and, importantly, does so without compromising the strategic land use intent of the Low Impact Industry zone.

The proposed development is confined to existing tenancy areas, minimising physical and operational impacts on adjoining properties. Furthermore, this approach preserves the ability to revert the site to a low impact industry use in the future, should market conditions warrant it. The proposal therefore demonstrates both flexibility and long-term consistency with the zone's planning intent, while better aligning with the current character and expectations of the area.

In addition to the proposed shop, the development includes the formalisation of the existing Hotel car park on Lots 2 and 3 on RP81952. Although this portion of the site falls within the Medium Density Residential zone, it is important to note that there are no existing residential uses directly adjoining or interfacing with the subject site.

Rather, the immediate context comprises non-residential uses, including a physiotherapy clinic and a childcare centre, located to the west and south, which are both within the same Medium Density Residential zone. This prevailing land use pattern supports the suitability of the proposed car park, as it reflects the established character and poses no adverse impact on residential amenity.



#### 4.2.2 Built Form

The proposed development has been carefully designed to retain the established character of the Kingaroy Hotel and Motel. The scale, form and placement of new built elements have been influenced by the existing architectural context, ensuring a cohesive integration with the site's historical and functional identity. The proposed elevations are provided within the following figures.



Figure 10: Proposed vs existing eastern elevation

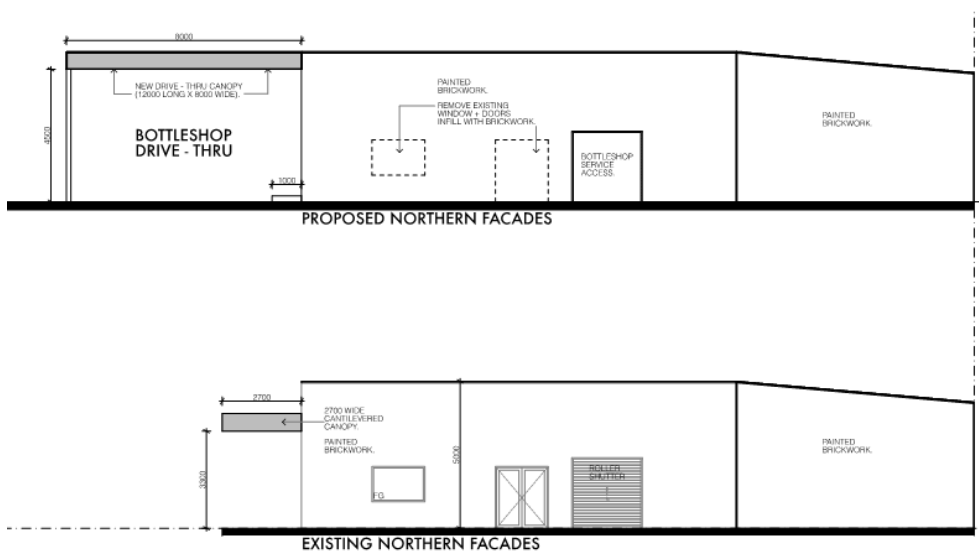


Figure 11: Proposed vs existing northern elevation

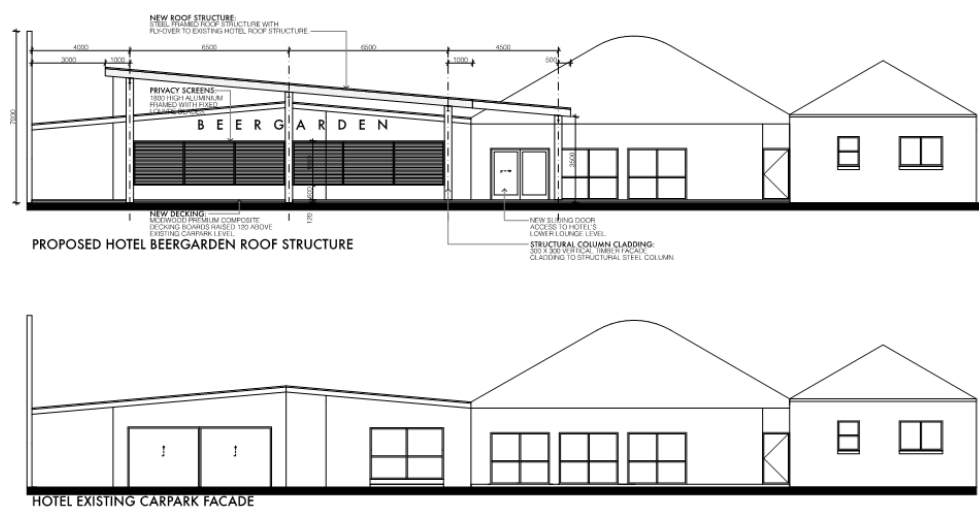


Figure 12: Proposed vs existing carpark elevation

As depicted within the above Figures, all key existing structures are retained, and new components, such as the covered beer garden and drive-through bottle shop, are strategically located at the rear or internally within the site. This layout preserves the Hotel's presentation to Youngman Street and maintains the visual rhythm of the surrounding streetscape. The built form is consistent in height, bulk and appearance with existing buildings, therefore avoiding any sense of overdevelopment or visual intrusion.

#### 4.2.3 Site Cover

The proposal delivers a modest increase in GFA and site coverage, carefully scaled to the existing development footprint. The proposed beer garden roof structure comprises 278.4m<sup>2</sup> of GFA, equating to a total site cover of only 7.5%. This ensures that the overall development remains low-scale and well within the capacity of the site to accommodate built form without adverse impacts.

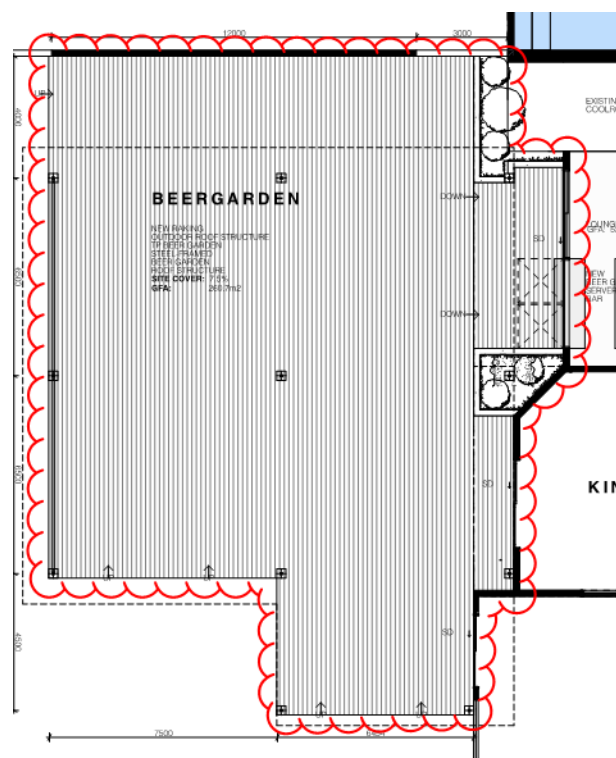


Figure 13: Proposed beer garden

Where possible, the proposal makes efficient use of existing GFA, including the repurposing of the former bottle shop area for upgraded storage (80m<sup>2</sup>) and lounge space (52.16m<sup>2</sup>). This approach reinforces the development's focus on consolidation and enhancement, rather than intensification.

#### 4.2.4 Streetscape and Amenity

The development has been deliberately designed to preserve the established streetscape character along Youngman Street. Since new built elements are located internally within the site and screened by existing structures, aside from the drive thru canopy, there will be no material change to the public realm interface. As such, the streetscape remains largely unchanged.

The relocation of the drive thru and the repurposing of internal areas into public-facing uses (such as the beer garden and lounge) are achieved without any increase in building bulk visible from the street. These upgrades enhance the site's amenity for patrons while maintaining appropriate visual and acoustic separation from neighbouring uses.

### 4.3 Reconfiguration of a Lot

The proposed development includes a proposal for the Reconfiguration of a Lot for an Access Easement. The access easement is proposed over Lot 5 on RP81952 in favour of Lot 6 on RP52459. This will allow for lawful vehicular movements through the bottle shop drive thru and egress onto Youngman Street and is illustrated within the enclosed Proposal Plans and Figure 14 below.

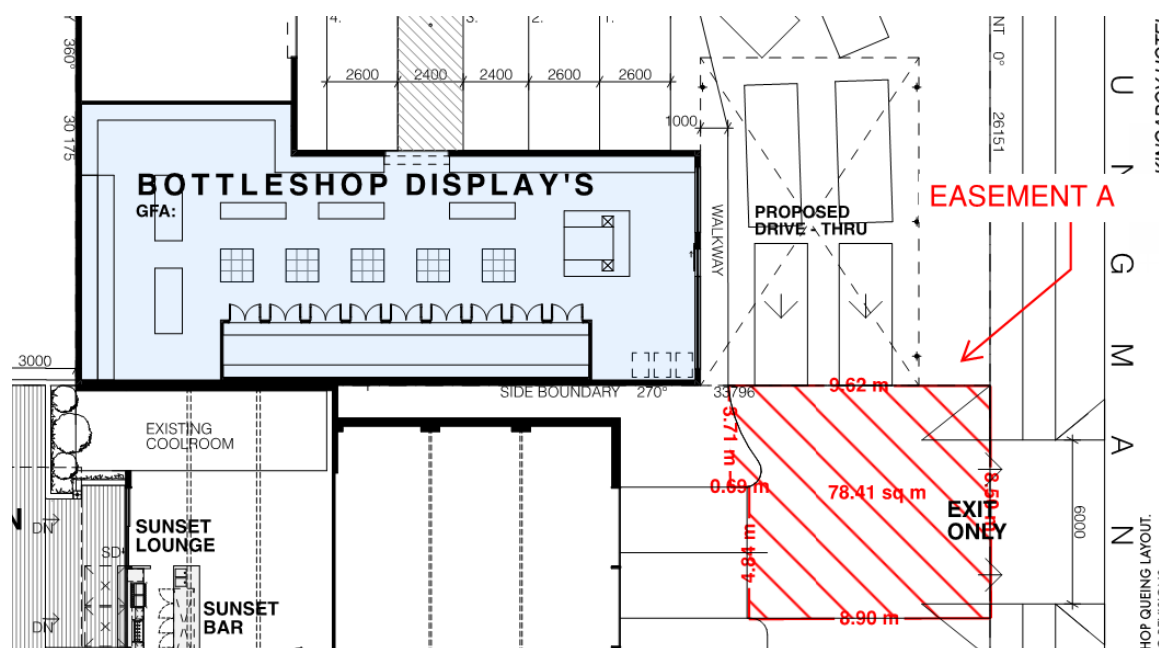


Figure 14: Access easement outlined in red

### 4.4 Access, Servicing and Manoeuvring

#### 4.4.1 Access

The proposed development will be seeking 4 accesses:

- New 6m crossover to Haly Street (southwest) to service the Hotel and Motel carpark;
- Reuse the existing crossover to Haly Street (southeast) to service the Hotel and Motel;
- New 6m crossover to Youngman Street to facilitate egress from the drive thru; and
- New 7.5m crossover to Sawtell Street to service the proposed bottle shop.

As identified within the enclosed Proposal Plans prepared by *David Raby Architects*, the proposed driveway crossings have been designed in accordance with the Services and works code, specifically Planning Scheme Policy 1 – Design and Construction Standards. For further details, refer to the enclosed Traffic and Transport Statement prepared by *Geleon*.

Further, an access easement is proposed over Lot 5 on RP81952 in favour of Lot 6 on RP52459. This will allow for lawful vehicular movements through the bottle shop drive thru and egress onto Youngman Street.

#### 4.4.2 Parking

In accordance with the *South Burnett Regional Planning Scheme 2017 Services and Works Code* the following car parking rate and service vehicle requirement is prescribed:

- *Hotel*
  - 1 space per 2m<sup>2</sup> bar room areas; plus
  - 1 space per 14m<sup>2</sup> 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.
  - Service Vehicle: AV
- *Shop (Drive Thru)*
  - In the Retail core precinct – 1 space per 25m<sup>2</sup> gross floor area
  - Otherwise – 1 space per 20m<sup>2</sup> gross floor area
  - Service Vehicle: HRV

Car parking requirements for the proposed development have been calculated in accordance with Council's Services and Works Code, applying the applicable rates for *Shop* (drive thru bottle shop) and *Hotel* land uses. This results in a total requirement of 33 additional car parking spaces.

Importantly, the existing hotel use is lawfully established and currently operates with 16 approved car parking spaces. Accordingly, the car parking rate has been applied only to the proposed additional areas associated with the beer garden and lounge, rather than the entire hotel footprint, which appropriately reflects the net increase in demand attributable to the development.

The proposal includes modifications and formalisation of parking on adjacent land to achieve a total of 39 on site car parking spaces, including two (2) PWD compliant spaces and two (2) spaces allocated for staff. This results in a shortfall of ten (10) spaces against the calculated requirement.

To address this, it is noted that a review of aerial imagery and site conditions confirms the availability of more than ten (10) on street car parking spaces within proximity to the site frontages along Haly Street, Youngman Street and Sawtell Street. These spaces represent an accessible, safe and practical overflow option in the event of peak demand.

Further, the peak operating hours of the hotel are expected to occur outside of standard business hours and during times when surrounding commercial and community land uses experience reduced activity. This temporal separation significantly reduces the potential for cumulative parking demand in the immediate area. Additionally, the proposed bottle shop will operate as a drive through facility, which inherently reduces the need for traditional on-site parking associated with a typical *Shop* use as customer turnover is characteristically high.

Together, these operational characteristics support the conclusion that any incidental reliance on surrounding on-street parking will be both limited and manageable and will not result in unreasonable or adverse impacts on the local parking network.

On balance, the shortfall is considered minor and can be adequately managed through existing on-street capacity and the operational characteristics of the proposed development. As such, the proposal meets the intent of Council's car parking provisions and will not result in adverse impacts to the surrounding area.

It is acknowledged that due to the proposed access arrangement, the development will result in a net loss of two (2) on-street car parking spaces. As such, angled car parking is proposed on Haly Street to mitigate the loss of on-street car parking. This is identified within Figure 15 below and within the enclosed Traffic and Transport Statement.

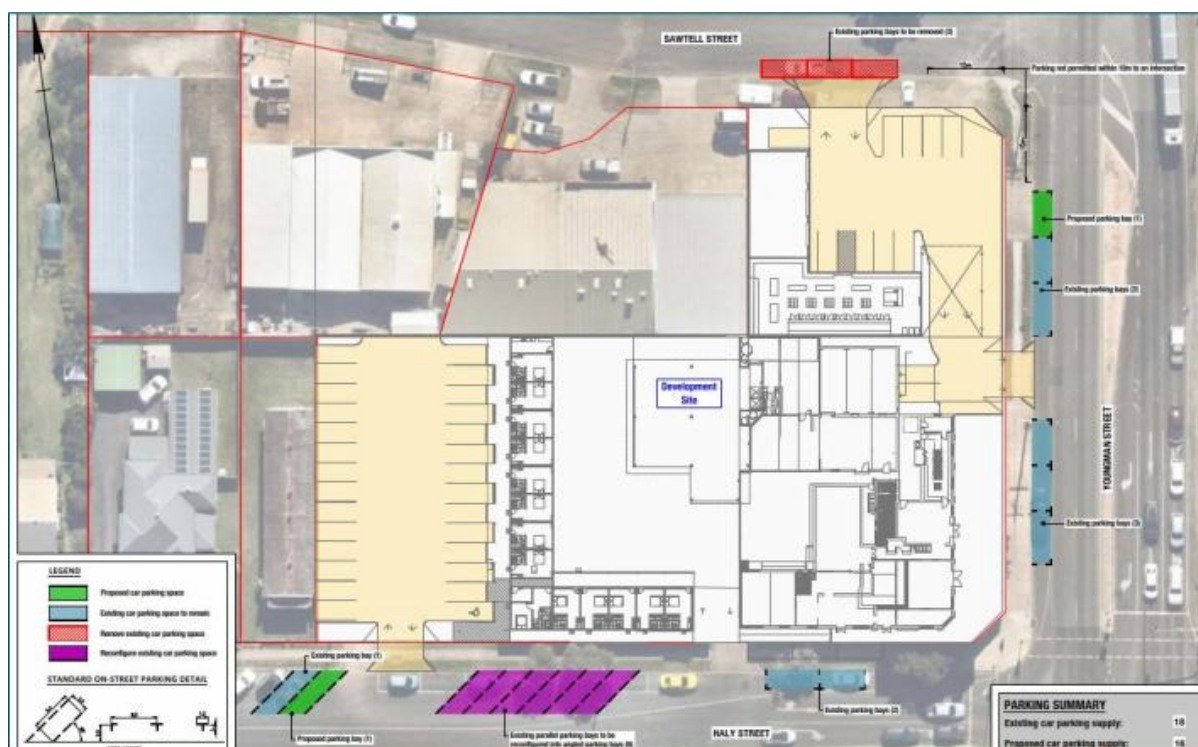


Figure 15: On-street car parking assessment

#### 4.4.3 Servicing

It is understood Council requires a dedicated loading bay to be provided on-site. However, due to site constraints, a dedicated loading bay is unable to be provided. As such, it is proposed for servicing to be undertaken within the northern lot, formally known as Lot 6 on RP52459. A swept path analysis has been undertaken to ensure a heavy rigid vehicle (HRV) is able to manoeuvre throughout the site.

As depicted within the figures below and the enclosed Traffic and Transport Statement prepared by Geleon, the layout of the subject site is suitable for the manoeuvrings of an HRV. Importantly, an HRV is able to achieve ingress and egress in a forward gear.



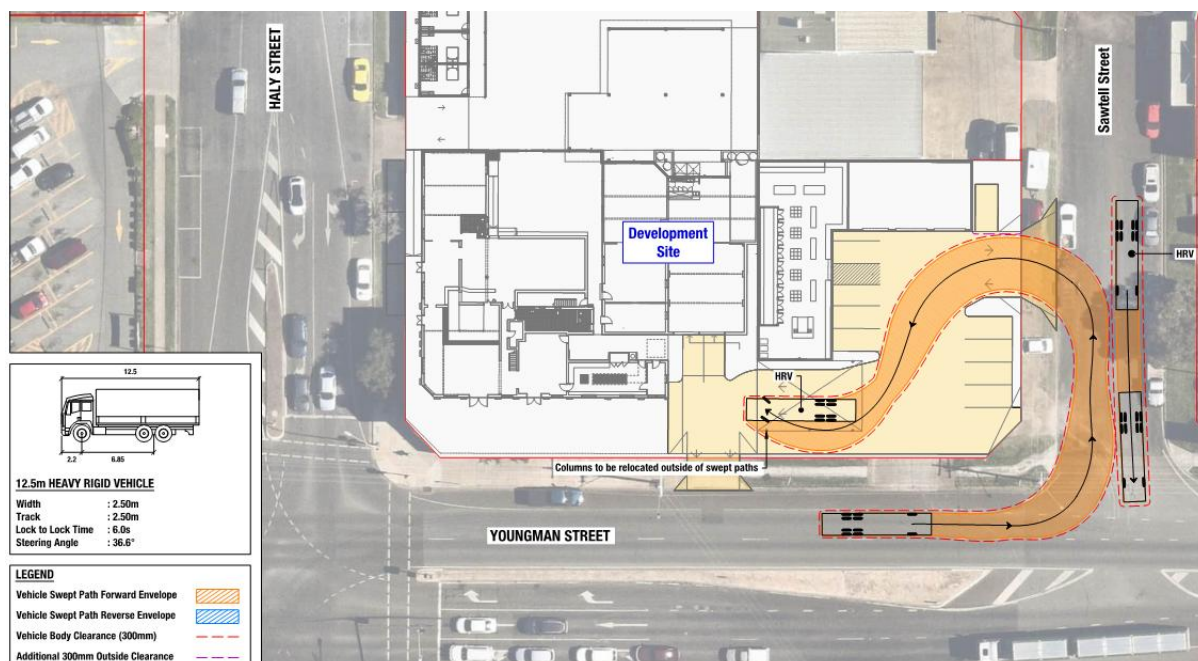


Figure 16: HRV swept path #1

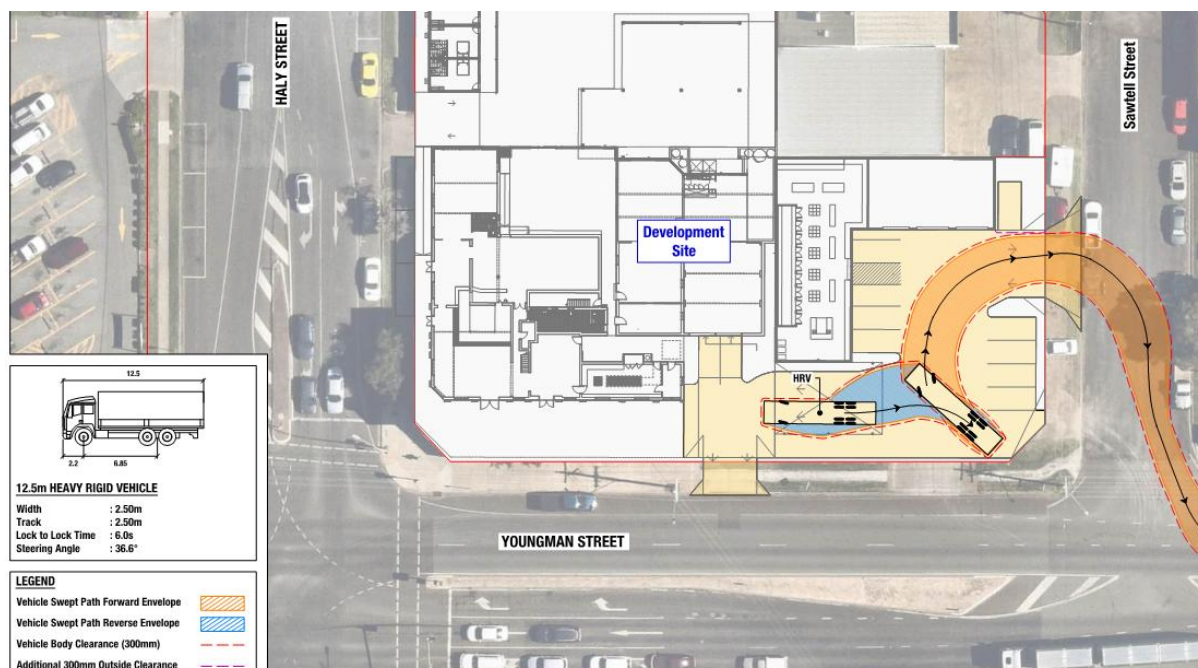


Figure 17: HRV swept path #2

As detailed above, the HRV will undertake servicing by entering the northern lot off Sawtell Street and remain in a parked position within the bottle shop drive through. The proposed drive through canopy will be designed at a height of approximately 4.5m to accommodate the vehicle. The HRV will then undertake a manoeuvre to exit the site onto Sawtell Street in a forward gear. Given the constraints, the proposed servicing solution is seen to be appropriate for the site.

With regard to the existing Kingaroy Hotel and Motel, the proposed works do not introduce any new land uses. Therefore, there are no changes required to the servicing of the Hotel and Motel with the development utilising the existing arrangement. For further details, refer to the enclosed Traffic and Transport Statement prepared by Geleon.

## **4.5 Civil Engineering**

---

### **4.5.1 Water & Sewer**

All urban services including reticulated water, reticulated sewer, electricity and telecommunication services are provided on site

### **4.5.2 Earthworks**

The proposed development does not result in any significant earthworks than cannot satisfy the requirements of Council's Services and Works Code.

## 5 TOWN PLANNING FRAMEWORK

### 5.1 State Government

#### 5.1.1 Planning Act 2016 - Framework

The *Planning Act 2016* provides the statutory planning framework for the State of Queensland and outlines the statutory process for preparing, assessing and deciding development applications. This proposal will be assessed in accordance with the relevant components of the *Planning Act 2016*.

The proposal will be assessed in accordance with the Development Assessment Rules under section 68(1) of the *Planning Act 2016*.

#### 5.1.2 State Planning Policies

A new State Planning Policy was introduced on 3 July 2017, expressing the state's interests in land use planning and development. The new State Planning Policy has replaced the existing State Planning Policy 2006.

The State Planning Policy is not identified in the *South Burnett Regional Council Planning Scheme 2017* as being appropriately integrated. Notwithstanding, the State interest policies and assessment benchmarks in Part E of the State Planning Policy are addressed below.

STATE INTEREST	RESPONSE	COMPLIANCE
<b>LIVEABLE COMMUNITIES AND HOUSING</b>		
Housing supply and diversity	The proposal is for a Hotel (extension) and Shop. As such, this criterion is not applicable.	N/A
Liveable communities	The proposal is for a Hotel (extension) and Shop. As such, this criterion is not applicable.	N/A
<b>ECONOMIC GROWTH</b>		
Agriculture	The site does not contain agricultural land or fisheries resources.	N/A
Development and construction	The proposal involves delivering extensions and upgrades to the existing hotel and shop, thus will support the promotion of development and construction in the region.	✓
Mining and extractive resources	The site is not located within an area identified for mining or extractive resources.	N/A
Tourism	The proposed extensions seek to improve the Kingaroy Hotel and Bottle Shop's facilities to improve customer experience and promote a key location for tourists within the Kingaroy locale.	N/A
<b>ENVIRONMENT AND HERITAGE</b>		
Biodiversity	The site is not identified as containing Matters of State Environmental Significance.	N/A
Coastal environment	The subject site is not located within the Coastal Management District of the State Interest Mapping Layer. AS such, not applicable.	N/A
Cultural heritage	The subject site is not identified as a heritage place or area.	N/A
Water Quality	The proposal seeks to appropriately manage stormwater and wastewater discharge to maintain	✓

STATE INTEREST	RESPONSE	COMPLIANCE
	water quality and environmental values of local waterways.	
<b>SAFETY AND RESILIENCE TO HAZARDS</b>		
Emissions and hazardous activities	The proposal will not result in or be impacted on by emissions and hazardous activities.	N/A
Natural hazards, risk and resilience	The proposal is not subject to risks from natural hazard.	N/A
<b>INFRASTRUCTURE</b>		
Energy and water supply	The proposal does not relate to existing or future major electricity or bulk water supply infrastructure.	N/A
Infrastructure integration	The proposal achieves integration with existing and planned infrastructure.	✓
Transport infrastructure	The proposal will maintain the safety and efficiency of state and local transport infrastructure.	✓
Strategic airports and aviation facilities	The proposal will maintain the safety, efficiency and operational integrity of strategic airports.	✓
Strategic ports	The site is not located in proximity to a strategic port.	N/A

## 5.2 Local Government

### 5.2.1 Definition

The *South Burnett Regional Council Planning Scheme 2017* includes the following use definitions relevant to the proposal:

- *Hotel –*
  - (a) *Means the use of premises for –*
    - (i) *Selling liquor for consumption on the premises; or*
    - (ii) *A dining or entertainment activity, or providing accommodation to tourists or travellers, if the use is ancillary to the use in subparagraph (i);*
  - But;*
  - (b) *Does not include a bar.*
- *Shop –*  
*Premises used for–*
  - (a) *displaying, selling or hiring goods; or*
  - (b) *providing personal services or betting to the public.*

As such, the proposal involves a Hotel and Shop in accordance with the above definitions.

### 5.2.1 Level of Assessment

In accordance with the *South Burnett Regional Council Planning Scheme 2017*, the site is located within the Principal Centre, Low Impact Industry and Medium Density Residential zones. In addition, the site is subject to the following overlays:

- Airport Environs (Distance from Airport – 8km)

In accordance with Part 5 – Categories of development and assessment, the application is subject to Impact Assessment on the following basis:

LEVEL OF ASSESSMENT	
ZONE	
PRINCIPAL CENTRE ZONE	
Impact Assessable	<p>Pursuant to Table 5.5.3 – Principal centre zone, a Material change of use for Shop, not in the Retail core precinct is subject to Code Assessment. However, a Material change of use for a Hotel, not in the Retail core precinct is not identified within the categories of development and assessment.</p> <p>Further, and in accordance with Table 5.6.1- Reconfiguring a lot, providing an access easement is not listed within the categories of development and assessment.</p> <p>As such, the level of assessment for the proposed development is Impact Assessable. Therefore, the application will be assessed against the planning scheme in full.</p>
LOW IMPACT INDUSTRY ZONE	
Impact Assessable	<p>Pursuant to Table 5.5.7 – Low impact industry zone, a Material change of use involving a Shop and a Hotel is not identified within the categories of development and assessment.</p> <p>Further, and in accordance with Table 5.6.1- Reconfiguring a lot, providing an access easement is not listed within the categories of development and assessment.</p> <p>As such, the level of assessment for the proposed development is Impact Assessable. Therefore, the application will be assessed against the planning scheme in full.</p>
MEDIUM DENSITY RESIDENTIAL ZONE	
Impact Assessable	<p>Pursuant to Table 5.5.2 – Medium density residential zone, a Material change of use involving a Shop and a Hotel is not identified within the categories of development and assessment.</p> <p>Further, and in accordance with Table 5.6.1- Reconfiguring a lot, providing an access easement is not listed within the categories of development and assessment.</p> <p>As such, the level of assessment for the proposed development is Impact Assessable. Therefore, the application will be assessed against the planning scheme in full.</p>
OVERLAYS	
Airport Environs Overlay	
No Change	<p>Pursuant to Table 5.9.1 – Assessment benchmarks for overlays, there is no change to the level of assessment for sites located within the Airport environs overlay. Nonetheless, the Airport environs overlay code has been addressed as part of the application.</p>

As identified within the above table, level of assessment for the proposed development is Impact Assessable. As such, and pursuant to Section 53 of the *Planning Act 2016*, the application is to be assessed using the Impact assessment procedures of the *Development Assessment Rules* (DA Rules) and requires 15 business days of public notification.



APPLICABLE CODES	
<b>Zone Codes</b>	<ul style="list-style-type: none"> <li>Principal Centre Zone</li> <li>Low Impact Industry Zone</li> <li>Medium Density Zone</li> </ul>
<b>Development Codes</b>	<ul style="list-style-type: none"> <li>Services and Works Code</li> <li>Reconfiguring a Lot Code</li> </ul>
<b>Overlay Codes</b>	<ul style="list-style-type: none"> <li>Airport Environs Overlay</li> </ul>

The abovementioned applicable codes have been addressed in **Appendix 1** or otherwise attached to the relevant consultant report were indicated above.

### 5.2.3 Strategic Framework

The subject site is identified as being within the Principal Centre Zone. In accordance with the purpose of the Principal Centre Zone, the proposal is to advance the key policy direction set in the Strategic Framework, in particular:

- 3.6 Strong Communities – 3.6.1 Strategic Outcomes, 3.6.1.1 Specific Outcomes

Strategic Framework	Comment
<b>3.6 Strong Communities</b>	
<b>3.6.1 Strategic Outcomes</b>	
(1) <i>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.</i>	The proposed extensions seek to further promote Kingaroy as the core of the region's population, commercial development and major facilities. Notably the Kingaroy Hotel is a key destination for locals and tourists visiting Kingaroy. Thus, the proposed extensions will promote the continued operation of the establishment through providing improved facilities and amenities for staff and customers. Therefore, supporting the development of Kingaroy as the main activity centre for the Region.
(2) <i>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.</i>	The Kingaroy Hotel is an existing establishment in the heart of Kingaroy, namely on the main streets of Youngman Street and Haly Street. As such, the site continues to maintain high accessibility in the region and provides an employment offering through the increase service offerings.
(3) <i>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.</i>	The proposed development does not involve residential development. As such, this criterion is not applicable.
(4) <i>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.</i>	The proposed development does not involve a place of local heritage significance. As such, this criterion is not applicable.
(5) <i>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.</i>	The proposed development does not involve a place of local heritage significance. As such, this criterion is not applicable.

Strategic Framework	Comment
(6) <i>The role of visual character in defining township identity and creating traditional streetscapes is reinforced.</i>	The proposed extensions are located at the rear of the Kingaroy Hotel building. Therefore, the site protects the existing streetscape character of the site.
(7) <i>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.</i>	The proposed development is not identified as being subject to any hazards.
(8) <i>Sensitive land use (as defined in the Regulation) are protected from the impacts of previous activities that pose a risk to people or property.</i>	The proposed development does not involve a sensitive land use. As such, this criterion is not applicable.
(9) <i>Extractive industry sites are available for re-use for other activities or revert to their natural state upon cessation of extraction.</i>	The proposal does not involve any extractive industry sites. As such, this criterion is not applicable.
<b>3.6.1.1 Specific Outcomes</b>	
(1) <i>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.</i>	The proposed extensions seek to further promote Kingaroy as the core of the region's population, commercial development, and major facilities. Notably the Kingaroy Hotel is a key destination for locals and tourists visiting Kingaroy. Thus, the proposed extensions will promote the continued operation of the establishment through providing improved facilities and amenities for staff and customers.
(2) <i>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.</i>	The proposed development is not located in Nanango. As such, this criterion is not applicable.
(3) <i>The contribution to town character of development directly fronting streets and street awnings is maintained and enhanced in new development where practicable.</i>	The proposed extensions do not involve any changes to the existing streetscape of Youngman Street or Haly Street aside from the proposed drive through canopy and on street car parking arrangement. Nonetheless, the proposed canopy is insignificant in size and design so as to not detract from the existing façade. Moreover, the development retains the existing Kingaroy Hotel frontage streetscape character.
(4) <i>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.</i>	The subject site is not located in Wondai. As such, this criterion is not applicable.
(5) <i>The re-use of former public buildings for commercial activities in the centre of Wondai and Murgon is encouraged.</i>	The site is not located in Wondai or Murgon. As such, this criterion is not applicable.
(6) <i>Commercial activities in Proston are concentrated at the intersection of Rodney and Blake Streets.</i>	The subject site is not located in Proston. As such, this criterion is not applicable.
(7) <i>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.</i>	The proposed development does not involve any roadside advertising.

Strategic Framework	Comment
(8) New development does not result in isolated or poorly serviced communities.	The subject site is located within the Principal Centre Zone.
(9) Existing communities have enhanced access to community services that is commensurate with anticipated demand.	The proposal does not involve community services. As such, this criterion is not applicable.
(10) Larger lot developments with suitable access occur within seven kilometres of the urban zoned town perimeter and their associated services.	The proposal seeks extensions to an existing establishment within the Principal Centre Zone. As such, this criterion is not applicable.
(11) The provision of recreational and open space facilities provides increased opportunities for social interaction.	The proposal incorporates a backyard terrace decking for customers. Notwithstanding, the proposal seeks to deliver extensions to the existing Kingaroy Hotel establishment, therefore supporting 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.	The proposed development seeks to deliver extensions to the Kingaroy Hotel. Importantly, the subject site is located in the centre of the Kingaroy locale and offers high connectivity to the surrounding transport network.
(13) Residential neighbourhoods comprise a variety of lot sizes that support a diverse range of housing options in keeping with desired neighbourhood character.	The proposal does not involve residential housing. As such, this criterion is not applicable.
(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.	The proposal does not involve residential housing. As such, this criterion is not applicable.
(15) The cultural heritage of all sectors of the community is protected by the recognition of features that contribute to community identity.	The proposed development does not involve a place of local heritage significance. As such, this criterion is not applicable.
(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.	The proposed development does not involve a place of local heritage significance. As such, this criterion is not applicable.
(17) Development of areas adjoining places of local heritage significance maintain and enhance the heritage values of the nominated site.	The proposed development does not involve a place of local heritage significance. As such, this criterion is not applicable.
(18) Streetscape character that is created by groups of residential and commercial buildings, their setting and landscaping is retained.	The proposed extensions do not involve any changes to the existing streetscape of Youngman Street or Haly Street aside from the proposed drive thru canopy which is a minor structure that will not detract from the existing façade. Importantly, the development retains the existing character of the Kingaroy Hotel frontage streetscape character.
(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.	The proposal does not involve special industry land uses. As such, this criterion is not applicable.

Strategic Framework	Comment
<i>(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).</i>	The site is not identified as being contaminated or posing a health risk from previous hazardous uses. As such, this criterion is not applicable.
<i>(21) Extractive industry sites are rehabilitated once the resource has been exhausted.</i>	The proposal does not involve any extractive industry sites. As such, this criterion is not applicable.

## 6 RELEVANT MATTERS

As detailed above, the proposed development seeks land uses within the Medium Density Residential Zone and the Low Impact Industry Zone that are not typically envisaged under the zoning framework. Notwithstanding this, in accordance with section 45(5)(b) of the *Planning Act 2016*, it is submitted that sufficient *relevant matters* exist to warrant approval despite any conflict with the planning scheme. These matters include:

- The prevailing character of commercial and retail development along the Youngman Street frontage within the Low Impact Industry Zone;
- The established pattern of non-residential uses within adjoining Medium Density Residential zoned land and their direct interface with the subject site;
- The ongoing lawful operation of existing land uses on the site;
- The negligible potential for additional amenity impacts beyond the current situation; and
- The ability for the site/s to be readily repurposed for its envisaged land uses should future market demand require.

Taken together, these considerations are considered to outweigh the identified inconsistencies and provide a clear and defensible basis for Council to support the proposed development notwithstanding conflict with the zoning provisions.



## 7 CONCLUSIONS

This report is submitted on behalf of *Kingaroy Hotels Pty Ltd ATF Kingaroy Hotels Unit Trust* in support of the proposed Material change of use for Shop and extension to Hotel in addition to the Reconfiguration of a lot for an access easement upon land at 212 Haly Street & 111 Youngman Street, Kingaroy. The report addresses the merits of the proposed development with respect to the provisions of the *South Burnett Regional Planning Scheme 2017*, and the relevant components of the *Planning Act 2016*.

The proposal seeks to deliver an extension to the existing hotel facilities over the subject site and replace the existing adjacent light industrial and shop uses with a drive-thru bottle shop outlet supporting the enhancement of the Hotel's overall service offering. Specifically, the proposed development involves:

- Upgrade to existing informal carpark to provide formalised carparking
- Construction of a new covered beer garden; and
- Construction of a new drive-thru bottle shop outlet.

The proposed extension is a result of an increase in demand to the hotel and bottle shop services and are necessary to ensure the growth of the Kingaroy area. Furthermore, the extensions support the provisions of the *South Burnett Regional Planning Scheme 2017*.

In accordance with the *South Burnett Planning Scheme 2017*, the proposal is identified within the Low Impact Industry zone, Medium Density Residential zone and most notably, the Principal Centre Zone, which is envisaged to:

- Provide for a large variety of uses and activities (including, for example, administrative, business, community, cultural, entertainment, professional, residential or retail activities) to:
  - Form the core of an urban area; and
  - Service the local government area.

In view of the above, the proposed extensions to the Kingaroy Hotel remain consistent with the envisaged outcomes of the Principal Centre zone as follows:

- The proposed extensions support the operations of the existing Kingaroy Hotel establishment.

Overall, the proposal is identified as meeting the relevant requirements of the *South Burnett Planning Scheme 2017*. As such, the application should be approved subject to reasonable and relevant conditions.

## **8 APPENDIX 1 – CODE ASSESSMENT**



**APPENDIX 1 – CODE ASSESSMENT**

**TABLE OF CONTENTS**

**1. Zone Code..... 32**

1.1 Principle Centre Zone Code ..... 32

1.2 Medium Density Residential Zone Code ..... 41

1.3 Low Impact Industry Zone Code ..... 59

**2. Use / Development Codes..... 83**

2.1 Services and Works Code ..... 83

2.2 Reconfiguring a Lot Code ..... 92

**3. State Development Assessment Provisions ..... 104**

3.1 State Code 1: Development in a State-Controlled Road Environment ..... 104

## 1. Zone Code

### 1.1 Principle Centre Zone Code

*Effective V33 - 27 June 2025*

#### 1.1.1 Purpose

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
<p>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:</p> <ul style="list-style-type: none"> <li>a. form the core of an urban area; and</li> <li>b. service the local government area.</li> </ul>		
<p>2) The overall outcomes sought for the zone code are as follows:</p> <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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 salesor hire yards.</li> <li>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.</li> <li>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.</li> <li>f. Development encourages active and safe pedestrian links within the Retail core precinct.</li> <li>g. Where appropriate service industry uses may be located in the zone.</li> <li>h. Development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and public/active transport use.</li> <li>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).</li> </ul>		

### 1.1.2 Performance Outcomes & Acceptable Outcomes

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
Section 1 General			
<b>PO1</b> 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.	<b>AO1.1</b> 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 wherein the PC2 Private Hospital Precinct. and	<b>AO1.1</b> The proposed extension works results in a single storey built form.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO1.2</b> Buildings are built to the street alignment. and	<b>AO1.2</b> The proposed development ensures the newly built structures, being limited to the drive through canopy and beer garden, are oriented to the alignment of the street.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO1.3</b> Building entrances are clearly visible from the street. and	<b>AO1.3</b> The proposal does not involve amending the existing entrances to the building.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO1.4</b> Development incorporates an all- weather awning built to a line 0.5m short of all carriageways with at least 3m vertical clearance. and	<b>PO1</b> Considering the site layout and the location of the existing buildings to be utilised, the incorporation of an all-weather awning built to a line 0.5m short of all carriageways is not feasible nor relevant to the works proposed. Nonetheless, the proposed development is seen to accommodate and reflect the surrounding character of the streetscape,	<input type="checkbox"/> Compliant <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
		noting the newly built additions are rather minor when viewed from the street.	
	<b>AO1.5</b> 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	<b>AO1.5</b> The proposed new structures do not result in a building plane more than 30m in length.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO1.6</b> Upper levels incorporate horizontal and vertical variations such as balconies, windows, shading devices and parapets. and	<b>AO1.6</b> The proposed structures result in single storey structures. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO1.7</b> Buildings incorporate: (a) Elements distinguishing different levels; and (b) Variations in roof shape, recesses or projections, shade devices and detailing. and	<b>AO1.7</b> The proposal provides for a low set, skillion style roof structure which provides for a variation from the tradition hip roof style of the existing hotel and the gable roof style of the retail shops.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO1.8</b> In the Retail core precinct, parking areas and parking structures are behind or under buildings. and	<b>AO1.8</b> The subject sites are not located within the Retail core precinct. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution



PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	<b>AO1.9</b> Plant and service equipment (air conditioning, exhaust fans, lift motor rooms, refuse bins, telecommunication devices, etc) are integrated into buildings.	<b>AO1.9</b> The proposal does not involve the incorporation of additional service equipment. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>PO2</b> Development respects the amenity and intended urban form of adjoining non-commercial sites.	<b>AO2</b> 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.	<b>AO2</b> Due to the configuration of the lots, the existing motel, located within the principal centre zone adjoins medium density residential zoning to the west. The adjoining parcels will be utilised to incorporate a formal car park for customers of the hotel and motel. Therefore, it is seen that a 1.8m fence would inhibit access for customers and guests. As such, and due to the lots operating informally as one parcel, a fence has not been provided in this instance.	<input type="checkbox"/> Compliant <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Performance Solution
<b>PO3</b> Buildings maximise shop-front exposure to streets in the Retail core precinct.	<b>AO3.1</b> For development in the Retail core precinct, buildings are built to side boundaries, except for pedestrian and vehicular access. and	<b>AO3.1</b> The subject sites are not located within the Retail core precinct. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO3.2</b> The ground level comprises display windows and active space (e.g. shops, cafés, offices, personal services, hotels, medical facilities and small showrooms). and	<b>AO3.2</b> The subject sites are not located within the Retail core precinct. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO3.3</b>	<b>AO3.3</b>	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	Buildings incorporate windows and doors opening to the street.	The subject sites are not located within the Retail core precinct. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>PO4</b> Development provides a safe and secure environment.	<b>AO4.1</b> Development provides: <ul style="list-style-type: none"> <li>(a) opportunities for casual surveillance and sightlines to and from open spaces, streets and adjacent development;</li> <li>(b) activity areas adjacent to pedestrian pathways;</li> <li>(c) pathways, underpasses and other spaces that minimise sudden changes of grade and blind corners;</li> <li>(d) lighting of external areas;</li> <li>(e) increased visibility of high risk areas such as car parks, stairwells and the like;</li> <li>(f) entrances to buildings that are oriented to face open or 'active' spaces; and</li> <li>(g) clear sight lines from within the building at the entry point.</li> </ul> and	<b>AO4.1</b> <ul style="list-style-type: none"> <li>(a) The proposal maintains and provides for sightlines to and from open spaces which will assist in casual surveillance of the site.</li> <li>(b) Pedestrian linkages have been proposed from the formalise car park to the existing motel. A delineated walkway is also provided along the front entryway to the bottle shop to assist with customer access.</li> <li>(c) The proposal does not involve sudden changes of grade or blind corners.</li> <li>(d) The proposal will provide additional lighting within the beer garden and utilise the existing lighting throughout the site.</li> <li>(e) The proposed car park and drive through provide for clear sightlines to ensure safety.</li> <li>(f) The entrance to the proposed bottle shop is orientated toward Youngman Street.</li> <li>(g) Sight lines are provided from within the building at the entry point.</li> </ul>	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	<b>AO4.2</b> 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	<b>AO4.2</b> The proposed formalised car park of 28 spaces provides for a delineated pedestrian pathway through to the motel and hotel in addition to a covered walkway.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO4.3</b> Pedestrian movement areas involve minimal vehicle conflict points and facilitate equitable access. and	<b>AO4.3</b> Pedestrian and vehicle areas have been designed to reduce potential conflict points. Refer to the enclosed Proposal Plans prepared by <i>David Raby Architects</i> for further information.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO4.4</b> The ground level of buildings facing the primary frontage comprises windows and active space	<b>AO4.4</b> The bottle shop provides for windows oriented to Youngman Street. It is acknowledged the bottle shop does not provide windows to the Sawtell Street frontage; however, this how the site is currently designed and the development has been designed to ensure the activation occurs on the main street is to assist with navigation to the customer entrance.	<input type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>PO5</b> Development is adequately serviced.	<b>AO5.1</b> Development is connected to reticulated water supply and sewerage. and	<b>AO5.1</b> The proposed development will retain the existing service connections.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO5.2</b> Stormwater is discharged to a lawful point of	<b>AO5.2</b>	<input checked="" type="checkbox"/> Compliant

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	discharge. and	The proposed development will retain the existing stormwater solution.	<input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO5.3</b> Where involving an increase in gross floor area of more than 5,000m <sup>2</sup> , development provides bus and taxi loading areas within 100m of the main entrance.	<b>AO5.3</b> The proposed development does not result in an increase of more than 5,000m <sup>2</sup> GFA. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>PO6</b> Pedestrian safety is enhanced by appropriate access arrangements.	<b>AO6.1</b> Where an alternative exists, no direct vehicular access is provided from Glendon Street.	<b>AO6.1</b> The proposed development does not front Glendon Street. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO6.2</b> Driveways providing access to less than 20 parking spaces are no more than 3.0m wide where they cross the footpath.	<b>AO6.2</b> The proposed bottle shop provides 12 car parking spaces; however, the proposed crossovers result in a width of 6.0m and 7.5m. As identified within the enclosed Swept Path Analysis prepared by <i>Geleon</i> , the width of the crossovers is determined by the internal manoeuvrings of vehicles within the subject site. Nonetheless, the proposal provides for adequate sight triangles at each crossover to ensure pedestrian safety.	<input type="checkbox"/> Compliant <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Performance Solution
	<b>AO6.3</b> No new driveways are established within 30m of an existing one (shared driveways may need to be used).	<b>AO6.3</b> A new crossover is proposed to access Haly Street toward the southwestern portion of the subject site. Nonetheless, it should be noted	<input type="checkbox"/> Compliant <input type="checkbox"/> N/A

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
		this is to formalise the existing access arrangement to Lots 2 and 3 on RP81952. As a result, an improved access arrangement will be provided which will improve pedestrian safety.	<input checked="" type="checkbox"/> Performance Solution
<b>PO7</b> Refuse storage areas are located for convenient collection, screened from public view and provided with facilities for self- contained cleaning.	<b>AO7.1</b> 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	<b>AO7.1</b> Servicing for the existing Hotel will occur per existing arrangements as the extension works do not impact on the existing servicing arrangements. For the proposed Drive through bottle shop, please refer to enclosed Traffic and Transport Statement prepared by <i>Geleon</i> for further details.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO7.2</b> 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	<b>AO7.2</b> Servicing for the existing Hotel will occur per existing arrangements as the extension works do not impact on the existing servicing arrangements. For the proposed Drive through bottle shop, please refer to enclosed Traffic and Transport Statement prepared by <i>Geleon</i> for further details.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO7.3</b> 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.	<b>AO7.3</b> The refuse storage areas have been designed in accordance with these requirements.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>PO8</b> Development is located and designed to ensure that land uses are not exposed to:	<b>AO8.1</b> Development does not occur: <b>(a)</b> In areas that pose a health risk from previous activities; and	<b>AO8.1</b> The subject sites do not have a history of uses that would pose a health risk, nor is it identified	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(a) Areas that pose a health risk from previous activities; and Unacceptable levels of contaminants.	(b) on sites listed on the Contaminated Land Register or Environmental Management Register.	on the Contaminated Land Register or Environmental Management Register.	<input type="checkbox"/> Performance Solution
	or <b>AO8.2</b> 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.	<b>AO8.2</b> The subject sites do not pose a health risk. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>Section 2 For development affected by one or more overlays (other than bushfire hazard overlay)</b>			
<b>Airport environs overlay</b>			
<b>PO9</b> 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.	<b>AO9</b> The proposed development does not increase the risk of wildlife hazard.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution



## 1.2 Medium Density Residential Zone Code

Effective V33 - 27 June 2025

### 1.2.1 Purpose

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
1) The purpose of the medium density residential zone code is to provide for – <ul style="list-style-type: none"> <li>a. medium density multiple dwellings; and</li> <li>b. community uses, and small-scale services, facilities and infrastructure, to support local residents.</li> </ul>		
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: <ul style="list-style-type: none"> <li>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.</li> <li>b. Small scale offices and health care facilities are accommodated in specific locations close to the town centre.</li> <li>c. Development is supported by appropriate infrastructure</li> <li>d. Development maintains a high level of residential amenity having regard to traffic, noise, dust, odour, lighting and other locally specific impacts.</li> <li>e. Development in this zone is supported by a diverse range of community facilities, transport options, employment nodes and commercial and retail hubs.</li> <li>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.</li> <li>g. Development is designed to incorporate</li> </ul>	The proposed development seeks to formalise a car park to support the existing Kingaroy Hotel. While the use is non-residential, it directly contributes to the day to day needs of the local community by improving safety, accessibility and convenience, without diminishing the amenity of the surrounding residential area. As outlined in the planning report, the proposal warrants consideration on the basis that the existing use of the site, along with the adjoining and surrounding activities, are not reflective of the intended Medium Density Residential zoning. In this context, the proposed development not only aligns with the prevailing character of the area but also enhances the interface between residential and commercial land uses. In effect, it provides a practical and beneficial buffer to the commercial activities of the Hotel, ensuring a more orderly and compatible land use outcome.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
<p>sustainable practices including maximising energy efficiency and water conservation.</p> <p>h. Development is designed to promote safe walking and cycling.</p> <p>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.</p> <p>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.</p> <p>k. Development is reflective of and responsive to the environmental constraints of the land.</p> <p>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).</p>		

### 1.2.2 Performance Outcomes & Acceptable Outcomes

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
Section 1 General			
<b>PO1</b> 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.	<b>AO1.1</b> Site cover does not exceed 60% and	<b>AO1.1</b> The overall site cover does not exceed 60%.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO1.2</b> Buildings are a maximum of 2 storeys and 8.5m above ground level. and	<b>AO1.2</b> The proposal remains as 1 storey below 8.5m.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO1.3</b> Maximum gross floor area does not exceed: <b>(a)</b> for conventional allotments, 50% of the site area. <b>(b)</b> for rear allotments, 40% of the site area and	<b>AO1.3</b> The gross floor area does not exceed 50%.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO1.4</b> Where adjoining a dwelling house, a 1.8m high screen fence is provided to the common boundary. and	<b>AO1.4</b> The subject sites do not adjoin Dwelling houses. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO1.5</b> Plant and service equipment (air conditioning, exhaust fans, lift motor rooms, refuse bins, telecommunication devices, etc) are integrated into the building.	<b>AO1.5</b> The proposal does not involve the incorporation of new plant or service equipment. Should arrangements change, new	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	and	plant or services will be integrated into the built form.	
	<b>AO1.6</b> Rooves incorporate at least 400mm eaves over each wall. and	<b>AO1.6</b> The proposal does not involve enclosed rooved structures. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO1.7</b> Front fences are less than 1.2 metres high.	<b>AO1.7</b> The proposal does not incorporate front fences. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>PO2</b> Development is adequately serviced.	<b>AO2.1</b> Development is connected to reticulated water supply and sewerage. and	<b>AO2.1</b> The proposal seeks to retain the existing service connections.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO2.2</b> Development is supplied with reticulated electricity and telecommunications services. and	<b>AO2.2</b> The proposal seeks to retain the existing service connections.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO2.3</b> Stormwater is discharged to a lawful point of discharge or to downstream properties but only with the consent of the affected landowners.	<b>AO2.3</b> The proposal seeks to retain the existing stormwater solution.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>PO3</b> The efficiency and safety of the road network is not compromised by	No outcome specified.	<b>AO3</b> All access arrangements are considered to be appropriate considering they comply with the	<input type="checkbox"/> Compliant <input type="checkbox"/> N/A

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
inappropriate access arrangements		requirements within the Services and works code.	<input checked="" type="checkbox"/> Performance Solution
<b>PO4</b> Refuse storage areas are located for convenient collection, screened from public view and provided with facilities for self-contained cleaning.	<b>AO4.1</b> 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	<b>AO4.1</b> The proposal does not involve multiple dwellings. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO4.2</b> Where the total number of multiple dwelling units is 10 or more or for rooming accommodation, communal industrial-sized bins are provided in a location that allows the collection vehicle to enter and exit the site in a forward gear and collect the waste with a maximum of 3 manoeuvres. and	<b>AO4.2</b> The proposal does not involve multiple dwellings. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO4.3</b> 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. and	<b>AO4.3</b> The proposal does not involve multiple dwellings. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO4.4</b> Refuse storage areas are provided with an impervious base that is drained to an	<b>AO4.4</b>	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	approved waste disposal system and provided with a dedicated hose cock. and	The proposal does not involve multiple dwellings. As such, this criterion is not applicable.	<input type="checkbox"/> Performance Solution
	<b>AO4.5</b> The refuse storage area is enclosed on 3 sides to a minimum height of 0.2m above the height of the refuse receptacles.	<b>AO4.5</b> The proposal does not involve multiple dwellings. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>PO5</b> <b>Development is located and designed to ensure that land uses are not exposed to:</b> <b>(a)</b> Areas that pose a health risk from previous activities; and Unacceptable levels of contaminants.	<b>AO5.1</b> Development does not occur: <b>(a)</b> In areas that pose a health risk from previous activities; and <b>(b)</b> On sites listed on the Contaminated Land Register or Environmental Management Register.	<b>AO5.1</b> The subject sites do not have a history of uses that would pose a health risk, nor is it identified on the Contaminated Land Register or Environmental Management Register.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO5.2</b> 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.	<b>AO5.2</b> The subject site does not pose a health risk. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>PO6</b> Landscaping enhances the appearance of the site, provides buffering and screening and shades activity areas.	<b>AO6.1</b> 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). and	<b>AO6</b> The proposal isn't for a residential use.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO6.2</b> Landscaping of pedestrian areas uses plant	<b>AO6</b>	<input type="checkbox"/> Compliant



PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	species which at maturity have limited foliage below 1.8m. and	Pedestrian areas are internalised within the existing hardstand.	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO6.3</b> The minimum area for site landscaping is: (a) For multiple dwellings – 20% (b) For retirement facilities – 35% For other uses – not specified.	<b>AO6</b> The proposed development does not involve multiple dwellings or retirement facilities. Therefore, the minimum landscaped area is not specified.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>Section 2 Home-based business</b>			
<b>PO7</b> The activity, occupation or business is subordinate to the dwelling on the site.	<b>AO7.1</b> 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. and	<b>AO7.1</b> The proposal does not involve a home-based business. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO7.2</b> The maximum internal floor area used is the greater of 50m <sup>2</sup> of the gross floor area or 20m <sup>2</sup> of outdoor area. and	<b>AO7.2</b> The proposal does not involve a home-based business. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO7.3</b> No more than one non-resident of the site is employed in the home-based business. and	<b>AO7.3</b> The proposal does not involve a home-based business. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO7.4</b> A home-based business is setback from the road frontage of the site a distance greater	<b>AO7.4</b>	<input type="checkbox"/> Compliant

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	than the existing building line. and	The proposal does not involve a home-based business. As such, this criterion is not applicable.	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO7.5</b> A single un-illuminated business sign bearing the name and nature of the business is limited to 0.3m <sup>2</sup> in area.	<b>AO7.5</b> The proposal does not involve a home-based business. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>PO8</b> Car parking and access is provided in a safe, attractive and functional manner.	<b>AO8.1</b> Home-based businesses provide a maximum of one parking space in addition to the requirements of the principal dwelling. and	<b>AO8.1</b> The proposal does not involve a home-based business. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO8.2</b> Access is taken from the same crossover and driveway servicing the existing dwelling.	<b>AO8.2</b> The proposal does not involve a home-based business. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>PO9</b> The amenity of the local residential area is not adversely affected.	<b>AO9.1</b> Operating hours are limited to 7am to 8pm Monday to Friday and 8am to 4pm Saturday, Sunday and public holidays.	<b>AO9.1</b> The proposal does not involve a home-based business. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO9.2</b> The home-based business does not rely on transport provided by vehicles larger than a 3-tonne rigid vehicle. and	<b>AO9.2</b> The proposal does not involve a home-based business. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	<b>AO9.3</b> The home-based business does not involve the storage of hazardous or noxious materials in quantities beyond that reasonably associated with the dwelling.	<b>AO9.3</b> The proposal does not involve a home-based business. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO9.4</b> The home-based business does not involve the inspection, servicing, repair or hiring of vehicles, machinery or equipment.	<b>AO9.4</b> The proposal does not involve a home-based business. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO9.5</b> The home-based business does not necessitate an environmental licence.	<b>AO9.5</b> The proposal does not involve a home-based business. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>Section 3      Caretaker's accommodation</b>			
<b>PO10</b> Caretaker's accommodations are subsidiary to and compatible with the principal use on the same site.	<b>AO10.1</b> Only one caretaker's accommodation is established on the site. and	<b>AO10.1</b> The proposal does not involve a caretaker's accommodation. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO10.2</b> A caretaker's accommodation is not located at the front of the primary major use on the site.	<b>AO10.2</b> The proposal does not involve a caretaker's accommodation. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO10.3</b> A caretaker's accommodation is separated from the principal activity areas of the primary use of the site by at least 10m.	<b>AO10.3</b> The proposal does not involve a caretaker's accommodation. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>PO11</b> Caretaker's accommodations are	<b>AO11.1</b> A caretaker's accommodation does not	<b>AO11.1</b> The proposal does not involve a caretaker's	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
compatible with the scale, character and appearance of the setting and provide for the accommodation needs of a caretaker and their family.	exceed 8.5m in height. and	accommodation. As such, this criterion is not applicable.	<input type="checkbox"/> Performance Solution
	<b>AO11.2</b> A caretaker's accommodation has a floor area no greater than 125m <sup>2</sup> , has a balcony, verandah or deck with a minimum area of 6m <sup>2</sup> with minimum dimensions of 3m. and	<b>AO11.2</b> The proposal does not involve a caretaker's accommodation. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO11.3</b> A caretaker's accommodation is provided with private open space which is directly accessible from a habitable room. and	<b>AO11.3</b> The proposal does not involve a caretaker's accommodation. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO11.4</b> The caretaker's accommodation is provided with 1 car parking space segregated from the car parking supply for the primary use of the site.	<b>AO11.4</b> The proposal does not involve a caretaker's accommodation. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>Section 4 Dual occupancies, multiple dwellings and retirement facilities</b>			
<b>PO12</b> Development is located on land that provides easy, safe and convenient movement by pedestrians.	<b>AO12</b> Development is located on land with slopes less than: (a) For multiple dwellings – 12.5%; (b) For retirement facilities – 8%; For dual occupancies – not specified.	<b>AO12</b> The proposal does not involve dual occupancies, multiple dwellings or retirement facilities. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>PO13</b> The development site is of an appropriate size to accommodate activities, buildings, infrastructure, services and works associated with the residential use.	<b>AO13.1</b> The site has a minimum area of: (a) For dual occupancies – 600m <sup>2</sup> ; (b) For multiple dwellings – 800m <sup>2</sup> ; (c) For retirement facilities – 2,000m <sup>2</sup> . and	<b>AO13.1</b> The proposal does not involve dual occupancies, multiple dwellings or retirement facilities. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	<b>AO13.2</b> The site has a minimum road frontage of: (a) For dual occupancies – 18m; (b) For multiple dwellings – 20m; For retirement facilities – not specified.	<b>AO13.2</b> The proposal does not involve dual occupancies, multiple dwellings or retirement facilities. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>PO14</b> Development provides a setting that adds positively to the streetscape and provides reasonable access to natural light and ventilation.	<b>AO14.1</b> Buildings have a minimum set back of 6m to the primary street frontage. and	<b>AO14.1</b> The proposal does not involve dual occupancies, multiple dwellings or retirement facilities. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO14.2</b> Setbacks to any secondary road frontage are a minimum of 4.5m. and	<b>AO14.2</b> The proposal does not involve dual occupancies, multiple dwellings or retirement facilities. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO14.3</b> Side and rear boundary setbacks for residential uses are a minimum of: (a) 1.5m – at ground level; 2.0m – above ground level	<b>AO14.3</b> The proposal does not involve dual occupancies, multiple dwellings or retirement facilities. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>PO15</b> Development provides sufficient open space to meet the recreational and privacy needs of residents	<b>AO15.1</b> Each dwelling in a dual occupancy is provided with private open space of a minimum consolidated area of 50m <sup>2</sup> with a minimum dimension of 5m and oriented northward. and	<b>AO15.1</b> The proposal does not involve dual occupancies, multiple dwellings or retirement facilities. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO15.2</b> 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	<b>AO15.2</b> The proposal does not involve dual occupancies, multiple dwellings or retirement facilities. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	room windows or balconies oriented toward its respective street frontage. and		
	<b>AO15.3</b> Each dwelling in a multiple dwelling is provided with northward oriented private open space comprising: <ol style="list-style-type: none"> <li>a minimum consolidated area of 20m<sup>2</sup> with a minimum dimension of 4m for ground level dwellings; and</li> <li>a minimum consolidated area of 15m<sup>2</sup> with a minimum dimension of 3m for above ground level dwellings.</li> </ol> and	<b>AO15.3</b> The proposal does not involve dual occupancies, multiple dwellings or retirement facilities. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO15.4</b> Each dwelling in a retirement facility is provided with private open space comprising: <ol style="list-style-type: none"> <li>a minimum consolidated area of 12m<sup>2</sup> with a minimum dimension of 3m for ground level dwellings;</li> </ol> and <ol style="list-style-type: none"> <li>a minimum consolidated area of 20m<sup>2</sup> with a minimum dimension of 3m for above ground level dwellings.</li> </ol> and	<b>AO15.4</b> The proposal does not involve dual occupancies, multiple dwellings or retirement facilities. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO15.5</b> Private open space of ground level dwellings is directly accessible from the living areas. and	<b>AO15.5</b> The proposal does not involve dual occupancies, multiple dwellings or retirement facilities. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO15.6</b> Screen fencing of ground level private open	<b>AO15.6</b> The proposal does not involve dual	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A



PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	space achieves a minimum height of 1.5m	occupancies, multiple dwellings or retirement facilities. As such, this criterion is not applicable.	<input type="checkbox"/> Performance Solution
<b>PO16</b> Development accommodates the relaxation, recreational, storage and clothes drying needs of residents.	<b>AO16.1</b> Communal open space is provided at a minimum rate of 5% or 40m <sup>2</sup> of site area, whichever is the greater. and excludes access and vehicle parking areas and clothes drying areas. and	<b>AO16.1</b> The proposal does not involve dual occupancies, multiple dwellings or retirement facilities. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO16.2</b> For multiple dwellings and retirement facilities, a storage space with a minimum capacity of 8m <sup>3</sup> , which may form part of a carport or garage, is provided for each dwelling. and	<b>AO16.2</b> The proposal does not involve dual occupancies, multiple dwellings or retirement facilities. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO16.3</b> Each dwelling is provided with an open air clothes drying facility screened from public streets, communal open space and neighbouring properties.	<b>AO16.3</b> The proposal does not involve dual occupancies, multiple dwellings or retirement facilities. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>PO17</b> 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.	<b>AO17</b> An indoor communal area, having a minimum size of 1m <sup>2</sup> for each bedspace (but not less than 25m <sup>2</sup> overall), is provided on the site and is equipped with, at least, toilet, kitchen or kitchenette and storage facilities.	<b>AO17</b> The proposal does not involve dual occupancies, multiple dwellings or retirement facilities. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>PO18</b>	<b>AO18.1</b>	<b>AO18.1</b>	<input type="checkbox"/> Compliant

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
Retirement facilities are provided with appropriate lighting to allow clear visibility along all pedestrian paths.	Bollard or overhead lighting is provided along all footpaths and car parking areas. and	The proposal does not involve dual occupancies, multiple dwellings or retirement facilities. As such, this criterion is not applicable.	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO18.2</b> All external lighting complies with the requirements of the AS4282—Control of the Obtrusive Effects of Outdoor Lighting	<b>AO18.2</b> The proposal does not involve dual occupancies, multiple dwellings or retirement facilities. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>PO19</b> Retirement facilities provide easy pedestrian and wheelchair access throughout the site.	<b>AO19.1</b> No dwelling is more than 250m walking distance from a site entry/exit point. and	<b>AO19.1</b> The proposal does not involve dual occupancies, multiple dwellings or retirement facilities. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO19.2</b> All paths and outdoor recreational areas have a gradient 5% or less.	<b>AO19.2</b> The proposal does not involve dual occupancies, multiple dwellings or retirement facilities. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>Section 5 Small lot dwelling houses</b>			
<b>PO20</b> 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.	For houses on lots less than 400m <sup>2</sup> – <b>AO20.1</b> The minimum front setback is 6m or, if any adjoining dwelling house is set back less than 6m, that setback. and	<b>AO20.1</b> The proposal does not involve a small lot dwelling house. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO20.2</b> The minimum setback from side boundaries is 1m. and	<b>AO20.2</b> The proposal does not involve a small lot dwelling house. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO20.3</b> The minimum setback from the rear	<b>AO20.3</b> The proposal does not involve a small lot	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	boundary is 6m and	dwelling house. As such, this criterion is not applicable.	<input type="checkbox"/> Performance Solution
	<b>AO20.4</b> The maximum site cover is 50% of the site area. and	<b>AO20.4</b> The proposal does not involve a small lot dwelling house. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO20.5</b> The maximum length of a dwelling house is 25m, including enclosed garages. and	<b>AO20.5</b> The proposal does not involve a small lot dwelling house. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO20.6</b> There is at least one covered parking space. and	<b>AO20.6</b> The proposal does not involve a small lot dwelling house. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO20.7</b> The driveway crossover is no wider than 3.5m. and	<b>AO20.7</b> The proposal does not involve a small lot dwelling house. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO20.8</b> The privacy of adjoining dwellings is protected by having – (a) side fences 1.8m high with no openings; 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.	<b>AO20.8</b> The proposal does not involve a small lot dwelling house. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO20.9</b> Roof pitch of at least 200. and	<b>AO20.9</b> The proposal does not involve a small lot	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
		dwelling house. As such, this criterion is not applicable.	<input type="checkbox"/> Performance Solution
	<b>AO20.10</b> 600mm eaves are to be over all external walls	<b>AO20.10</b> The proposal does not involve a small lot dwelling house. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>Section 6 Secondary dwelling</b>			
<b>PO21</b> A secondary dwelling must be subsidiary to its primary dwelling.	<b>AO21.1</b> A secondary dwelling is no larger than 70m <sup>2</sup> in gross floor area or 40% of the gross floor area of the primary dwelling, whichever is less. and	<b>AO21.1</b> The proposal does not involve a secondary dwelling. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO21.2</b> Parking is provided for one vehicle and access to it is via the same driveway as the primary dwelling.	<b>AO21.2</b> The proposal does not involve a secondary dwelling. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>Section 7 Short Term Accommodation</b>			
<b>PO22</b> Short term accommodation maintains the appearance of an ordinary dwelling in the zone	<b>AO22.1</b> Short term Accommodation uses are: (a) carried out in the existing dwelling (b) have no external signage	<b>AO22.1</b> The proposal does not involve short term accommodation. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO22.2</b> One (1) dedicated off street car parking space is provided for the sole use by the short term accommodation use	<b>AO22.2</b> The proposal does not involve short term accommodation. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>PO23</b> Short term accommodation only accommodates people for a short duration	<b>AO23</b> Guests can stay a maximum of 14 nights	<b>AO23</b> The proposal does not involve short term accommodation. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
<b>PO24</b> Short term accommodation does not cause any nuisance or adverse impacts on the existing amenity	<b>AO24.1</b> Noise levels do not exceed acoustic quality objectives under the Environmental Protection (Noise) Policy 2019, Schedule 1.	<b>AO24.1</b> The proposal does not involve short term accommodation. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO24.2</b> Domestic waste bins are provided in a screened area and maintained in a tidy state at all times.	<b>AO24.2</b> The proposal does not involve short term accommodation. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>Section 8</b> For development affected by one or more overlays (other than bushfire hazard overlay)			
<b>Airport environs overlay</b>			
<b>PO25</b> 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.	<b>AO25</b> The proposed development does not increase the risk of wildlife hazard.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>Biodiversity overlay</b>			
<b>PO26</b> Areas of environmental significance, including biodiversity values, are identified, protected and enhanced.	<b>AO26.1</b> Uses and associated works are confined to areas not identified on Overlay Map 05.	<b>AO26.1</b> The subject sites are not located within this overlay. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO26.2</b> Development is compatible with the environmental values of the area. or	<b>AO26.2</b> The subject sites are not located within this overlay. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO26.3</b> Where development within an area identified on Overlay Map 05 is unavoidable, measures recommended by a suitably	<b>AO26.3</b> The subject sites are not located within this overlay. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	qualified ecologist are incorporated to protect and retain the environmental values and underlying ecosystem processes within or adjacent to the development site to the greatest extent practical.		
<b>PO27</b> Biodiversity values of identified areas of environmental significance are protected from the impacts of development	<b>AO27</b> Development adjacent to Protected Areas identified on Overlay Map 05 is set back a minimum of 100m from the park boundaries in the absence of any current 'Management Plans' for these areas.	<b>AO27</b> The subject sites are not located within this overlay. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>PO28</b> There are no significant adverse effects on water quality, ecological and biodiversity values.	<b>AO28.1</b> Uses and associated works are confined to areas outside overland flow paths and natural drainage features. and	<b>AO28.1</b> The subject sites are not located within this overlay. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO28.2</b> 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.	<b>AO28.2</b> The subject sites are not located within this overlay. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution

### 1.3 Low Impact Industry Zone Code

*Effective V33 - 27 June 2025*

#### 1.3.1 Purpose

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
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: <ul style="list-style-type: none"> <li>(i) support industry activities; and</li> <li>(ii) do not compromise the future use of premises for industry activities.</li> </ul>		
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	<p>While the proposed new drive-through facility is located within the Low Impact Industry zone, the site is currently occupied by an existing shop (pet grooming) and a low impact industry use (window tinting), reflecting a long-standing mixed-use pattern. More broadly, although the land west of Youngman Street is zoned for low impact industry, the immediate streetscape presents a clear and consistent retail and commercial character along the frontage.</p> <p>In this context, the proposal does not represent a departure from the established land use pattern but instead reinforces the prevailing character of the area. The introduction of the new shop use on Lot 6 on RP52459 continues the existing commercial presence along Youngman Street and, importantly, does so without compromising the strategic land use intent of the Low Impact Industry zone.</p> <p>The proposed development is confined to existing tenancy areas, minimising physical and operational impacts on adjoining properties. Furthermore, this approach preserves the ability to revert the site to a low impact industry use in the future, should market conditions warrant it. The proposal therefore</p>	



PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
<p>transport infrastructure but does not compromise the efficiency of the local and State-controlled road network.</p> <p>(e) The scale, character and built form of development contributes to a high standard of amenity.</p> <p>(f) Development is provided with appropriate infrastructure and essential services.</p> <p>(g) The viability of both existing and future low impact industry uses is protected from the intrusion of incompatible uses.</p> <p>(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.</p> <p>(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).</p> <p>(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.</p> <p>(k) Higher order commercial uses are inconsistent with the purpose of this zone and should be located in the appropriate centre zone.</p>	<p>demonstrates both flexibility and long-term consistency with the zone's planning intent, while better aligning with the current character and expectations of the area.</p>	

### 1.3.2 Performance Outcomes & Acceptable Outcomes

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
Section 1 – General			
<b>PO1</b> Buildings are of a scale that is consistent with the surrounding built form, streetscape and civic spaces.	<b>AO1.1</b> Where within 20m of a residential, rural residential or community purposes zone, maximum building height is 8.5m.	<b>AO1.1</b> The proposed development results in a building height less than 8.5m.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	or <b>AO1.2</b> In all other circumstances, maximum building height is 11.5m.	<b>AO1.2</b> The proposed development results in a building height less than 8.5m.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>PO2</b> Buildings are sited to achieve an acceptable standard of visual amenity.	<b>AO2.1</b> Buildings are setback from sub-arterial or higher order road frontages by a minimum of 8m.	<b>AO2.1</b> The extent of development proposed within the light industrial zoned portion of the site is relatively consistent with the existing approved structures. The only changes proposed within the setback area is an increase in the existing canopy height to allow for on site manoeuvring of service vehicles which improves existing servicing arrangements currently occurring.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	or <b>AO2.2</b> Buildings are setback from all other road frontages by a minimum of 4m.	<b>AO2.2</b> The extent of development proposed within the light industrial zoned portion of the site is relatively consistent with the existing approved structures. The only changes proposed within the setback area is an increase in the existing canopy height to allow for on site manoeuvring of service	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
		vehicles which improves existing servicing arrangements currently occurring.	
	<b>AO2.3</b> 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	<b>AO2.3</b> The proposed drive-through bottle shop seeks to utilize the existing extent of built form, thus no changes to the location of the built form is proposed.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO2.4</b> Total use area is no more than 75% of the site, excluding car parking areas.	<b>AO2.4</b> The total use area is no more than 75% of the site.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>Section 2 – Reconfiguration under a Community Title Scheme</b>			
<b>PO3</b> Development presents a high quality appearance when viewed from public areas.	<b>AO3.1</b> Where adjoining land is used, or approved for use, for uses in the accommodation activities use group, the maximum length of	<b>AO3.1</b> The proposal does not involve a reconfiguration under a community title	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	<p>any wall without articulation or change of material is no more than half the length of the common boundary.</p> <p>Or</p> <p>In all other circumstances, the maximum length of any wall without articulation or change of material is no more than 30m.</p> <p>and</p>	scheme. As such, this criterion is not applicable.	<input type="checkbox"/> Performance Solution
	<p><b>AO3.2</b></p> <p>All parts of the building facades visible from an arterial or higher order road are constructed predominantly of brick or coloured concrete or masonry and do not incorporate highly reflective materials.</p> <p>and.</p>	<p><b>AO3.2</b></p> <p>The proposal does not involve a reconfiguration under a community title scheme. As such, this criterion is not applicable.</p>	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<p><b>AO3.3</b></p> <p>Buildings include variation in parapet design, roofing heights and treatments.</p> <p>and</p>	<p><b>AO3.3</b></p> <p>The proposal does not involve a reconfiguration under a community title scheme. As such, this criterion is not applicable.</p>	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<p><b>AO3.4</b></p> <p>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><b>AO3.4</b></p> <p>The proposal does not involve a reconfiguration under a community title scheme. As such, this criterion is not applicable.</p>	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
<b>PO4</b> Development is to be adequately serviced.	<b>AO4.1</b> Development is to be connected to reticulated water supply and sewerage. and	<b>AO4.1</b> The proposal does not involve a reconfiguration under a community title scheme. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO4.2</b> Development is supplied with reticulated electricity and telecommunications services. and	<b>AO4.2</b> The proposal does not involve a reconfiguration under a community title scheme. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO4.3</b> Stormwater is captured and drained to a lawful point of discharge or to downstream properties but only with the consent of the affected landowners.	<b>AO4.3</b> The proposal does not involve a reconfiguration under a community title scheme. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>PO5</b> Landscaping is provided to enhance the established streetscape, protect visual amenity, preserve sight lines and offer effective screening of unsightly activities.	<b>AO5.1</b> A minimum of 3% of the site is used to provide landscaping. and	<b>AO5.1</b> The proposal does not involve a reconfiguration under a community title scheme. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO5.2</b> 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	<b>AO5.2</b> The proposal does not involve a reconfiguration under a community title scheme. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	<p>an arterial road; or</p> <p>(b) 1m along any other road frontage.</p> <p>and</p>		
	<p><b>AO5.3</b></p> <p>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><b>AO5.3</b></p> <p>The proposal does not involve a reconfiguration under a community title scheme. As such, this criterion is not applicable.</p>	<p><input type="checkbox"/> Compliant</p> <p><input checked="" type="checkbox"/> N/A</p> <p><input type="checkbox"/> Performance Solution</p>
	<p><b>AO5.4</b></p> <p>Existing trees that already contribute to these requirements are retained where their removal is not required to site the use.</p>	<p><b>AO5.4</b></p> <p>The proposal does not involve a reconfiguration under a community title scheme. As such, this criterion is not applicable.</p>	<p><input type="checkbox"/> Compliant</p> <p><input checked="" type="checkbox"/> N/A</p> <p><input type="checkbox"/> Performance Solution</p>
	<p><b>AO5.5</b></p> <p>Shade trees are provided in car parking areas at a ratio of 1 tree for each 6 car parking spaces.</p>	<p><b>AO5.5</b></p> <p>The proposal does not involve a reconfiguration under a community title scheme. As such, this criterion is not applicable.</p>	<p><input type="checkbox"/> Compliant</p> <p><input checked="" type="checkbox"/> N/A</p> <p><input type="checkbox"/> Performance Solution</p>
<p><b>PO6</b></p> <p>Site access facilitates the efficient, effective, safe and convenient functioning of transport infrastructure.</p>	<p><b>AO6.1</b></p> <p>Site access is provided to a gazetted, formed and sealed road.</p> <p>and</p>	<p><b>AO6.1</b></p> <p>The proposal does not involve a reconfiguration under a community title scheme. As such, this criterion is not applicable.</p>	<p><input type="checkbox"/> Compliant</p> <p><input checked="" type="checkbox"/> N/A</p> <p><input type="checkbox"/> Performance Solution</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	<b>AO6.2</b> Access arrangements preclude the need for vehicles to reverse on or off the site. and	<b>AO6.2</b> The proposal does not involve a reconfiguration under a community title scheme. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO6.3</b> Site access is provided that is at least 15m from an uncontrolled intersection or 30m from an intersection with traffic lights or islands. and	<b>AO6.3</b> The proposal does not involve a reconfiguration under a community title scheme. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO6.4</b> Where practical, adjoining industrial uses utilise a shared access point.	<b>AO6.4</b> The proposal does not involve a reconfiguration under a community title scheme. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>PO7</b> Development does not adversely affect the safety and security of people and property.	<b>AO7.1</b> 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. and	<b>AO7.1</b> The proposal does not involve a reconfiguration under a community title scheme. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO7.2</b> Visitor car parking areas are located adjacent	<b>AO7.2</b> The proposal does not involve a	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	to the office component of the use. and	reconfiguration under a community title scheme. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO7.3</b> The office component is designed with 25% of unobscured glazing in facades facing public areas of the site and the street.	<b>AO7.3</b> The proposal does not involve a reconfiguration under a community title scheme. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>PO8</b> Development minimises disturbance to the geotechnical, hydrological, and environmental characteristics of the site and its setting.	<b>AO8.1</b> Development is located on land with less than 10% slope. and	<b>AO8.1</b> The proposal does not involve a reconfiguration under a community title scheme. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO8.2</b> Development occurs in areas outside of stormwater discharge points, overland flow paths and natural drainage features. and	<b>AO8.2</b> The proposal does not involve a reconfiguration under a community title scheme. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO8.3</b> Stormwater is directed away from areas of potential contamination. and	<b>AO8.3</b> The proposal does not involve a reconfiguration under a community title scheme. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO8.4</b> Areas where potentially contaminating substances are stored or used are covered and bunded. and	<b>AO8.4</b> The proposal does not involve a reconfiguration under a community title scheme. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution



PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	<b>AO8.5</b> Provision is made for spills to be controlled on-site for removal and disposal by an approved means.  and	<b>AO8.5</b> The proposal does not involve a reconfiguration under a community title scheme. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO8.6</b> Liquid or solid wastes are not discharged directly to land or waters.	<b>AO8.6</b> The proposal does not involve a reconfiguration under a community title scheme. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>PO9</b> Refuse storage areas are located for convenient collection, screened from public view and provided with facilities for self-contained cleaning.	<b>AO9.1</b> 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	<b>AO9.1</b> The proposal does not involve a reconfiguration under a community title scheme. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO9.2</b> 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	<b>AO9.2</b> The proposal does not involve a reconfiguration under a community title scheme. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO9.3</b> 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.	<b>AO9.3</b> The proposal does not involve a reconfiguration under a community title scheme. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
<b>PO10</b> Development is located and designed to ensure that land uses are not exposed to: <ul style="list-style-type: none"> <li>(a) Areas that pose a health risk from previous activities; and</li> <li>(b) Unacceptable levels of contaminants.</li> </ul>	<b>AO10.1</b> Development does not occur: <ul style="list-style-type: none"> <li>(a) In areas that pose a health risk from previous activities; and</li> <li>(b) On sites listed on the Contaminated Land Register or Environmental Management Register.</li> </ul>	<b>AO10.1</b> The proposal does not involve a reconfiguration under a community title scheme. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	Or <b>AO10.2</b> 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.	<b>AO10.2</b> The proposal does not involve a reconfiguration under a community title scheme. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>Section 2 – Where adjoining or opposite a sensitive receptor</b>			
<b>PO11</b> 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).	<b>AO11.1</b> Outdoor lighting is designed, installed and maintained in accordance with AS4282 – <i>Control of the Obtrusive Effects of Outdoor Lighting</i> .	<b>AO11.1</b> The proposed development will ensure lighting is installed and maintained in accordance with the relevant standards.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	and <b>AO11.2</b> Noise emission from the use meets the standards prescribed in the <i>Environmental Protection (Noise) Policy 2019</i> .	<b>AO11.2</b> The proposed development will ensure noise emissions meet the relevant requirements.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	<b>AO11.3</b> 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.  and	<b>AO11.3</b> The proposed development does not involve new plant equipment or service areas. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO11.4</b> Outdoor activities and heavy vehicle movements are restricted to between 7am to 7pm Monday to Saturday.  and	<b>AO11.4</b> Outdoor activities and heavy vehicle movements will not occur between 7pm to 7am, Monday to Saturday or anytime on Sunday.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO11.5</b> 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	<b>AO11.5</b> Indoor activities will not be audible or visible from outside of the building between 7pm and 7am or on Sundays.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO11.6</b> All on-site manoeuvring areas are sealed.  and	<b>AO11.6</b> All on-site manoeuvring areas are sealed.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO11.7</b> No building openings occur in walls facing a common boundary shared with a residential activity.  and	<b>AO11.7</b> No building openings occur in walls facing a common boundary shared with a residential activity.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	<b>AO11.8</b> 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	<b>AO11.8</b> Due to the configuration of the subject sites and the triple street frontage (Haly, Youngman & Sawtell), it is nearly impossible to have servicing and storage at the rear of the building. Further, proposed drive-through bottle shop seeks to utilize the existing extent of built form, thus no changes to the location of the built form is proposed.	<input type="checkbox"/> Compliant <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Performance Solution
	<b>AO11.9</b> 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.	<b>AO11.9</b> The Low impact industry zone does not adjoin a sensitive receptor. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>Section 3 – Non-industrial uses</b>			
<b>PO12</b> Offices and sales activities are ancillary to and directly support the industrial use of the site.	<b>AO12.1</b> The area of the office use does not exceed 10% of the total gross floor area.  and	<b>AO12.1</b> The proposal is for a shop	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO12.2</b> Any sales area does not exceed 20% of the total gross floor area.	<b>AO12.2</b> The proposed use is for a Shop. As outlined in the planning report, the site already accommodates a shop, and the prevailing	<input type="checkbox"/> Compliant <input type="checkbox"/> N/A

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	and	character of development along Youngman Street is clearly commercial and retail in nature. In this context, the proposal is consistent with the established land use pattern and will not undermine the intent of the zoning. The development does not compromise the supply of critical industrial land, nor does it constitute out-of-centre retailing, given its direct association with the adjoining Kingaroy Hotel and the functional nexus between the two uses. Furthermore, by repurposing existing built structures, the proposal achieves an efficient use of land and maintains the capacity for future industrial adaptation, should market demand arise. Accordingly, the development represents a logical and well-founded planning outcome that supports both the current and long-term strategic objectives for the site.	<input checked="" type="checkbox"/> Performance Solution
	<b>AO12.3</b> Direct sales to the public are restricted to the sale of items produced on site.	<b>AO12.3</b> The proposed use is for a Shop. As outlined in the planning report, the site already accommodates a shop, and the prevailing character of development along Youngman Street is clearly commercial and retail in nature. In this context, the proposal is consistent with the established land use pattern and will not undermine the intent of the zoning. The development does not compromise the supply of critical industrial land, nor does it constitute out-of-centre retailing, given its direct association with the	<input type="checkbox"/> Compliant <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
		adjoining Kingaroy Hotel and the functional nexus between the two uses. Furthermore, by repurposing existing built structures, the proposal achieves an efficient use of land and maintains the capacity for future industrial adaptation, should market demand arise. Accordingly, the development represents a logical and well-founded planning outcome that supports both the current and long-term strategic objectives for the site.	
<b>PO13</b> Business activities are established at accessible locations and limited to small- scale outlets that provide goods and services for local industries and employees.	<b>AO13.1</b> Business activities are located central to the industrial area that they serve.  and	<b>AO13.1</b> The proposed use is for a Shop. As outlined in the planning report, the site already accommodates a shop, and the prevailing character of development along Youngman Street is clearly commercial and retail in nature. In this context, the proposal is consistent with the established land use pattern and will not undermine the intent of the zoning. The development does not compromise the supply of critical industrial land, nor does it constitute out-of-centre retailing, given its direct association with the adjoining Kingaroy Hotel and the functional nexus between the two uses. Furthermore, by repurposing existing built structures, the proposal achieves an efficient use of land and maintains the capacity for future industrial adaptation, should market demand arise. Accordingly, the development represents a logical and well-founded planning outcome	<input type="checkbox"/> Compliant <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
		that supports both the current and long-term strategic objectives for the site.	
	<b>AO13.2</b> The business activity addresses an identified deficiency in local service.  and	<b>AO13.2</b> The proposed use is for a Shop. As outlined in the planning report, the site already accommodates a shop, and the prevailing character of development along Youngman Street is clearly commercial and retail in nature. In this context, the proposal is consistent with the established land use pattern and will not undermine the intent of the zoning. The development does not compromise the supply of critical industrial land, nor does it constitute out-of-centre retailing, given its direct association with the adjoining Kingaroy Hotel and the functional nexus between the two uses. Furthermore, by repurposing existing built structures, the proposal achieves an efficient use of land and maintains the capacity for future industrial adaptation, should market demand arise. Accordingly, the development represents a logical and well-founded planning outcome that supports both the current and long-term strategic objectives for the site.	<input type="checkbox"/> Compliant <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Performance Solution
	<b>AO13.3</b> The business activity has a total use area no greater than 250m <sup>2</sup> , excluding on-site car parking areas.	<b>AO13.3</b> The proposed use is for a Shop. As outlined in the planning report, the site already accommodates a shop, and the prevailing	<input type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
		character of development along Youngman Street is clearly commercial and retail in nature. In this context, the proposal is consistent with the established land use pattern and will not undermine the intent of the zoning. The development does not compromise the supply of critical industrial land, nor does it constitute out-of-centre retailing, given its direct association with the adjoining Kingaroy Hotel and the functional nexus between the two uses. Furthermore, by repurposing existing built structures, the proposal achieves an efficient use of land and maintains the capacity for future industrial adaptation, should market demand arise. Accordingly, the development represents a logical and well-founded planning outcome that supports both the current and long-term strategic objectives for the site.	
<b>Section 4 – Caretaker’s Accommodation</b>			
<b>PO14</b> Caretaker’s accommodations are subsidiary to and compatible with the principal use on the same site.	<b>AO14.1</b> Only one caretaker’s accommodation is established on the site.  and	<b>AO14.1</b> The proposal does not involve a caretaker’s accommodation. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO14.2</b> A caretaker’s accommodation is not located at the front of the principal use on the site  and	<b>AO14.2</b> The proposal does not involve a caretaker’s accommodation. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution



PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	<b>AO14.3</b> A caretaker's accommodation is separated from the principal activity areas of the primary use of the site by at least 10m.	<b>AO14.3</b> The proposal does not involve a caretaker's accommodation. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>PO15</b> 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.	<b>AO15.1</b> A caretaker's accommodation does not exceed 8.5m in height.  and	<b>AO15.1</b> The proposal does not involve a caretaker's accommodation. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO15.2</b> 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	<b>AO15.2</b> The proposal does not involve a caretaker's accommodation. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO15.3</b> A caretaker's accommodation has a floor area no greater than 125m <sup>2</sup> , has a balcony, verandah or deck with a minimum area of 6m <sup>2</sup> with minimum dimension of 3m.  and	<b>AO15.3</b> The proposal does not involve a caretaker's accommodation. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO15.4</b> A caretaker's accommodation is provided with private open space which is directly accessible from a habitable room.  and	<b>AO15.4</b> The proposal does not involve a caretaker's accommodation. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	<b>AO15.5</b> 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.	<b>AO15.5</b> The proposal does not involve a caretaker's accommodation. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>Section 5 - For development affected by one or more overlays (other than bushfire hazard overlay)</b>			
<b>Airport environs overlay</b>			
<b>PO16</b> Development does not significantly increase the risk of wildlife hazard particularly flying vertebrates, such as birds and bats, intruding within an airport operational airspace.	<b>AO16.1</b> 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.	<b>AO16.1</b> The subject sites are not identified on Overlay Map 01. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	and <b>AO16.2</b> 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.	<b>AO16.2</b> The proposal does not involve 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. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>Biodiversity overlay</b>			
<b>PO17</b> Areas of environmental significance,	<b>AO17.1</b> Uses and associated works are confined to	<b>AO17.1</b> The subject sites are not identified within this	<input type="checkbox"/> Compliant

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
including biodiversity values, are identified, protected and enhanced.	areas not identified on Overlay Map 05. and	overlay. As such, this criterion is not applicable.	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO17.2</b> Development is compatible with the environmental values of the area. and	<b>AO17.2</b> The subject sites are not identified within this overlay. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO17.3</b> 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.	<b>AO17.3</b> The subject sites are not identified within this overlay. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>PO18</b> Biodiversity values of identified areas of environmental significance are protected from the impacts of development	<b>AO18</b> Development adjacent to Protected Areas identified on Overlay Map 05 is set back a minimum of 100m from the park boundaries in the absence of any current 'Management Plans' for these areas.	<b>AO18</b> The subject sites are not identified within this overlay. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>PO19</b> There are no significant adverse effects on water quality, ecological and biodiversity values.	<b>AO19.1</b> Uses and associated works are confined to areas outside overland flow paths and natural drainage features. and	<b>AO19.1</b> The subject sites are not identified within this overlay. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO19.2</b> All buildings, on-site effluent disposal, external activities or storage areas are located 100m from the top of the bank of a	<b>AO19.2</b> The subject sites are not identified within this overlay. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	<p>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>		<input type="checkbox"/> Performance Solution
	<p><b>AO19.3</b></p> <p>The Waterway Corridors identified on Overlay Map 05 are maintained in a natural state.</p>	<p><b>AO19.3</b></p> <p>The subject sites are not identified within this overlay. As such, this criterion is not applicable.</p>	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>Flood hazard overlay</b>			
<p><b>PO20</b></p> <p>Development is not exposed to risk from flood events by responding to flood potential and maintains personal safety at all times.</p>	<p><b>AO20.1</b></p> <p>(a) All new allotments include an area of sufficient size to accommodate the intended land use outside the area identified on Overlay Map 03.</p> <p>And</p> <p>(b) New buildings are not located within the area identified on Overlay Map 03;</p> <p>or</p>	<p><b>AO20.1</b></p> <p>The subject sites are not identified within this overlay. As such, this criterion is not applicable.</p>	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<p><b>AO20.2</b></p> <p>(a) Development is sited above the 1%AEP flood event where known, or the highest known flood event, as follows:</p>	<p><b>AO20.2</b></p> <p>The subject sites are not identified within this overlay. As such, this criterion is not applicable.</p>	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	<ul style="list-style-type: none"> <li>(i) Habitable floor levels - 500mm;</li> <li>(ii) Non-habitable floor levels - 300mm;</li> <li>(iii) On-site sewage treatment and storage areas for potential contaminants - 300mm;</li> <li>(iv) All other development - 0mm.</li> </ul> and (b) Signage is provided on site indicating the position and path of all safe evacuation routes off the site.		
<b>PO21</b> Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level, and does not increase the potential for flood damage either on site or other properties.	<b>AO21</b> Works associated with the proposed development do not: <ul style="list-style-type: none"> <li>(a) involve a net increase in filling greater than 50m<sup>3</sup>; or</li> <li>(b) result in any reductions of on-site flood storage capacity and contain within the site any changes to depth / duration/velocity of flood waters; or</li> <li>(c) change flood characteristics outside the site in ways that result in:               <ul style="list-style-type: none"> <li>(i) loss of flood storage;</li> <li>(ii) loss of/changes to flow paths;</li> <li>(iii) acceleration or retardation of flows; or</li> <li>(iv) any reduction in flood warning times.</li> </ul> </li> </ul>	<b>AO21</b> The subject sites are not identified within this overlay. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
<b>PO22</b> Development avoids the release of hazardous materials into floodwaters.	<b>AO22.1</b> Materials manufactured or stored on site are not hazardous in nature.	<b>AO22.1</b> The subject sites are not identified within this overlay. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	or <b>AO22.2</b> Hazardous materials and any associated manufacturing equipment are located above the nominated flood level.	<b>AO22.2</b> The subject sites are not identified within this overlay. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>PO23</b> Community infrastructure in any area mapped as Flood Hazard is able to function effectively during and immediately after flood.	<b>AO23</b> No outcome specified.	<b>AO23</b> The subject sites are not identified within this overlay. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>Regional infrastructure overlay</b>			
<b>PO24</b> Stock routes and trails identified on Overlay Map 04 are protected from incompatible development.	<b>AO24</b> No outcome specified.	<b>AO24</b> The subject sites are not identified within this overlay. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>PO25</b> Development is sufficiently separated from major electricity infrastructure or substations to minimise the likelihood of nuisance or complaint.	<b>AO25</b> Sensitive land use (as defined in the Regulation) maintain the following separation distances from substations or easement for major electricity infrastructure identified on Overlay Map 04: <ul style="list-style-type: none"> <li>(a) 20 m for transmission lines up to 132 kilovolts</li> <li>(b) 30 m for transmission lines between 133 kilovolts and 275 kilovolts and</li> <li>(c) 40 m for transmission lines exceeding 275 kilovolts.</li> </ul>	<b>AO25</b> The subject sites are not identified within this overlay. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	Editor’s note–Information relating to the voltage of transmission lines is available from the relevant energy supplier.		
<b>PO26</b> 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.	<b>AO26</b> 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.	<b>AO26</b> The subject sites are not identified within this overlay. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution



2. Use / Development Codes

2.1 Services and Works Code

Effective V2.0 - 28 October 2024

2.1.1 Purpose

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
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.	(a) The proposed development does not involve the delivery of trunk infrastructure. (b) The proposed development seeks to utilise the existing stormwater and wastewater solutions. (c) The proposed development is provided with an appropriate number of parking spaces and a servicing arrangement for the site. Refer to the enclosed Traffic and Transport Statement prepared by Geleon. (d) The proposed development is within existing development and/or built form, thus the development maintains the existing streetscape presence. (e) The proposed development does not result in a change of ground level. (f) The subject site is not identified within any environmental overlays.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution



### 2.1.2 Performance Outcomes & Acceptable Outcomes

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
Section 1 - General			
<b>PO1</b> The development is planned and designed considering the land use constraints of the site for achieving stormwater design objectives.	<b>AO1</b> A stormwater quality management plan provides for achievable stormwater quality treatment measures that meet the design objectives identified in Table 9.4.4.	<b>AO1</b> The proposal seeks to utilise the existing stormwater solution over the site. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>PO2</b> Development does not discharge wastewater to a waterway or off-site unless demonstrated to be best practice environmental management for that site.	<b>AO2.1</b> A wastewater management plan prepared by a suitably qualified person and addresses: <ul style="list-style-type: none"> <li>(a) wastewater type;</li> <li>(b) climatic conditions;</li> <li>(c) water quality objectives;</li> <li>(d) best-practice environmental management;</li> </ul> and	<b>AO2.1</b> The proposal is currently and will remain connected to the existing reticulated sewer infrastructure.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO2.2</b> Wastewater is managed in accordance with a waste management hierarchy that: <ul style="list-style-type: none"> <li>(a) avoids wastewater discharge to waterways; or</li> <li>(b) minimises wastewater discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer,</li> <li>(c) surface water and groundwater.</li> </ul>	<b>AO2.2</b> The proposal is currently and will remain connected to the existing reticulated sewer infrastructure.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>PO3</b> Construction activities avoid or minimise adverse impacts on	<b>AO3</b> An erosion and sediment control plan addresses the design objectives for the	<b>AO3</b> The proposed development is of a minor nature and is not expected to result in erosion	<input checked="" type="checkbox"/> Compliant

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
stormwater quality.	construction phase in Table 9.4.4.	or sediment that cannot meet the requirements of this outcome.	<input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>PO4</b> Operational activities avoid or minimise changes to waterway hydrology from adverse impacts of altered stormwater quality and flow.	<b>AO4</b> Development incorporates stormwater flow control measures to achieve the design objectives for the post-construction phase in Table 9.4.4.	<b>AO4</b> The proposal seeks to utilise the existing stormwater solution over the site. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>Section 2 - Infrastructure</b>			
<b>PO5</b> Development is provided with infrastructure which: (a) conforms with industry standards for quality; (b) is reliable and service failures are minimised; and (c) is functional and readily augmented.	<b>AO5.1</b> Except in the Rural zone, all development occurs on a site with frontage to a sealed road.	<b>AO5.1</b> The proposed development achieves a frontage to sealed roads.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO5.2</b> Infrastructure is designed and constructed in accordance with the standards contained in PSP1 – Design and Construction Standards.	<b>AO5.2</b> The proposal infrastructure has been designed in accordance with the relevant standards of PSP1 – Design and Construction Standards.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>Section 3 – Vehicle Parking</b>			
<b>PO6</b> Vehicle parking and access is provided to meet the needs of occupants, employees, visitors and other users.	<b>AO6.1</b> Vehicle parking spaces are provided on-site in accordance with Table 9.4.5.	<b>AO6.1</b> Refer to enclosed Traffic and Transport Statement prepared by Geleon for further information.	<input type="checkbox"/> Compliant <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Performance Solution
	<b>AO6.2</b> A service bay is provided on-site for the service vehicle nominated in Table 9.4.5.	<b>AO6.2</b>	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	and	Refer to enclosed Traffic and Transport Statement prepared by <i>Geleon</i> for further information.	<input type="checkbox"/> Performance Solution
	<b>AO6.3</b> Driveway crossings are provided to the standard contained in PSP1 – Design and Construction Standards.  and	<b>AO6.3</b> Refer to enclosed Traffic and Transport Statement prepared by <i>Geleon</i> for further information.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO6.4</b> Vehicle parking and manoeuvring areas are provided in accordance with the standards contained in PSP1 – Design and Construction Standards.	<b>AO6.4</b> Refer to enclosed Traffic and Transport Statement prepared by <i>Geleon</i> for further information.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>Section 4 - Landscaping</b>			
<b>PO7</b> Landscaping is appropriate to the setting and enhances local character and amenity.	<b>AO7.1</b> Landscaping is provided in accordance with the relevant zone code provisions.  and	<b>AO7.1</b> The proposed development is within existing development and/or built form, thus the development maintains the existing streetscape presence.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO7.2</b> Where shade tree planting is required in vehicle parking areas each planting bed has a minimum area of 2m <sup>2</sup> and is unsealed and permeable.  and	<b>AO7.2</b> Shade trees are not proposed nor required given the minor extent of parking proposed.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO7.3</b>	<b>AO7.3</b>	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	<p>Plantings along frontages or boundaries are in the form of defined gardens with three tier planting comprised of groundcovers, shrubs (understorey), and trees (canopy)</p> <p>and</p> <p>provided with a drip irrigation system, mulching and border barriers.</p>	The proposal does not propose any additional landscaping.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>PO8</b> Plant species avoid adverse impacts on the natural and built environment, infrastructure and the safety of road networks.	<b>AO8.1</b> Landscaping utilises plant species that are appropriate for the location and intended purpose of the landscaping.	<b>AO8.1</b> The proposal does not propose any additional landscaping.	<input type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<p>and</p> <b>AO8.2</b> 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.	<b>AO8.2</b> The proposal does not propose any additional landscaping.	<input type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>PO9</b> Development results in ground levels that retain: <ul style="list-style-type: none"> <li>(a) access to natural light;</li> <li>(b) aesthetic amenity;</li> <li>(c) privacy; and</li> <li>(d) safety.</li> </ul>	<b>AO9.1</b> The depth of: <ul style="list-style-type: none"> <li>(a) fill is less than 2m above ground level; or</li> <li>(b) excavation is less than 2m below ground level.</li> </ul> <p>and</p>	<b>AO9.1</b> The proposal does not involve earthworks. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO9.2</b> The toe of the fill, or top of the excavation is not less than 0.5m inside the site property boundary.	<b>AO9.2</b> The proposal does not involve earthworks. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	and		<input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO9.3</b> Works do not occur on slopes over 15% in grade.  and	<b>AO9.3</b> The proposal does not involve earthworks. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO9.4</b> Retaining walls over 1m in height are terraced 1.5m for every 1m in height and landscaped.  and	<b>AO9.4</b> The proposal does not involve earthworks. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO9.5.</b> Batter slopes are not steeper than 25% and are grassed and terraced 1.5m for every 1m in height.  and	<b>AO9.5</b> The proposal does not involve earthworks. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO9.6</b> 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.	<b>AO9.6</b> The proposal does not involve earthworks. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>PO10</b> Filling or excavation does not cause damage to public utilities.	<b>AO10</b> The proposal does not involve earthworks. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	stormwater, electricity or telecommunications system.		<input type="checkbox"/> Performance Solution
<b>PO11</b> Filling and excavation avoids water ponding on the premises or nearby premises that will adversely impact on the health of the community.	<b>AO12</b> 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 iii. constructed in accordance with AS3500 section 3.2.	<b>AO11</b> The proposal does not involve earthworks. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>Section 6 – All operational work code subject to an overlay</b>			
<b>Biodiversity Overlay</b>			
<b>PO12</b> Development avoids, minimises or mitigates adverse impacts on areas of environmental significance	<b>AO12.1</b> Uses and associated works are confined to areas not identified on Overlay Map 05.  or	<b>AO12.1</b> The subject sites are not located within this overlay. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO12.2</b> Development is compatible with the environmental values of the area.  or	<b>AO12.2</b> The subject sites are not located within this overlay. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO12.3</b> Where development within an area identified on Overlay Map 05 is unavoidable,	<b>AO12.3</b> The subject sites are not located within this overlay. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	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.		<input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>PO13</b> Biodiversity values of identified areas of environmental significance are protected from the impacts of development	<b>AO13</b> Development adjacent to Protected Areas identified on Overlay Map 05 is set back a minimum of 100m from the park boundaries in the absence of any current 'Management Plans' for these areas.	<b>AO13</b> The subject sites are not located within this overlay. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>PO14</b> There are no significant adverse effects on water quality, ecological and biodiversity values.	<b>AO14.1</b> Uses and associated works are confined to areas outside overland flow paths and natural drainage features.  and <b>AO14.2</b> The Waterway Corridors identified on Overlay Map 05 are maintained in a natural state.	<b>AO14.1</b> The subject sites are not located within this overlay. As such, this criterion is not applicable.  <b>AO14.2</b> The subject sites are not located within this overlay. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution  <input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>Flood Hazard Overlay</b>			
<b>PO15</b> Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level, and does not increase the potential for flood damage either on site or other properties.	<b>AO15</b> Works associated with the proposed development do not: <ul style="list-style-type: none"> <li>(a) involve a net increase in filling greater than 50m<sup>3</sup> in the area identified on Overlay Map 03;</li> <li>(b) result in any reductions of on-site flood storage capacity and contain within the site any changes to depth</li> </ul>	<b>AO15</b> The subject sites are not located within this overlay. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	/ duration/velocity of flood waters; or (c) change flood characteristics outside the site in ways that result in: <ul style="list-style-type: none"> <li>i. loss of flood storage;</li> <li>ii. loss of/changes to flow paths;</li> <li>iii. acceleration or retardation of flows; or</li> <li>iv. any reduction in flood warning times.</li> </ul>		
<b>Regional Infrastructure Overlay</b>			
<b>PO16</b> Earthworks do not restrict access to and along major electricity infrastructure corridors by the electricity providers, using their normal vehicles and equipment.	<b>AO16</b> Earthworks do not alter levels along the boundaries of existing easements by more than 300mm and do not result in increased inundation of electricity infrastructure.	<b>AO16</b> The subject sites are not located within this overlay. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>PO17</b> There is no worsening of drainage or erosion conditions affecting the bulk supply and linear infrastructure.	<b>AO17</b> No outcome specified.	<b>AO17</b> The subject sites are not located within this overlay. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>Water Catchments Overlay</b>			
<b>PO18</b> There are no significant adverse effects on the water quality of the Region's drinking water supply.	<b>AO18.1</b> Development within the Bjelke- Petersen Dam Water Resource Catchment Area and the 800m buffer to Boondooma and Gordonbrook Dams shown on Overlay Map 06 has no significant adverse effect on the quantity and availability of raw water for consumption, as determined by a suitably	<b>AO18.1</b> The subject sites are not located within this overlay. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution



PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	qualified water quality expert. or <b>AO18.2</b> Development within the Cooyar Creek water supply buffer area shown on Overlay Map 06 complies with the specific outcomes and measures of the <i>Seqwater Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012</i> .	<b>AO18.2</b> The subject sites are not located within this overlay. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution

## 2.2 Reconfiguring a Lot Code

Effective V33 - 27 June 2025

### 2.2.1 Purpose

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
<b>3. The purpose of the Reconfiguring a lot code is to ensure development:</b>		
(c) Provides a compact urban form of safe, attractive and well-connected neighbourhoods that provide a variety of housing options and convenient access to services. (d) Provides opportunities for rural residential living with good access to services. (e) Manages the potential risks from natural and man-made hazards. (f) Avoids unnecessary impacts on the natural environmental, features and resources. (g) Allows for the efficient and sequential provision of urban infrastructure and an enhanced open space network.		
<b>4. The purpose of the code will be achieved through the following overall outcomes:</b>		
(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	The proposed reconfiguration of a lot is to provide for an access easement. The access easement is proposed over Lot 5 on	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
<p>expectations of residential separation and character.</p> <p>(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.</p> <p>(c) In-fill and consolidation of existing urban areas is maximised where consistent with the intended nature of the zone.</p> <p>(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.</p> <p>(e) Areas or features of environmental significance are not adversely impacted by habitat loss, fragmentation or isolation.</p> <p>(f) A structured road hierarchy is created that provides safe, convenient and efficient connectivity and circulation for vehicles, cyclists and pedestrians.</p> <p>(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.</p> <p>(h) Lots are provided with water supply, stormwater disposal, sustainable effluent and waste disposal, telecommunications and power, to standards appropriate for the zone.</p> <p>(i) Development is laid out and located to minimise the exposure and vulnerability of people and property at risk from natural risks and hazards.</p> <p>(j) Development contributes to effective and efficient</p>	<p>RP81952 in favour of Lot 6 on RP52459. This will allow for lawful vehicular movements through the bottle shop drive thru and egress onto Youngman Street.</p>	

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
emergency response and recovery capabilities.		

## 2.2.2 Performance Outcomes & Acceptable Outcomes

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
<b>Section 1 – Boundary Realignment</b>			
<b>PO1</b> The boundary realignment: <ul style="list-style-type: none"> <li>(a) results in lots that are consistent with the established subdivision pattern of the local area;</li> <li>(b) maintains or improves the utility of the lots;</li> <li>(c) does not create a situation where the use or buildings on the resulting lots become unlawful.</li> </ul>	<b>AO1.1</b> 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	<b>AO1.1</b> The proposed development does not involve a boundary realignment. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO1.2</b> The utility of the lots is maintained or improved where: <ul style="list-style-type: none"> <li>(a) a frontage to depth ratio exceeds that of the existing allotments;</li> <li>(b) access is provided to an allotment that previously had no access or an unsuitable access;</li> <li>(c) an existing boundary encroachment by a building or areas is corrected.</li> </ul> and	<b>AO1.2</b> The proposed development does not involve a boundary realignment. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	<b>AO1.3</b> The realignment does not result in abuilding contravening the setback, standards required by this Planning Scheme or relevant building assessment provisions.  and	<b>AO1.3</b> The proposed development does not involve a boundary realignment. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO1.4</b> The realignment results in a larger lot that is a more viable farming unit.	<b>AO1.4</b> The proposed development does not involve a boundary realignment. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>PO2</b> The boundary realignment facilitates the creation or consolidation of a viable farming unit.	<b>AO2</b> 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.	<b>AO2</b> The proposed development does not involve a boundary realignment. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>Section 2 – Reconfiguration under a Community Title Scheme</b>			
<b>PO3</b> 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	<b>AO3.1</b> The Community Title Scheme is approved as part of or following approval of a Material Change of Use application over the site. or	<b>AO3.1</b> The proposed development does not involve a reconfiguration under a community title scheme. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
introduction of an incompatible land use.	<b>AO3.2</b> 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.	<b>AO3.2</b> The proposed development does not involve a reconfiguration under a community title scheme. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>PO4</b> The setback of residential buildings makes efficient use of the site, provides privacy and amenity for residents and contributes to positive urban design.	<b>AO4.1</b> The minimum separation between the front of buildings on either side of an access way is 8m.  and	<b>AO4.1</b> The proposed development does not involve a reconfiguration under a community title scheme. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO4.2</b> Except for private landscaped courtyards, all landscaped open space, landscaped setbacks to frontages and buffer areas are included within common property.  and	<b>AO4.2</b> The proposed development does not involve a reconfiguration under a community title scheme. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO4.3</b> The common property is used for street access, utilities and recreation.	<b>AO4.3</b> The proposed development does not involve a reconfiguration under a community title scheme. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>PO5</b> Adequate access is provided to public utilities for servicing, maintenance and repair.	<b>AO5</b> Suitable easements are granted (at no cost to the Council) to contain all public utility service mains which traverse the site under	<b>AO5</b> The proposed development does not involve a reconfiguration under a community title	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	the control of the Council.	scheme. As such, this criterion is not applicable.	<input type="checkbox"/> Performance Solution
<b>PO6</b> Fire hydrants are easily accessible in times of emergency and are of a standard consistent with service needs.	<b>AO6</b> Fire hydrant installation is provided in accordance with the requirements of the relevant Australian Standard.	<b>AO6</b> The proposed development does not involve a reconfiguration under a community title scheme. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>Section 3 – All Other Reconfiguration</b>			
<b>PO7</b> Allotments are of sufficient size and dimensions to meet the requirements of the users and provide for servicing of the intended use.	<b>AO7.1</b> Development provides that allotment area, dimension and shape are in accordance with the standards in Table 8.4.2.  and	<b>AO7.1</b> The proposal involves the introduction of an access easement. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO7.2</b> The minimum allotment size for any rear allotment shall be calculated exclusive of the area of the access corridor of the allotment.  and	<b>AO7.2</b> The proposal involves the introduction of an access easement. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO7.3</b> Irregularly shaped allotments are designed to allow a building area of 15m by 10m to be setback 6m from the site frontage.	<b>AO7.3</b> The proposal involves the introduction of an access easement. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>PO8</b> Lots have lawful, safe and practical access.	<b>AO8.1</b> Access is provided via either: (a) Direct road frontage; (b) Access strip with a minimum width of 3.5m (for rear lots only); or	<b>AO8.1</b> Access is proposed to provide egress from Lot 6 through Lot 5 to Youngman Street via an access easement and a crossover with a maximum width of 6m. It is acknowledged	<input type="checkbox"/> Compliant <input type="checkbox"/> N/A

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	(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).	portions of the access easement will exceed 6m; however, this is to facilitate manoeuvring through the site.	<input checked="" type="checkbox"/> Performance Solution
	and <b>AO8.2</b> Newley created lots do not have direct access to sub-arterial or higher order roads.	<b>AO8.2</b> The proposal involves the introduction of an access easement. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	and <b>AO8.3</b> Except in the Rural Zone, new lots, are provided with access to a sealed road.	<b>AO8.3</b> The proposal involves the introduction of an access easement. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>PO9</b> The number of rear lots is minimized having regard to the outlook, topography of the site, intended land use and general amenity of the area.	<b>AO9.1</b> Only one rear lot is provided behind each full street frontage regular lot.	<b>AO9.1</b> The proposal involves the introduction of an access easement. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	and <b>AO9.2</b> No more than two rear lot access strips directly adjoin each other.	<b>AO9.2</b> The proposal involves the introduction of an access easement. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	and <b>AO9.3</b> No more than two rear lots gain access from the head of a cul-de-sac.	<b>AO9.3</b> The proposal involves the introduction of an access easement. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	<b>AO9.4</b> Rear lots are only created where the site gradient is greater than 5%.	<b>AO9.4</b> The proposal involves the introduction of an access easement. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>PO10</b> 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.	<b>AO10.1</b> Intersection shall be spaced at no less than 45m from any other intersection.  and	<b>AO10.1</b> The proposal involves the introduction of an access easement. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO102</b> Any intersections with existing roads shall be treated with a T-intersection or a roundabout.  and	<b>AO102</b> The proposal involves the introduction of an access easement. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO10.3</b> The road layout indicates connections to adjoining development sites.  and	<b>AO10.3.</b> The proposal involves the introduction of an access easement. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO10.4</b> Other than in the Rural or Rural Residential Zones, a new streets are provided with layback kerb and channel.  and	<b>AO10.4</b> The proposal involves the introduction of an access easement. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO10.5</b> In the Rural Residential Zone, new streets are provided with concrete flush kerbs and swale drains.	<b>AO10.5</b> The proposal involves the introduction of an access easement. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution



PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
<b>PO11</b> The provision of services is resistant to inclement weather and does not degrade the character of the area.	<b>AO11</b> Where the reconfiguration involves the opening of a new road, all electricity and telecommunications services are located underground.	<b>AO11</b> The proposal involves the introduction of an access easement. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>PO12</b> 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.	<b>AO12</b> No outcome specified	<b>AO12</b> The proposal involves the introduction of an access easement. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>PO13</b> Public open space is provided in response to community need.	<b>AO13</b> Public open space is provided in accordance with the Priority Infrastructure Plan.	<b>AO13</b> The proposal involves the introduction of an access easement. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>PO14</b> Reconfiguration into allotments less than 400m <sup>2</sup> in the Medium Density Residential zone is facilitated where design outcomes are consistent with expectations for the zone.	<b>AO14</b> Reconfiguration in the Medium Density Residential zone involving allotments less than 400m <sup>2</sup> where creating allotments for individual units in an approved and completed multiple dwelling or dual occupancy.	<b>AO14</b> The proposal involves the introduction of an access easement. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>For allotments less than 400m<sup>2</sup>:</b>			
<b>PO15</b> Reconfiguration into allotments less than 400m <sup>2</sup> in the Medium Density Residential zone is to provide for suitable living environments.	<b>AO15.1</b> All lots are orientated to within 200 of north.	<b>AO15.1</b> The proposal involves the introduction of an access easement. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	<b>AO15.2</b> All lots are to be sized and shaped to accommodate a 10m x 20m rectangle.	<b>AO15.2</b> The proposal involves the introduction of an access easement. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>Section 4 - All reconfiguring a lot subject to an overlay (other than bushfire hazard overlay)</b>			
<b>Agricultural land overlay</b>			
<b>PO16</b> The productive capacity and utility of agricultural land for rural activities is maintained.	<b>AO16.1</b> In the Rural zone only, no additional allotments are created in the area identified as agricultural land on SPP Interactive Mapping (Plan Making);  or	<b>AO16.1</b> The subject sites are not identified within this overlay. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO16.2</b> 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.	<b>AO16.2</b> The subject sites are not identified within this overlay. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>Airport environs overlay</b>			
<b>Public safety sub-area</b>			
<b>PO17</b> Development located at the end of runways does not increase the risk to public safety.	<b>AO17</b> 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.	<b>AO17</b> The subject sites are not identified with the public safety area depicted on Overlay Map 01. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>Biodiversity overlay</b>			
<b>PO18</b> Development avoids, minimises or mitigates adverse impacts on	<b>AO18.1</b> Development is confined to areas not mapped as high or general ecological	<b>AO18.1</b> The subject sites are not identified within this overlay. As such, this criterion is not applicable	<input type="checkbox"/> Compliant

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
environmentally significant areas and values.	significance on Overlay Map 05. or		<input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO18.2</b> Proposed boundaries do not create additional barriers to species movement. and	<b>AO18.2</b> The subject sites are not identified within this overlay. As such, this criterion is not applicable	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO18.3</b> Proposed allotments do not create circumstances where additional accepted development clearing of protected vegetation may occur.	<b>AO18.3</b> The subject sites are not identified within this overlay. As such, this criterion is not applicable	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>Flood hazard overlay</b>			
<b>PO19</b> Development is not exposed to risk from flood events by responding to flood potential and maintains personal safety at all times	<b>AO19</b> All new allotments include an area of sufficient size to accommodate the intended land use outside the area identified on Overlay Map 03.	<b>AO19</b> The subject sites are not identified within this overlay. As such, this criterion is not applicable	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>PO20</b> Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level, and does not increase the potential for flood damage either on site or other properties.	<b>AO20</b> Works associated with the proposed development do not: (a) involve a net increase in filling greater than 50m <sup>3</sup> ; 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;	<b>AO20</b> The subject sites are not identified within this overlay. As such, this criterion is not applicable	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	ii. loss of/changes to flow paths; iii. acceleration or retardation of flows; or iv. any reduction in flood warning times.		
<b>Regional infrastructure overlay</b>			
<b>PO21</b> Infrastructure networks and trails identified on Overlay Map 04 are protected from incompatible development on adjoining sites.	<b>AO21</b> No new allotments are created within or adjacent to the networks and trails identified on Overlay Map 04.	<b>AO21</b> The subject sites are not identified within this overlay. As such, this criterion is not applicable	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>Waterways, wetlands and catchments overlay</b>			
<b>PO22</b> There are no significant adverse effects on water quality, including drinking water, ecological and biodiversity values.	<b>AO22.1</b> Development and associated works are confined to areas outside overland flow paths and natural drainage features.  and	<b>AO22.1</b> The subject sites are not identified within this overlay. As such, this criterion is not applicable	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO22.2</b> New allotments in the waterway and wetland buffer areas identified on Overlay Map 06 include a building envelope of sufficient size to accommodate the intended land use outside the buffer area  and	<b>AO22.2</b> The subject sites are not identified within this overlay. As such, this criterion is not applicable	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO22.3</b> Development within the Bjelke- Petersen Dam Water Resource Catchment Area and the 800m buffer to Boondooma and	<b>AO22.3</b> The subject sites are not identified within this overlay. As such, this criterion is not applicable	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	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.		<input type="checkbox"/> Performance Solution
	or <b>AO22.4</b> Development within the Cooyar Creek water supply buffer area shown on Overlay Map 06 complies with the specific outcomes and measures of the <i>Seqwater Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012</i> .	<b>AO22.4</b> The subject sites are not identified within this overlay. As such, this criterion is not applicable	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution

### 3. State Development Assessment Provisions

#### 3.1 State Code 1: Development in a State-Controlled Road Environment

Refer to the enclosed Traffic and Transport Statement prepared by *Geleon* for the Code Responses.