



South Burnett Regional Council



SOUTH BURNETT
REGIONAL COUNCIL

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Citation and commencement

This planning scheme may be cited as the South Burnett Regional Council Planning Scheme.

A notice was published in the Government Gazette No. 31 on 29 September, 2017 for the planning scheme for the Region of South Burnett.

The commencement date for the planning scheme was 2 October, 2017.

Amendments to the planning scheme are included at Appendix 2.

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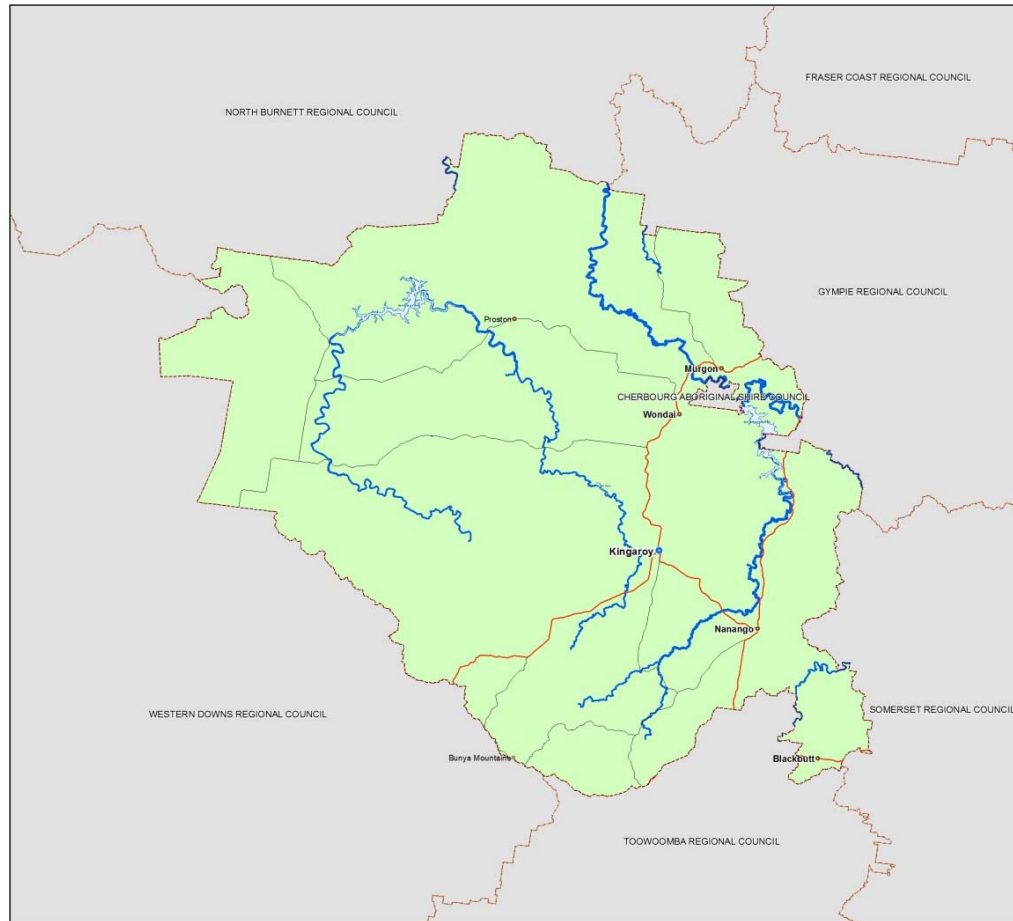
Part 1 About the planning scheme

1.1 Introduction

- (1) The South Burnett Regional Council planning scheme (planning scheme) has been prepared in accordance with the *Sustainable Planning Act 2009* as a framework for managing development in a way that advances the purpose of the Act.
- (2) The planning scheme was amended for alignment with the Planning Act 2016 (the Act) by the Minister's rules under section 293 of the Act on 5 March 2018.
- (3) The planning scheme was amended for an LGIP Amendment to make a new LGIP in accordance with the *Planning Act 2016* and the Minister's Guidelines and Rules on 24 June 2019.
- (4) In seeking to achieve this purpose, the planning scheme sets out South Burnett Regional Council's intention for the future development in the planning scheme area, over the next 20 years.
- (5) The planning scheme seeks to advance state and regional strategies through more detailed local responses, taking into account the local context.
- (6) While the planning scheme has been prepared with a 20 year horizon, it will be reviewed periodically in accordance with the Act to ensure that it responds appropriately to the changes of the community at a local, regional and state level.
- (7) The planning scheme applies to the local government area of South Burnett Regional Council including all premises, roads and internal watercourses and interrelates with the surrounding local government areas illustrated in Map 1.

Editor's note—The planning scheme has been amended to align with the regulated requirements as provided in the *Planning Act 2016*. In accordance with section 16(3) of the Act, the regulated requirements apply to the planning scheme to the extent of any inconsistency.

Editor's note—State legislation may state that the planning scheme does not apply to certain areas, e.g. port land where there is a land use plan only to the extent of any inconsistency.



Map 1—Local government planning scheme area and context

1.2 Planning scheme components

- (1) The planning scheme comprises the following components:
 - (a) about the planning scheme;
 - (b) state planning provisions;
 - (c) the strategic framework;
 - (d) the priority infrastructure plan;
 - (e) tables of assessment;
 - (f) the following zones:
 - (i) Low density residential zone;
 - (A) Bunya Mountain precinct;
 - (ii) Medium density residential zone;
 - (iii) Principal centre zone;
 - (A) Retail core precinct;
 - (iv) Local centre zone;
 - (v) Recreation and open space zone;
 - (vi) Environmental management and conservation zone;
 - (A) Bunya Mountains precinct;
 - (vii) Low impact industry zone;
 - (viii) Medium impact industry zone;
 - (ix) Special industry zone;
 - (x) Community facilities zone,
 - (A) Precinct 1 – Education;

- (B) Precinct 2 – Hospital;
 - (C) Precinct 3 – Community infrastructure;
 - (D) Precinct 4 – Transport;
 - (E) Precinct 5 – Public utilities;
 - (F) Precinct 6 – Government;
 - (xi) Emerging community zone;
 - (xii) Extractive industry zone;
 - (xiii) Rural zone;
 - (xiv) Rural residential zone; and
 - (A) 4,000m² precinct;
 - (xv) Specialised centre zone;
 - (xvi) Township zone.
 - (g) The following overlays:
 - (i) Agricultural land overlay;
 - (ii) Airport environs overlay;
 - (A) Public safety sub-area;
 - (B) Bird and bat strike zone sub-area;
 - (C) Aviation facility sub-area;
 - (D) Aviation navigation features sub-area;
 - (iii) Biodiversity overlay;
 - (A) Waterway corridors sub area;
 - (B) Matters of State environmental significance sub-area;
 - (iv) Bushfire hazard overlay;
 - (v) Extractive resources overlay;
 - (vi) Flood hazard overlay;
 - (vii) Historic subdivisions overlay;
 - (viii) Landslide hazard overlay;
 - (ix) Regional infrastructure overlay;
 - (x) Sensitive uses separation overlay;
 - (xi) Water catchments overlay;
 - (A) Water resource catchment sub-area;
 - (B) Dam buffer sub-area;
 - (h) The following development codes;
 - (i) Reconfiguring a lot code;
 - (ii) Services and works code;
 - (iii) Local heritage place code;
 - (iv) Third party sign code.
 - (i) Schedules and appendices.
- (2) The following planning scheme policies support the planning scheme:
- (a) PSP1 – Design and Construction Standards.

1.3 Interpretation

1.3.1 Definitions

- (1) A term used in the planning scheme has the meaning assigned to that term by one of the following:
- (a) the Planning Act 2016 (the Act)
 - (b) the Planning Regulation 2017 (the Regulation)
 - (c) the definitions in Schedule 1 of the planning scheme
 - (d) the *Acts Interpretation Act 1954*
 - (e) the ordinary meaning where that term is not defined in the Act, the Regulation, Schedule 1 of the planning scheme or the *Acts Interpretation Act 1954*.

Note—a term which is defined in more than one of the above listed items, adopts the definition from the highest item in the list (i.e. a definition under item (a) overrides a definition under item (c) for the same term).

- (2) In the event a term has been assigned a meaning in more than one of the instruments listed in sub-section 1.3.1(1), the meaning contained in the instrument highest on the list will prevail.

- (3) A reference in the planning scheme to any act includes any regulation or instrument made under it, and where amended or replaced, if the context permits, means the amended or replaced act.
- (4) A reference in the planning scheme to a specific resource document or standard, means the latest version of the resource document or standard.
- (5) A reference to a part, section, table or schedule is a reference to a part, section, table or schedule of the planning scheme.

Editor's Note—In accordance with section 16(3) of the Act the regulated requirements apply to this planning scheme to the extent of any inconsistency with the planning scheme.

1.3.2 Standard drawings, maps, notes, footnotes and editor's notes

- (1) Standard drawings contained in codes or schedules are part of the planning scheme.
- (2) Maps provide information to support the outcomes and are part of the planning scheme.
- (3) Notes are identified by the title 'Note' and are part of the planning scheme.
- (4) Editor's notes and footnotes are extrinsic material, as per the *Acts Interpretation Act 1954*, and are identified by the title "editor's note" and "footnote" and are provided to assist in the interpretation of the planning scheme; they do not have the force of law.

Note—this is an example of a note.

Editor's note—this is an example of an editor's note.

Footnote¹—see example at bottom of page.

1.3.3 Punctuation

- (1) A word followed by “;” or “; and” is considered to be ‘and’
- (2) A word followed by ‘; or’ means either or both options can apply.

1.3.4 Zones for roads, waterways and reclaimed land

- (1) The following applies to a road, closed road, waterway or reclaimed land in the planning scheme area:
 - (a) if adjoined on both sides by land in the same zone—the road, waterway or reclaimed land is in the same zone as the adjoining land
 - (b) if adjoined on one side by land in a zone and adjoined on the other side by land in another zone—the road, waterway or reclaimed land is in the same zone as the adjoining land when measured from a point equidistant from the adjoining boundaries
 - (c) if the road, waterway or reclaimed land is adjoined on one side only by land in a zone—the entire waterway or reclaimed land is in the same zone as the adjoining land
 - (d) if the road, waterway or reclaimed land is covered by a zone then that zone applies.

Editor's note—the boundaries of the local government area are described by the maps referred to within the Local Government (Operations) Regulation 2010.

1.4 Categories of development

- (1) The categories of development under the Act are:
 - (a) accepted development

Editor's note—A development approval is not required for development that is accepted development. Under section 44(6)(a) of the Act, if a categorising instrument does not apply a category of development to a particular development, the development is accepted development. Schedule 7 of the Regulation also prescribes accepted development.

- (b) assessable development

¹ Footnote—this is an example of a footnote.

- i. code assessment
- ii. impact assessment

Editor's note—A development approval is required for assessable development. Schedules 9, 10 and 12 of the Regulation also prescribe assessable development.

- (c) prohibited development.

Editor's note—A development application cannot be made for prohibited development. Schedule 10 of the Regulation prescribes prohibited development.

- (2) The planning scheme states the category of development for certain types of development and specifies the category of assessment for assessable development in the planning scheme area in Part 5.

Editor's note—Section 43 of the Act identifies that a categorising instrument categorises development and specifies categories of assessment and may be a regulation or local categorising instrument. A local categorising instrument includes a planning scheme, a TLPI or a variation approval.

1.5 Hierarchy of assessment benchmarks

- (1) Where there is inconsistency between provisions in the planning scheme, the following rules apply:
 - (a) the strategic framework prevails over all other components to the extent of the inconsistency for impact assessment;
 - (b) relevant codes as specified in schedules 6 and 10 of the Regulation prevail over all other components to the extent of the inconsistency;
 - (c) overlays prevail over all other components (other than the matters mentioned in (a) and (b)) to the extent of the inconsistency;
 - (d) local plan codes prevail over zone codes, use codes and other development codes to the extent of the inconsistency;
 - (e) zone codes prevail over use codes and other development codes to the extent of the inconsistency;

1.6 Building work regulated under the planning scheme

- (1) Section 17(b) of the Regulation identifies the assessment benchmarks for building work that a local planning instrument must not change the effect of to the extent the building work is regulated under the building assessment provisions unless permitted under the *Building Act 1975*.

- (2) The building assessment provisions are listed in section 30 of the *Building Act 1975*.

Editor's note—The building assessment provisions are stated in section 30 of the *Building Act 1975* and are assessment benchmarks for the carrying out of building assessment work or building work that is accepted development subject to any requirements (see also section 31 of the *Building Act 1975*).

- (3) This planning scheme, through Part 5, regulates building work in accordance with sections 32 and 33 of the *Building Act 1975*:

Editor's note—the *Building Act 1975* permits planning schemes to:

- regulate, for the Building Code of Australia (BCA) or the Queensland Development Code (QDC), matters prescribed under a regulation under the *Building Act 1975* (section 32). These include variations to provisions contained in parts MP1.1, MP1.2 and MP1.3 of the QDC such as heights of buildings related to obstruction and overshadowing, siting and design of buildings to provide visual privacy and adequate sight lines, on-site parking and outdoor living spaces. It may also regulate other matters such as designating land liable to flooding, designating land as bushfire prone areas and transport noise corridors
- deal with an aspect of, or matter related or incidental to building work prescribed under a regulation under section 32 of the *Building Act 1975*
- specify alternative boundary clearance and site cover provisions for Class 1 and 10 structures under section 33 of the *Building Act 1975*.

Refer to Schedule 9 of the Regulation to determine assessable development, the type of assessment and any referrals applying to the building work.

- (4) There are no building assessment provisions in this planning scheme.

Editor's note—a decision in relation to building work that is assessable development under the planning scheme should only be issued as a preliminary approval. See section 83(b) of the *Building Act 1975*.

Editor's note—in a development application the applicant may request preliminary approval for building work. The decision on that development application can also be taken to be a referral agency's response under section 56 of the Act, for building work assessable against the *Building Act 1975*. The decision notice must state this.

1.7 Local government administrative matters

- (1) Council may determine that a temporary use that is unlikely to create a significant detrimental impact on the amenity of nearby land is not a material change of use of premises and is therefore not development as defined under the Act. Such activities include, but are not necessarily limited to, the following:
 - (a) school fetes;
 - (b) travelling circuses;
 - (c) temporary accommodation (within caravans, motorhomes tents or similar) where associated with an event or other temporary use; and
 - (d) promotional activities.

Editor's note—while not assessable under the planning scheme a temporary use may need to address or adhere to local laws or subordinate local laws.

Part 2 State planning provisions

2.1 State planning policy

The Minister has identified that a state planning policy is reflected in the planning scheme in the following ways:

Aspects of a state planning policy appropriately reflected

<insert details>

Aspects of a state planning policy not reflected

<insert details>

State planning policies not relevant to South Burnett Regional Council

<insert details>

2.2 Regional plan

The Minister has identified that the planning scheme, specifically the strategic framework, appropriately advances the Wide Bay Burnett Regional Plan, as it applies in the planning scheme area.

2.3 Regulation requirements

The regulated requirements prescribed in the Planning Regulation 2017 dated 3 July 2017 (current as at 27 October 2017) are appropriately reflected in full in the planning scheme.

Editor's note—Section 16(3) of the Act states that the contents prescribed by the Regulation apply instead of a local planning instrument, to the extent of any inconsistency.

Part 3 Strategic framework

3.1 Preliminary

- (1) The strategic framework sets the policy direction for the planning scheme and forms the basis for ensuring appropriate development occurs in the planning scheme area for the life of the planning scheme.
- (2) Mapping for the strategic framework is included in Schedule 2.
- (3) For the purpose of describing the policy direction for the planning scheme, the strategic framework is structured in the following way:

- (a) the strategic intent;
 - (b) the following six themes that collectively represent the policy intent of the scheme:
 - (i) Settlement pattern;
 - (ii) Rural futures;
 - (iii) Strong economy;
 - (iv) Natural systems and sustainability;
 - (v) Strong communities;
 - (vi) Infrastructure and servicing;
 - (c) the strategic outcome(s) sought for development in the planning scheme area for each theme;
 - (d) the specific outcomes sought for each or a number of elements.
- (4) Although each theme has its own section, the strategic framework in its entirety represents the policy intent for the planning scheme.

3.2 Settlement pattern

Context

With a strong agricultural heritage, based on animal and crop production, the South Burnett Region has a resilient economy. It offers its residents a diverse range of lifestyle choices set in a rural environment. In its Community Plan, local residents summarised their aspirations in the statement “we want to be a major regional centre with a country lifestyle atmosphere”. In effect, this means Kingaroy is to grow into the Region’s major regional centre while the balance of the Region relies on that as support for rural pursuits and lifestyles that include smaller villages, and areas of rural residential development.

The Region is on the edge of the Surat Basin, a region rich in resources, notably thermal coal and coal seam gas. Strong economic growth and consequent development and population impacts are expected over the next 30 years. While the South Burnett Region is not known to contain these resources and is not directly affected by their extraction, its proximity means potential growth and as a base for industry supporting the associated extraction, development, technology and transport operations. While growth consequences would likely focus on Kingaroy – and may influence development around the airport – the Region’s range of lifestyle options means impacts could be experienced across the Region.

Kingaroy

Kingaroy is the major regional centre of the Region and consists of the main town, surrounded by Crawford, Memerambi, Wooroolin, Taabinga, Kumbia and Coolabunia villages. It is characterised by:

- (1) The strongest population growth rate in the Region that reflects the increased level of infrastructure in the town and its proximity to Toowoomba, the Darling Downs and South East Queensland.
- (2) A low residential density. Most people live in houses on relatively large lots and there are opportunities to establish a more compact settlement pattern, comprising a range of low-scale multiple dwellings and small lot housing, close to the town centre and other community services.
- (3) Rural residential development provides a legitimate lifestyle choice that is, like larger residential lots, characterises Kingaroy’s values. There is a commitment toward a continuing supply of rural residential lots, though by way of consolidation, in response to need, rather than expansion. It is recognised that this type of development has the capacity to erode rural production and character values. It can also create an expectation by residents for urban-type services that would create unreasonable demands on Council resources.
- (4) A number of industrial locations. The continued concentration of larger scale and higher impact industry on the southern approaches to town is logical from the perspectives of geography and transport. It presents visual challenges in the interests of retaining an attractive transition from the rural backdrop. The protection of the on-going operations of Swickers Kingaroy Bacon Factory Pty Ltd (Swickers) the Peanut Company of

Australia (PCA) and Beangrowers Australia will assist in facilitating their long-term economic benefits to the town. Small scale industrial localities throughout the town provide useful access to more frequently used services. With an ample supply of existing zoned industrial land, expansion beyond zoned areas is not preferred unless there is an overriding planning need.

- (5) A well defined and economically and socially valuable town centre. The town centre comprises of a comprehensive range of retail, commercial, cultural, entertainment and administrative facilities. Kingaroy Shoppingworld is the principal retail destination in the town centre and the protection of its viability is a priority. In the interests of maximising walkability, person-dependent retail and commercial activities are concentrated into a principal activity core. Opportunity exists for expansion of, and the establishment of a medical precinct focused on, the Kingaroy Hospital to provide specialist and ancillary activities. Fast food and large showroom activity has occurred along near-town stretches of the Bunya and D'Aguilar Highways, with concentrations of large retail showrooms in the Rogers Drive and River Road/Bunya Highway areas. This represents generally sound planning and its continuation is facilitated, provided the primacy of the town centre is retained. With an ample supply of existing zoned commercial land, expansion beyond zoned areas is not preferred unless there is an overriding planning need.
- (6) Buffers to industrial activities, particularly Swickers, are crucial to their on-going viability and must be protected from the encroachment of incompatible land uses.
- (7) The D'Aguilar and Bunya Highways dissecting the town. With the potential increase in heavy vehicle traffic alternative haulage routes that bypass the town centre may need to be investigated to support the town centre's function.

Kingaroy's growth, and its consequent attractiveness to major service providers, gives communities in the whole Region the confidence to enjoy their country lifestyle choices but with access to major services. Decision-making regarding land uses should support Kingaroy's important attributes – regional level services; a strong and culturally important town centre; a variety of well serviced residential areas with a conventional house character; and well located and suitably buffered industrial land to accommodate service infrastructure for local communities, agriculture and major industry – but still retains its country lifestyle qualities.

Kingaroy experiences growth pressures ranging from commercial developments and units in primarily residential areas to urban development near major industry. Strategically, decisions on applications demand a clear appreciation of Kingaroy's long-term urban form and regional role but also its community's aspiration for a relaxed character and lifestyle, which may be reflected in such elements as generous lot sizes, dwelling densities and spaces between buildings, limited unit development low building heights in residential areas and attention to the way in which Kingaroy physically meets its rural backdrop.

Other towns

South Burnett Region's other towns – Blackbutt, Murgon, Nanango, and Wondai – are significant in terms of their distinctive country characters, strong communities and established facilities. Their residential areas reflect the expectation that larger lot sizes and minimal intrusion by multiple dwelling units will be maintained to preserve the existing character and retain the desired country lifestyle. The towns support mostly small scale industries but have in the past accommodated significant industrial use based on timber-getting, grazing and dairying. The presence of the Tarong Power Station, and its associated coal reserves, has contributed to economic and employment activity.

From a planning perspective, the quantum of growth in other towns is relatively low and planning for this is largely about managing their distinctive character and local service industries. In the case of Murgon, the relationship with the Cherbourg Community provides additional economic activity and employment generation.

Blackbutt (and nearby Benarkin) is a timber and highway service town near the Blackbutt Range and Benarkin State Forest on the D'Aguilar Highway. Its hinterland accommodates

substantial rural residential development that has placed the town under some growth pressure particularly in relation to commercial facilities. There is scope for consequential development, such as expanded commercial and service facilities, which in many cases will logically have a highway focus.

Murgon is a service centre for cattle, pigs, crops and, like Wondai, the Moffatdale wine industry. Its town centre is characterised by spaciousness, courtesy of a very wide main street and a large swathe of vacant land in the disused railway reserve. This produces a similarly relaxed character to Nanango and again, planning decisions should logically reflect that character. The Murgon town centre is distinguished by its town hall and library, representing outstanding examples of art deco architecture. Closure of the South Burnett Meatworks resulted in a significant amount of zoned industrial land in earlier planning schemes, much originally in place as a buffer to the meatworks. The amount of industrial zoned land can be reduced to decrease the surrounding area that may be subject to industrial impacts.

Nanango, the next largest town in the Region after Kingaroy, is a service centre to a sizeable agricultural district, though its surrounding area accommodates a number of established rural residential developments. Being close to the Bunya Mountains and on the junction of the Burnett and D'Aguilar Highways, on the inland route to northern Queensland, it carries substantial through traffic. It provides service, accommodation and tourist activities for travellers, the latter bolstered by a series of annual events. Nanango has an informal settlement pattern that appropriately reflects the town's nature. That is continued through decisions that permit some flexibility toward such matters as residential densities and infrastructure provision. Nevertheless, management of urban development location, density and form has the potential to improve efficiency, minimise conflicts between different urban forms and limit conflicts associated with spreading into rural areas.

Wondai supports sizeable grain, cattle and timber industries and an emerging wine industry, centring on the Moffatdale area. It is characterised by the extensive open space which follows the railway reserve separating the town centre from the highway, a legacy of town form following the rail. Its timber industry is still a major employer which is reflected in the Wondai Timber Museum and operating sawmill located on the eastern edge of the town. Sensible decision-making is required to maintain separation between the sawmill and other town activities.

Villages

The villages of Benarkin, Kumbia, Maidenwell, Memerambi, Wooroolin, Tingoora, Hivesville, Boondoomba Dam, Proston and Durong are sizeable communities with few local services. Their village atmospheres – small, rural setting, traditional architecture and street form and an informal mix of land uses – contribute to their appeal and reinforcement of this character is supported. Nevertheless, there are amenity issues associated with historic land use allocation, so it is acknowledged that villages benefit from structure to their land use planning. Occasional piece-meal subdivision has occurred in the past, but topographical, natural resource and hazard-related constraints discourage further intensification, as the relative isolation poses servicing difficulties that should not be exacerbated. Where there is legitimate planning need, rural residential development may be consolidated in convenient locations with few constraints.

These villages have experienced little growth and that is likely to continue, such that planning strategies centre on containing the area covered by the village's footprint and providing for limited expansion if events transpire to create growth.

The small village in the Bunya Mountains is significant because of its location within the Bunya Mountains National Park and its generally distinctive architecture, which reflects the mountainous environment with its alpine village character.

3.2.1 Strategic outcomes

- (1) Forecasts suggest moderate growth throughout the Region, prompting incremental increases in urban growth areas around most towns. However, possible growth influences, such as that associated with the Bowen Basin, may occasion larger growth areas.
- (2) Kingaroy will continue to accommodate the greater proportion of the Region's population, commercial development and major facilities.
- (3) Kingaroy develops as the main activity centre for the Region with the highest level of commercial, industrial, community and municipal services. Other towns develop at a scale that supports Kingaroy's role while providing a more localised level of service.
- (4) Increases in population densities are facilitated where suitable access to services is available.
- (5) Industrial, commercial and other high-employment generating activities are located in areas of high accessibility, but in a way that minimises their visual influence on the character of their host towns.
- (6) The settlement pattern is well serviced by a range of safe and efficient transport options that promotes the accessibility and mobility of the wider community.
- (7) The boundary between urban and rural areas is well-defined, particularly along the main approaches to Kingaroy and the other towns where that characteristic is already established. Further strip development is discouraged and buffering is utilised to minimise land use conflicts.
- (8) Rural villages provide country town lifestyle options, access to services, opportunities for employment and economic activity at a local level.
- (9) The Bunya Mountains village serves a primarily tourist function that will continue to be enhanced by its alpine village architectural character.
- (10) The risk to life and property from bushfire, flood, landslide and man-made hazards is avoided or mitigated.

3.2.1.1 Specific outcomes

- (1) Urban growth is predominantly accommodated in identified broad-hectare sites. Although unlikely to be required in the life of this Planning Scheme, a long-term urban expansion area is shown to the north-west of Kingaroy on the basis that it is the most accessible land nearest the town.
- (2) Buffering is provided to adjoining rural lands at the urban edges that is satisfactory to minimise land use conflict and accommodate sufficient land for future expansion.
- (3) The Kingaroy town centre develops as the major business and retail area for the Region providing the highest order of commercial, community and cultural services and facilities. Expansion beyond zoned commercial areas is discouraged unless an overriding planning need can be demonstrated. To maximise walkability and social interaction, walk-to retail and commercial development is to be consolidated into a defined core area. The Rogers Drive retail warehouse precinct aside, no additional centres are envisaged in the life of this planning scheme. A dedicated central parking area in the town centre is supported to reduce the need for individual developments to meet parking requirements. Development of large bulky goods outlets is limited to the existing areas in and around Rogers Drive and on the south-east corner of the Bunya Highway and River Road.
- (4) The town centres of Murgon, Nanango and Wondai develop to provide a district level of service without compromising the role of Kingaroy. The capacity of these centres to value-add to local rural industries is supported.
- (5) In support of the district level of service, each of the other town centres is encouraged to retain its traditional, street-focussed character, with provisions for redevelopment and streetscape improvements of existing premises.
- (6) The establishment of a supermarket in Blackbutt to serve the local community is facilitated.
- (7) Other town centres continue to provide a local level of service and opportunities to generate local employment and economic activity are encouraged.

- (8) Opportunity to subdivide allotments in existing urban areas is maximised, while ensuring that usable allotments are created and the potential adverse impact on amenity and character is minimised.
- (9) Increased density residential development is facilitated on serviced lots close to the town centres, with design to minimise impacts on the amenity and character of areas predominantly occupied by houses.
- (10) Industry is located and designed to minimise impacts and where appropriate, to minimise visual intrusion into rural landscapes or town/rural fringes. Inherently noisy activities are to be separated from areas and land uses where the expectation is for a quieter environment. Expansion beyond zoned industrial areas is discouraged unless there is an overriding planning need.
- (11) The proliferation of commercial and light industry uses in residential areas is discouraged, with non-residential uses in these areas limited to providing local neighbourhood services.
- (12) In villages, non-residential development is facilitated, but the villages will retain their traditional form, which is based on a central functional unit surrounded predominantly by houses. The distinctive architecture in the Bunya Mountain village is maintained through basic design provisions.
- (13) Rural residential development provides a legitimate life-style choice where existing services and infrastructure can support this development or augmented without difficulty. New allotments outside the areas nominated in the Strategic Framework map are likely to be resisted unless there is legitimate planning need and the productive values of agricultural land and regional ecosystem values are not compromised.
- (14) New rural residential development is consolidated in areas nominated on the Strategic Framework map – which are generally close to Kingaroy and the other towns – to maintain good access to services, employment and existing infrastructure. Additional areas may be considered only where there is a legitimate, demonstrated planning need for additional allotments and they retain the fundamentals of good access to urban services via good quality roads, no loss of good quality agricultural land or remnant regional ecosystem vegetation, minimal erosion and flood-free, fire-resistant and moderately sloped house sites.
- (15) Development is directed away from historic subdivisions where residential development would lead to isolated communities and uneconomical extension of urban infrastructure.
- (16) The impacts of natural hazards such as bushfires, landslide and flooding are identified and new development avoids or mitigates the risk to personal safety and property damage and provides for the effective functioning of infrastructure during and after an event.

3.3 Rural futures

Context

The Region has historically supported a diverse rural sector; grazing, dairying, piggeries and cropping have been the traditional activities supported by rich red volcanic soils. The resultant rural landscape is an intrinsic part of the Region's character and is important to achieving the community's expressed desire for a country lifestyle atmosphere.

Resource extraction – generally in support of the Tarong Power Station – viticulture and rural and eco-based tourism have compromised conventional rural expectations in some localities. The Planning Scheme addresses the preservation of natural resources to provide opportunities for a wide variety of rural pursuits, food production and innovative rural businesses and facilitate suitable non-rural activities where necessary, such as extractive activities associated with major resources.

Rural areas can provide suitable locations for non-rural activities – including major industries, clean energy projects or resource extraction enterprises – where they hold significant benefits to a local or wider community and where circumstances or characteristics are such that they are not suited to conventional urban areas. The proviso is that due deference is given to overriding considerations relating to the viability of rural activities and the character of rural landscapes.

Some rural areas are based around specific rural industries or features that can have consequential implications, such as tourist outlets and accommodation. They can also display specific character attributes that are worthy of retention and enhancement. Moffatdale, for instance, has a strong viticultural industry, but in an area also accommodating extensive rural residential development. Similarly, the disused railway corridors and the Bicentennial Trail provide excellent opportunities for relatively level, between-town recreation trails. Tourism demands are accommodated, but generally by way of small-scale, low impact accommodation and in the context of maintaining the character of rural landscapes and productivity of neighbouring rural enterprises.

With two substantial runways, one capable of accommodating commercial jets, Kingaroy Airport is an important regional resource. It creates potential opportunities for transporting local residents to places of interest, business or employment, particularly fly-in fly-out workers, and for establishing nearby aviation based activities.

Areas of the Region like the Bunya Mountains National Park, Tarong National Park, Boat Mountain Conservation Park and other State Forests display significant views of important scenic elements that could potentially be jeopardised by large scale, inappropriately sited development more suited for an urban environment.

3.3.1 Strategic outcomes

- (1) The capacity of important agricultural areas, as shown on Strategic Framework map and rural activities that contribute to the Region's economy is protected from incompatible land uses to optimise agricultural development opportunities.
- (2) The rural production base of the Region is broadened to accommodate the widest diversity of productive rural activities.
- (3) Non-rural activities are ancillary or subsidiary to principal rural land uses to widen the economic base for rural production provided that rural production in surrounding areas is not compromised and rural character is maintained.
- (4) Rural areas can potentially accommodate major industries, infrastructure projects, resource extraction enterprises and transport and aviation related opportunities involving land close to Kingaroy airport. However, they must be of a nature that is unable to be accommodated in towns, brings major local or regional economic benefits and respects overriding considerations of rural character and production values, scenic values and water quality and has direct access to substantial urban areas via high quality roads.
- (5) Extractive resources in rural areas are protected for effective and sustainable exploitation consistent with demonstrated planning need.
- (6) Small-scale, low impact accommodation is facilitated on land alongside railway corridors.
- (7) The function, connectivity and pasture productivity of the stock route network is maintained for sustainable use by travelling stock on hoof. The stock route network is protected from development which have the potential for conflict.

3.3.1.1 Specific outcomes

- (1) The potential for economic benefit from the rural utilisation of land resources is maintained and enhanced.
- (2) Agricultural lands are preserved for productive rural activities by only supporting rural development that directly supports agricultural production or a regionally significant rural-based industry.
- (3) Productive rural land for cropping and animal husbandry is protected from intrusion of incompatible development. Where potentially incompatible development is facilitated, adequate buffers are provided to minimise land use conflict and the risk of disease or contamination from agricultural practices.
- (4) The development of intensive animal industry like piggeries and feedlots are facilitated by providing appropriate separation and setbacks to ensure that rural residential lifestyles are not compromised.
- (5) Rural-based tourism development is established at an appropriate scale that contributes to the viability of the primary rural use of sites.

- (6) Small scale, negligible impact tourist activities are facilitated as accepted development on large rural holdings where impacts, especially on agriculture, can be avoided.
- (7) In Moffatdale, wineries and associated tourist accommodation and facilities are encouraged, provided their scale, intensity, location and buffering arrangements are such that rural production and rural residential lifestyles are not compromised. Proposals to expand rural residential land at Moffatdale to capitalise on this potential must demonstrate a genuine public need and that rural productivity in the locality is not compromised.
- (8) Non-rural land uses that are incompatible with the power generation, mining or extractive industries do not establish in rural areas or provide sufficient on-site buffering to eliminate any impacts.
- (9) The location of major industries, infrastructure projects or resource extraction enterprises in rural areas is facilitated where the impacts are managed in keeping with community expectations and where existing and future rural resource utilisation is not compromised.
- (10) Eco-based tourism development in the Bunya Mountains, Boondooma and Bjelke Petersen Dams and other suitable locations is established at an appropriate scale that avoids impacts on the environmental and scenic values of the area.
- (11) Exploitation of mining and extractive deposits, including haul routes, is managed such that adverse environmental and amenity impacts are maintained at an acceptable level. Key Resource Areas are expected to be extracted and are identified to ensure that can occur without undue interference from incompatible land uses.
- (12) Proponents of transport and aviation related opportunities involving land close to Kingaroy airport are to prepare a Structure Plan demonstrating how development can be managed, located and formed to minimise impacts relating to amenity, traffic, ecology, farm productivity and rural character.
- (13) Water supply catchments are protected from incompatible development and land use intensification.

3.4 Strong economy

Context

The Region's economic base is predominantly rural. It offers multiple business location options and is strategically positioned to provide excellent access to the south east market, the Darling Downs and Central Queensland. It has strong linkages within its agricultural sector with well developed supply chains, vertical integration and value adding.

It is home to some of Australia's market leaders in the food processing sector, including Swickers Kingaroy Bacon Factory Pty Ltd, the Peanut Company of Australia (PCA), Bean Growers Australia Ltd and timber plantations and processing.

The Tarong Power Station, Meandu Mine, extractive and mineral resource areas provide a substantial economic boost to the Region in terms of employment and flow-on economic benefits including short term accommodation for maintenance workers.

The Kingaroy Airport presents an opportunity for the expansion of aviation related uses.

The Region's wealth of natural assets, including the Bunya Mountains National Park, Boat Mountain Conservation Park, Tarong National Parks and Coomba Falls, various State Forests, and Lake Boondooma and Yallakool Park at Bjelke Petersen Dam, combine with the winery district at Moffatdale, the Rail Trail, Boondooma and Taabinga Homesteads to enhance the potential for tourism diversity, subject to responsible custodianship of those assets. Moderate travelling distance from Brisbane and Toowoomba supports the Region as a significant tourist destination, particularly for drive tourism. Protection of existing economic resources and enhancing opportunities for expansion, in both scale and diversity, is a key role for the Planning Scheme in securing the Region's economic base.

The Planning Scheme recognises the possibility and implications of major industries, infrastructure projects or resource extraction enterprises that are unknown at the time of

writing. The Region has the potential to respond to these enterprises with appropriate sites and for resultant population increases, through its wide range of town and country lifestyle choices.

3.4.1 Strategic outcomes

- (1) The Region's economy is founded on strength and diversity of industry and service provision that capitalises on its location advantages and natural assets, improving the Region's employment opportunities and maximising regional economic activity.
- (2) The Region's major industries are sustained and grown through diversification, clustering of complementary businesses, and expansion of secondary industries and protection from the establishment and intensification of incompatible land uses.
- (3) The contribution of tourism to the Region's economy is complemented by a diverse range of activities that respect the natural environment and productive rural resources.
- (4) The role of major employers, including the Tarong Power Station, Swickers Kingaroy Bacon Factory Pty Ltd, the Peanut Company of Australia (PCA), Bean Growers Australia Ltd in the regional economy is supported.
- (5) Economic development is enhanced by infrastructure that strengthens and develops linkages with the Southeast Queensland, the Darling Downs and the Wide Bay/Fraser Coast.

3.4.1.1 Specific outcomes

- (1) Natural resources and rural land uses that contribute significant economic benefits to the community are identified and protected for use when needed.
- (2) The role of Swickers Kingaroy Bacon Factory Pty Ltd in the Regional economy is protected from the intrusion and impacts associated with incompatible development. The Strategic Framework map includes a buffer area within which incompatible development and intensification of established development is discouraged. In the affected residential areas, houses and house extensions on existing allotments are allowed, but medium density housing and further subdivision are opposed.
- (3) The Tarong Power Station continues to provide employment and economic activity in the Regional and additional resources that are required for its ongoing operation are preserved for further exploitation.
- (4) Tourism within and adjoining the Bunya Mountains and in the existing accommodation nodes at Lake Boondooma and Yallakool Park at Bjelke Petersen Dams is conducted in a manner that protects the values of the area and provides for a suitable level of accommodation and other services to tourists. Development is envisaged as continuing the small-scale, low-impact nature of development to date, such that it is actively and visually subservient to the natural environment.
- (5) The opportunity to establish or expand niche industries focusing on viticulture in the Moffatdale district is supported if amenity impacts can be sustained.
- (6) The potential to replicate the tourist benefits of the Brisbane Valley Rail Trail in Blackbutt is investigated for other communities at Kingaroy, Wooroolin, Tingoora, Wondai and Murgon.
- (7) The role of the Region's highways in supporting business development is protected.
- (8) Major industries, infrastructure projects, resource extraction enterprises or mineral resource realisation are facilitated where the impacts are managed in keeping with rural character values and community expectations and where existing and future rural resource utilisation is not compromised.

3.5 Natural systems & sustainability

Context

The Region spans both the Southeast Queensland and Brigalow Belt South bioregions and contains rich areas of biological diversity and endemism. The Bunya Mountains, Cooyar, Stuart, Blackbutt and Brisbane Ranges and other isolated mountain and hill formations are prominent landscape features within the Region. The numerous State forests, reserves and protected areas contribute to the Region's biodiversity and ecosystem significance. The

Region's watercourses, most notably the Boyne and Stuart Rivers and Barker/Barambah Creek, form the southern headwaters of the Burnett River catchment and play a significant role in the water quality of the river system. Protection and management of watercourses, wetlands and other aquatic features for continued and future agricultural use and fisheries production form an intrinsic role of the planning scheme.

Significant areas of the Region have been identified as agricultural land. Responsible management and utilisation of these resources will enable continuing community benefit in conjunction with protecting the quality of the Region's natural areas. Similarly, the Region's coal reserves at Meandu, Kunioon and Hodgeleigh and quarry resources must be suitably managed. Protection of these natural resources from incompatible land uses is a key function of the Planning Scheme.

The Region possesses a range of natural hazards that can influence planning outcomes, including flooding, bushfire and landslide. The Planning Scheme identifies significant hazards and sets assessment benchmarks for their management.

3.5.1 Strategic outcome

- (1) The values of the Region's National Parks, State Forests and all matters of State environmental significance are protected from incompatible development to avoid or otherwise minimise adverse impacts on their biodiversity values.
- (2) The water, land, vegetation and air resources of the Region are managed on a sustainable basis, maintaining their availability for sustainable use and facilitating their contribution to the Region's ecosystem health, liveability and prosperity.
- (3) New development acknowledges the potential impacts of climate change and is designed to reduce the carbon footprint of the Region by reducing car and electricity use.
- (4) Overlays identify natural hazards and prescribe assessment benchmarks for avoiding and mitigating their effects on people and property.

3.5.1.1 Specific outcomes

- (1) Environmentally significant areas and values, particularly local components of the Southeast Queensland and Brigalow Belt Bioregions, are identified, protected, maintained and enhanced.
- (2) The impacts of development on habitat fragmentation and biodiversity are minimised and opportunities for the establishment, protection, management, rehabilitation and enhancement of environmentally significant areas and values, including movement corridors and interface treatments, are accommodated.
- (3) New development does not necessitate clearing of significant vegetation, significant landscape modification or management practices within National Parks or State Forests to manage bushfire hazard on development sites.
- (4) The riparian amenity and habitat of the Region's waterways and wetlands are protected from inappropriate development.
- (5) Urban development protects and enhances water quality objectives and does not adversely impact on the environmental values of waterways, wetlands, groundwater resources, natural drainage paths and landscape features as described in the Queensland Water Quality Guidelines 2009.
- (6) Water sensitive urban design incorporates effluent and stormwater management measures that protect and enhance water quality objectives and minimise the adverse impacts from erosion, altered stormwater flow, wastewater and nutrient discharge.
- (7) The dam catchments of Lake Boondooma and the Bjelke Petersen and Gordonbrook Dams are identified and all development undertaken maintains and improves water quality within these catchments. Development in the water supply buffer associated with Cooyar Creek achieves the standards of the Seqwater Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012.
- (8) Patterns of urban development are established that reduce the generation of vehicle trip frequency and distance and by encouraging walking and cycling as viable transport options.

- (9) Development avoids or mitigates risks to personal safety and property damage from natural hazards.
- (10) Development avoids impacts on the function of flood plains and does not worsen the severity or impact of natural hazards.
- (11) Development supports and does not unduly burden disaster management responses or recovery capacities and capabilities.

3.6 Strong communities

Context

The Region has many assets that contribute to the liveability and prosperity of the area. Conversely, isolated ad-hoc development has resulted in some communities suffering from a lack of access to appropriate services. The country environment of the Region's communities, the scenic qualities, the strong sense of community and reasonable access to metropolitan areas and the coast, underpins the attractiveness of living in the South Burnett. Building on the Region's cultural heritage, capitalising on the attributes of individual communities, recognising Kingaroy's regional centre role and promoting tourism, agricultural and business opportunities will assist in enhancing the liveability of the Region. The Planning Scheme confronts the challenge of community building, providing services to meet growing and diversifying demands, managing development and sustaining affordable housing and services.

3.6.1 Strategic outcomes

- (1) The towns and villages retain the country look and feel that has created their individual social character and contributed to their desirability as places to live. The role of Kingaroy as the major regional centre is not compromised.
- (2) Development occurs in a manner that provides access to a range of employment, commercial, cultural, recreational, education and community opportunities in serviceable locations that respond to community needs.
- (3) A range of dwelling types in keeping with desired neighbourhood character enables residents to remain in the same community when their housing needs change, maintaining their existing lifestyle and social contacts.
- (4) The Region's cultural heritage is acknowledged and protected to maintain the link between the current community and the historic values that contributed to its establishment.
- (5) Re-use and redevelopment of heritage places occurs in a way that is compatible with their heritage values and mitigates adverse impacts on the heritage significance.
- (6) The role of visual character in defining township identity and creating traditional streetscapes is reinforced.
- (7) Community health and safety, sensitive land use (as defined in the Regulation) and the natural environment are protected from the potential adverse impacts of hazardous air, noise and odour emissions from higher impact uses.
- (8) Sensitive land use (as defined in the Regulation) are protected from the impacts of previous activities that pose a risk to people or property.
- (9) Extractive industry sites are available for re-use for other activities or revert to their natural state upon cessation of extraction.

3.6.1.1 Specific outcomes

- (1) Opportunities to redevelop key sites at the entrances to Kingaroy are encouraged to improve the sense of arrival and contribute to community pride in the town. The town centre is encouraged to undergo a revitalisation that provides a recurring urban design and enhances pedestrian connectivity and usability.
- (2) Retail and other activities that generate higher levels of social interaction between residents and members of the public travelling through Nanango are focused on Drayton Street.
- (3) The contribution to town character of development directly fronting streets and street awnings is maintained and enhanced in new development where practicable.

- (4) The town centre of Wondai is strengthened through the encouragement of recreational, commercial and community-based activities in the former rail corridor to the east of Scott Street, subject to resolution of tenure.
- (5) The re-use of former public buildings for commercial activities in the centre of Wondai and Murgon is encouraged.
- (6) Commercial activities in Proston are concentrated at the intersection of Rodney and Blake Streets.
- (7) The proliferation of roadside advertising devices on the main approaches to the Region's towns is contained, though the incidence in different communities may vary depending on levels of acceptance in the local community.
- (8) New development does not result in isolated or poorly serviced communities.
- (9) Existing communities have enhanced access to community services that is commensurate with anticipated demand.
- (10) Larger lot developments with suitable access occur within seven kilometres of the urban-zoned town perimeter and their associated services.
- (11) The provision of recreational and open space facilities provides increased opportunities for social interaction.
- (12) New development should be suitably integrated with existing development in relation to road, public and active transport networks, open space linkages and access to community facilities and employment opportunities.
- (13) Residential neighbourhoods comprise a variety of lot sizes that support a diverse range of housing options in keeping with desired neighbourhood character.
- (14) Housing choice that includes traditional detached houses, small-lot houses, townhouses, duplexes, residential care facilities and community residences is facilitated provided the character resulting from the dominance of traditional detached houses is not compromised.
- (15) The cultural heritage of all sectors of the community is protected by the recognition of features that contribute to community identity.
- (16) Places of local heritage significance may be identified, registered and provided with protection in the form of development control. The adaptive reuse of places of local cultural heritage is supported where the significance of the place and surrounding amenity is retained.
- (17) Development of areas adjoining places of local heritage significance maintain and enhance the heritage values of the nominated site.
- (18) Streetscape character that is created by groups of residential and commercial buildings, their setting and landscaping is retained.
- (19) Special Industry land uses are adequately separated from sensitive land use (as defined in the Regulation) to avoid the occurrence of environmental harm or environmental nuisance.
- (20) Sites that are contaminated or pose a health risk from previous hazardous uses are remediated prior to being developed for sensitive land use (as defined in the Regulation).
- (21) Extractive industry sites are rehabilitated once the resource has been exhausted.

3.7 Infrastructure & servicing

Context

The Planning Scheme coordinates a sequenced response to demand for additional and upgraded infrastructure as a result of population growth and expanded business opportunities across the Region. Infrastructure provision is a key determinant of economic prosperity, social cohesion and environmental responsibility. The Region's performance in these areas is dependent on maintaining a high level of service in transport (vehicular, public and active), total water cycle management and utility infrastructure.

New major infrastructure items that hold significant benefits to a local or wider community are facilitated where due deference is given to overriding considerations relating to the viability of rural activities and the character of rural landscapes.

3.7.1 Strategic outcomes

- (1) New development occurs in a manner that allows for the efficient and affordable provision and on-going maintenance of utility infrastructure.
- (2) To maintain its major regional centre status, Kingaroy is the recipient of most investment in urban infrastructure, so is best suited to accommodating major urban development.
- (3) The relationship between development and utility infrastructure recognises that Blackbutt, Nanango, Wondai and Murgon require a level of infrastructure provision appropriate to the circumstances.
- (4) Public and active transport options contribute to reduced greenhouse gas emission and increase the community's well-being.
- (5) The investment in the provision of major infrastructure, particularly the Tarong Power Station and its associated entities, is protected from the implications of incompatible development.
- (6) Urban development is planned, designed, constructed and operated to manage stormwater and waste water in ways that help protect the environmental values of waters, including the biodiversity and functioning of freshwater ecosystem.
- (7) New development occurs in a manner that allows for the efficient and affordable provision and on-going maintenance of utility infrastructure.

3.7.1.1 Specific outcomes

- (1) Development is located to allow immediate connection to existing infrastructure or provides for the orderly extension of that infrastructure to service the development.
- (2) Development responds to and helps establish a clear hierarchy of function for the road network that reflects the intended use of each road or street.
- (3) Increase in non-local traffic on local roads is minimised.
- (4) Efficient connections are established between neighbourhoods, limiting the need to use major roads for local trips.
- (5) Development facilitates the use of walking and cycling to assist in reducing vehicle trip frequency.
- (6) The development of centres establishes a concentration of uses that encourages single trips for multiple purposes.
- (7) Conflict between sensitive land use (as defined in the Regulation) and the effects of infrastructure operation including renewable energy facility are avoided.
- (8) Residential and other sensitive land use (as defined in the Regulation) are not established adjacent to major infrastructure where that has the potential for negative impacts, unless impacts can be demonstrably managed, such as through adequate buffering, preferably on-site.
- (9) Urban stormwater and waste water management design objectives are identified and implemented to protect the environmental values of receiving water and avoids the transport of contaminants.
- (10) Discharge of waste water demonstrates best practice environmental management.
- (11) Critical and community infrastructure is able to function effectively during and after natural hazard events.

Part 4 Local government infrastructure plan

4.1 Preliminary

- (1) This local government infrastructure plan has been prepared in accordance with the requirements of the *Planning Act 2016*.
- (2) The purpose of the local government infrastructure plan is to:
 - a. integrate infrastructure planning with the land-use planning identified in the planning scheme
 - b. provide transparency regarding a local government's intentions for the provision of trunk infrastructure
 - c. enable a local government to estimate the cost of infrastructure provision to assist its long-term financial planning
 - d. ensure that trunk infrastructure is planned and provided in an efficient and orderly manner
 - e. provide a basis for the imposition of conditions about infrastructure on development approvals.
- (3) The local government infrastructure plan:
 - a. states in section 4.2 (planning assumptions) the assumptions about future growth and urban development including the assumptions of demand for each trunk infrastructure network
 - b. identifies in section 4.3 (priority infrastructure area) the prioritised area to accommodate urban growth up to 2031
 - c. states in section 4.4 (desired standards of service), for each trunk infrastructure network, the desired standard of performance
 - d. identifies in section 4.5 (plans for trunk infrastructure) the existing and future trunk infrastructure for the following networks:
 - i water supply
 - ii wastewater
 - iii stormwater
 - iv transport
 - v Parks and land for community facilities
 - e. provides a list of supporting documents that assists in the interpretation of the local government infrastructure plan in the Editor's note – Extrinsic material.

4.2 Planning assumptions

- (1) The planning assumptions state the assumptions about:
 - a. population and employment growth
 - b. the type, scale, location and timing of development, including the demand for each trunk infrastructure network.
- (2) The planning assumptions, together with the desired standards of service, form the basis for the planning of the trunk infrastructure networks and the determination of the priority infrastructure area.
- (3) The planning assumptions have been prepared for:
 - a. the base date (2016) and the following projection years:
 - i mid (2021);
 - ii mid (2026);
 - iii mid (2031);
 - iv mid (2036)
 - v ultimate development.
 - b. the LGIP development types in column 2 that include the uses in column 3 of Table 4.2.1
 - c. the projection areas identified on Local Government Infrastructure Plan Map LGIP-PIA in schedule 3—Local government infrastructure plan mapping and tables.

Table 4.2.1: Relationship between LGIP development categories, LGIP development types and uses

Column 1 LGIP development category	Column 2 LGIP development type	Column 3 Uses
Residential development	Detached dwelling	Caretaker's accommodation Dwelling house
	Attached dwelling	Dual occupancy Dwelling unit Multiple dwelling Retirement facility Short-term accommodation
	Other dwelling	Community residence Home based business Non-resident workforce accommodation Relocatable home park Residential care facility Rooming accommodation Rural workers accommodation Tourist Park
Non-residential development	Retail	Agricultural supplies store Bulk landscape supplies Car wash Food and drink outlet Garden centre Hardware and trade supplies Market Outdoor sales Sales office Service station Shop Shopping Centre Showroom Wholesale nursery
	Commercial	Club Function facility Hotel Indoor sport and recreation Nature-based tourism Nightclub entertainment facility Office Theatre Veterinary services
	Industry	Extractive Industry High impact industry Low impact industry Medium impact industry Service industry Special industry Transport depot Warehouse

Column 1 LGIP development category	Column 2 LGIP development type	Column 3 Uses
	Community Purposes	Cemetery Child care centre Community care centre Crematorium Community use Educational establishment Emergency services Funeral parlour Health care services Hospital Motor sport facility Outdoor sport and recreation Park Place of Worship
	Rural and Other Uses	Air services Animal Husbandry Animal keeping Aquaculture Cropping Environment facility Intensive animal industry Intensive horticulture Major electricity infrastructure Permanent plantation Roadside stall Rural industry Substation Telecommunications facility Utility installation Winery

- (4) Details of the methodology used to prepare the planning assumptions are stated in the extrinsic material.

4.2.2 Population and employment growth

- (1) A summary of the assumptions about population and employment growth for the planning scheme area is stated in table 4.2.2 – Population and employment assumptions summary.

Table 4.2.2 – Population and employment assumptions summary

Column 1 Description	Column 2 Assumptions					
	Base date 2016	2021	2026	2031	2036	Ultimate development
Population	34,267	35,800	37,616	39,448	41,254	62,817
Employment	11,776	12,348	13,025	13,709	14,385	22,692

Detailed assumptions about growth for each projection area and LGIP development type category are identified in the following tables in schedule 3 – Local government infrastructure plan mapping and tables:

- a. for population, Table SC3.1.1—Existing and projected population;
- b. for employment, Table SC3.1.2—Existing and projected employees

4.2.3 Development

The developable area is represented by zones relating to urban uses not affected by the following constraints:

- Bushfire hazard (partial constraint)
 - Flood hazard (partial constraint)
 - Biodiversity areas
 - Extractive resources
 - Agricultural areas (partial constraint)
 - Easements
- (1) The planned density for future development is stated in Table SC3.1.3 in Schedule 3—Local government infrastructure plan mapping and tables.
 - (2) A summary of the assumptions about future residential and non-residential development for the planning scheme area is stated in Table 4.2.3 – Residential dwellings and non-residential floor space assumptions summary.

Table 4.2.3 – Residential dwellings and non-residential floor space assumptions summary

Column 1 Description	Column 2 Assumptions					
	Base date 2016	2021	2026	2031	2036	Ultimate development
Residential Dwellings	14,519	15,346	16,285	17,223	18,142	27,523
Non-residential floor space (m ² GFA)	626,838	658,461	695,910	733,757	771,123	1,230,517

- (3) Detailed assumptions about future development for each projection area and LGIP development type are identified in the following tables in Schedule 3 Local government infrastructure plan mapping and tables:
 - a. For residential development, Table SC3.1.4
 - b. For non-residential development, Table SC3.1.5

4.2.4 Infrastructure demand

- (1) The demand generation rate for a trunk infrastructure network is stated in Column 4 of Table SC3.1.3 in Schedule 3 Local government infrastructure plan mapping and tables.
- (2) A summary of the projected infrastructure demand for each service catchment is stated in:
 - a. for the water supply network, Table SC3.1.6
 - b. for the wastewater network, Table SC3.1.7
 - c. for the stormwater network, Table SC3.1.8
 - d. for the transport network, Table SC3.1.9
 - e. for the parks and land for community facilities network, Table SC3.1.10.

4.3 Priority infrastructure area

- (1) The priority infrastructure area identifies the area prioritised for the provision of trunk infrastructure to service the existing and assumed future urban development up to 2031.
- (2) The priority infrastructure area is identified on Local Government Infrastructure Plan Map LGIP-PIA.

4.4 Desired standards of service (DSS)

- (1) This section states the key standards of performance for a trunk infrastructure network.
 (2) Design standards for trunk infrastructure networks are identified in the following planning scheme policies and other controlled documents.

4.4.1 Water supply network

Table 4.4.1.1 – Desired Standards of Service – Water Supply

Desired Goal	Planning Standard	Design & Construction Standard	Community Outcome
Reliable Water Supply Network	<ul style="list-style-type: none"> Plan the network so that water supply infrastructure provides service to each premises in the defined service catchment; Network planning should ensure pressures are maintained through a series of network links providing redundancy in the network; Network modelling and planning reflects the land use needs; Ensure the pipe network is sized appropriately to provide pressures at the desired levels as set out in the Customer Service Standards; Provide adequate storage in the system to accommodate reasonable outages of electricity supply needed for treatment and pumping; Undertake risk management planning and development of appropriate strategies and action plans to deal with adverse events Manage assets to optimise reliability of supply. 	Design and construction standards for the water supply network are managed under the following guidelines, policies, codes and standards <ul style="list-style-type: none"> Plans for Trunk Infrastructure – Water Supply Water Supply (Safety and Responsibility) Act 2008 SEQ Water Supply & Sewerage Design and Construction Code (or WBBROC Code when adopted) Planning Scheme Policy 1 – Design and Construction Standards 	<ul style="list-style-type: none"> Provides reticulated water supply at sufficient pressure Provides uniform quality of water monitored in relation to recognised standards and guidelines. Provide a safe and reliable water supply. Provides for system operation and monitoring in accordance with recognised standards, guidelines, and SBRC Customer Services Standards. Reduce consumption of water from source
Optimise Whole of Lifecycle Cost	<ul style="list-style-type: none"> Delivery of water supply network planning must be carried out as efficiently as can be reasonably achieved balancing the costs of both construction, operation and maintenance; In seeking to minimise capital costs consider: <ul style="list-style-type: none"> Optimising network solutions in respect of location, alignment, sizing, and staging; Infrastructure is fit for purpose (not over or undersized and allows for growth capacity); Use standard codes and guidelines wherever possible to ensure consistency and value for money In seeking to minimise operational costs 		<ul style="list-style-type: none"> Extend asset life Defer system augmentation Defer requirement for new water source Minimise increases in council rates

Desired Goal	Planning Standard	Design & Construction Standard	Community Outcome
	<ul style="list-style-type: none"> consider assets with the least impact on: <ul style="list-style-type: none"> Operating costs – e.g. electricity, consumables, staffing Maintenance – labour, parts, consumables Asset life/durability – frequency of replacement/renewal of components or entire asset Ensure alternative network outcomes are investigated for trunk assets incorporating existing demands of both the existing and location, timing and intensity of the future urban environment Investigate staged delivery of infrastructure in line with growth demands to minimise where possible the overall cash flow position Implement a comprehensive asset management system to ensure the system is reliable and robust, minimising the uncontrolled loss of water (e.g. water meter inaccuracies, unauthorised consumption, main breaks, valve failure etc.) from the system 		
Minimise Risk from Fire	<ul style="list-style-type: none"> The network is planned to provide adequate firefighting capacity both in terms of pressure and flow rate; Planning and design provides hydrants located conveniently to all premises. 		<ul style="list-style-type: none"> The water supply system provides, where possible, a network of firefighting capacity to reduce the risk of fire to person and property; Reduces the overall cost of fire incidents to the community; Provides the necessary support to the fire services.
Maintain Public Health and Sustainable Environmental Quality	<ul style="list-style-type: none"> Plan the network so a supply of potable drinking water is provided to each premises within the urban area and to any area within the defined service catchments The planning ensures a network can deliver drinking water compliant with the NHMRC Australian drinking water guidelines 		<ul style="list-style-type: none"> Provide a safe and reliable water supply Safeguards community health Ensures environmental controls maintained. Ensures potable water is provided in a manner consistent with environmental standards.

4.4.2 Wastewater network

Table 4.4.2.1 – Desired Standards of Service – Wastewater

Desired Goal	Planning Standard	Design & Construction Standard	Community Outcome
Provide a Reliable Wastewater Network	<ul style="list-style-type: none"> Plan the network so that wastewater infrastructure provides service to each premises in the defined service catchment. Network planning should ensure that the likelihood of adverse events (blockages, overflow, odour infiltration etc) are minimised or eliminated; Network modelling and planning reflects the land use needs; Ensure the pipe network is sized to provide the desired levels as set out in the Customer Service Standards; Provide adequate emergency storage Undertake risk management planning and development of appropriate strategies and action plans to deal with adverse events. 	<p>Design and construction standards for the wastewater network are managed under the following guidelines, policies, codes and standards</p> <ul style="list-style-type: none"> Plans for Trunk Infrastructure – Wastewater SEQ Water Supply & Sewerage Design and Construction Code (or WBBROC Code when adopted) Planning Scheme Policy 1 – Design and Construction Standards 	<ul style="list-style-type: none"> Reduced impact from blockages, overflows and spills Provides for system operation and monitoring in accordance with recognised standards Ensures wastewater is managed and treated in a manner consistent with recognised standards
Optimise Whole of Lifecycle Costs	<ul style="list-style-type: none"> Delivery of the wastewater network planning must be carried out as efficiently as can be reasonably achieved balancing the costs of both construction and operation; Use gravity systems wherever possible and reduce or eliminate the need for active assets (e.g pump stations); In seeking to minimise capital costs consider: <ul style="list-style-type: none"> Optimising network solutions in respect of location, alignment, sizing, and staging; Infrastructure constructed provides durability and performance; Infrastructure is fit for purpose (not over or undersized and allows for growth capacity); Use standard codes and guidelines wherever possible to ensure consistency and value for money. In seeking to minimise operational costs 		<ul style="list-style-type: none"> Cost effective service for the community Reduced energy inputs Reduced maintenance costs Reduced operational costs Improved water quality release to the environment Reduced release of Nitrogen and Phosphorous to aquatic ecosystems Reduced greenhouse gas emissions Minimise increases in Council's rates

Desired Goal	Planning Standard	Design & Construction Standard	Community Outcome
	<p>consider assets with least impact on:</p> <ul style="list-style-type: none"> o operating costs – e.g electricity, consumables, staffing o maintenance – labour, parts, consumables cleaning/replacement o asset life/durability – frequency of replacement/renewal of components or entire asset. <ul style="list-style-type: none"> • Ensure alternative network outcomes are investigated for trunk assets incorporating the existing demands and the location, timing and intensity of the future urban environment; • Investigate staged delivery of infrastructure in line with growth in demands to minimise where possible the overall cash flow position; • Reuse effluent where possible to including appropriate treatment; • Implement a comprehensive asset management system to ensure the system is reliable and robust minimising the breakdown of active assets (e.g pump station failures) and adverse environmental incidents (overflow, odour etc) 		
Maintain Public Health and Sustainable Environmental Quality	<ul style="list-style-type: none"> • Plan the network so that wastewater is provided to each premises within the urban area to ensure sewage is collected and treated offsite; • Ensure infiltration and inflow in the wastewater collection and transportation system remains within industry acceptable limits (compliance with Environmental licences, IEMS and associated EMPs). • Plan to meet Eligibility criteria and standard conditions for sewage treatment works (ERA63) 		<ul style="list-style-type: none"> • Improved community health • Reduced environmental impacts • Ensures environmental controls maintained

4.4.3 Stormwater network

Table 4.4.3.1 – Desired Standards of Service – Stormwater

Desired Goal	Planning Standard	Design & Construction Standard	Community Outcome
Stormwater is managed to ensure impacts from stormwater are minimised	<ul style="list-style-type: none"> Design the stormwater network to comply with council's adopted standards identified in the planning scheme, which generally accord with the Queensland Urban Drainage Manual 	<p>Design and construction standards for the stormwater network are managed under the following guidelines, policies, codes and standards</p> <ul style="list-style-type: none"> Plans for Trunk Infrastructure – Stormwater Queensland Urban Drainage Manual 2017 and Council specific Appendix to QUDM. Planning Scheme Policy 1 – Design and Construction Standards 	<ul style="list-style-type: none"> Protects life and minimises nuisance or inundation of habitable rooms Reduces the chance of damage to property and assets and the risk associated with flooding Free and safe drainage of urban areas
Stormwater is managed to ensure impacts on neighbouring properties are minimised	<ul style="list-style-type: none"> Use of onsite infrastructure to minimise the impact on trunk infrastructure where appropriate Implement on-site detention and/or retention facilities, where required, to reduce the impact of storm events for the full range of Annual Exceedance Probability (AEP) events (100% AEP to 1% AEP) from developments, taking into account: <ul style="list-style-type: none"> safety and risk Design detention basins to prevent peak flow levels from the development site for all flood events (100% AEP to 1% AEP) creating a nuisance to downstream properties. Design Detention Basins in the same catchment to ensure that the coincident peak discharge at downstream control points is not increased Any filling work must not create a nuisance to neighbouring land through increased flood depth or velocities Provide underground and surface drains of adequate capacity to ensure that stormwater is safely conveyed to a discharge point that is acceptable to Council. 		<ul style="list-style-type: none"> Reduces the cumulative impact from existing and future developments due to the changes in the stormwater regime Reduces the need to increase the size of waterway corridors and underground drainage Increases active and passive recreation opportunities Minimises the impact on the environmental values of downstream waterway corridors by maintaining predevelopment flows and velocities Reduces downstream sedimentation by slowing flow velocities Negative impacts on surrounding and downstream properties is minimised Council resources are not expended in remedial works required as a result of inadequate management of stormwater
Stormwater discharge from urban	<ul style="list-style-type: none"> Safely collect and convey stormwater flows for existing and future urban land use, while 		<ul style="list-style-type: none"> Reduce the impact of development on the ecological health and water quality

Desired Goal	Planning Standard	Design & Construction Standard	Community Outcome
environments does not adversely affect waterways and aquatic ecosystems	<ul style="list-style-type: none"> maintaining or improving the quality of runoff The water quality of catchments and waterways is managed to protect and enhance environmental values and pose no health risk to the community Outlets from urban stormwater infrastructure are designed to adequately protect the receiving waterways from erosion, sediment discharge and other pollutants. 		<p>within waterway corridor</p> <ul style="list-style-type: none"> Maintain or improve water quality and ecological health

4.4.4 Transport network

Table 4.4.4.1 – Desired Standards of Service – Transport

Desired Goal	Planning Standard	Design & Construction Standard	Community Outcome
Provide a safe and efficient transport system	<p>Road Network</p> <ul style="list-style-type: none"> The existing and future role and function of the road network is defined by a functional road hierarchy for the Region which supports the urban and rural activities that underpin economic development and minimise amenity impacts. Site master planning and lot and road configuration to be undertaken in accordance with the South Burnett Regional Council Planning Scheme – Reconfiguring of a Lot code Road network planning to be undertaken in accordance with: <ul style="list-style-type: none"> Planning Scheme Policy 1 – Design and Construction Standards <p>Pedestrian and Cycle Network</p> <ul style="list-style-type: none"> A safe, efficient and attractive pedestrian and cycle movement network is established for the Region Lot reconfiguration layouts in urban areas provide for a highly connected and permeable path network between home and key activity nodes. 	<p>Design and construction standards for the transport network are managed under the following guidelines, policies, codes and standards</p> <ul style="list-style-type: none"> Plans for Trunk Infrastructure – Transport Planning Scheme Policy 1 – Design and Construction Standards Austroads guidelines Department of Transport and Main Roads – Road Planning and Design Manual Australian Standards Queensland Streets Standard Drawings – Institute of Public Works Engineering Australia Standard Drawings – South Burnett Regional Council Planning Scheme 	<p>Road Network</p> <ul style="list-style-type: none"> The road hierarchy supports the preferred settlement patterns as well as the expected growth and development of the Region Supports commercial and economic activities, and freight movement A functional, safe and efficient transport network is established Transport infrastructure is provided in an integrated and timely manner Maintains reliability of connectivity Infrastructure meets recognised standards <p>Pedestrian and Cycle Network</p> <ul style="list-style-type: none"> Promotes active transport opportunities Improves connectivity in the Region Active transport infrastructure is provided in an integrated and timely manner Infrastructure meets recognised standards

Desired Goal	Planning Standard	Design & Construction Standard	Community Outcome
Consider Whole of Lifecycle Cost	<ul style="list-style-type: none"> Planning ensures road widths, cross sections and pavements are adequate for the design traffic, vehicular types and traffic volumes. Manage capital and operational costs to improve the overall standard of the road network ; Road alignments should be determined to - manage the need for structures to accommodate watercourses and other natural features where possible; Traffic control devices are selected to ensure their operation meets the required management outcome but also the operation of the device is within the technical capability of Council to manage. Embellishment on the road reserve including control devices and amenity improvements have high durability and are appropriate located. Application of standards and guidelines to achieve road design outcomes are consistent but at the same time fit for purpose in any given location. 		<ul style="list-style-type: none"> Reduces maintenance and whole of life costs Reduce replacement costs Maximise life of system Provide roads that are durable and fit for purpose

4.4.5 Public parks and land for community facilities network

Table 4.4.5.1 – Desired Standards of Service – Public Parks and Land for Community Facilities

Planning Standard	Community Outcome
Provide a connected and accessible network of parks, open space, and community facilities that meets the needs of Councils residents and visitors.	<ul style="list-style-type: none"> Provides opportunities for access and increased usage of open space, recreational and community facilities. Provides for an appropriate balance of land uses and ensures high levels of amenity in the urban form. Provides a basis for a healthy and active community.
Ensure strong linkages and where possible co-location of existing and future parks, open space and community facilities.	<ul style="list-style-type: none"> Ensures utilisation of existing and future assets while maintaining maximum access. Makes economically efficient use of land owned by the Community.
Provide a preferred level of development or embellishments to public parks, commensurate with the range of activities envisaged.	<ul style="list-style-type: none"> Provides safe open space embellishments that meet the needs of the community by providing a range of facilities for social activities and/or fitness/recreational pursuits. Ensures activities are met and contained within designated areas - reducing potential off-site impacts to other more sensitive areas in the region. Maximises the use of the land and provides the basis for a healthy community.
Ensure that existing and future parks, open space and community facilities with significant natural environmental, waterway or cultural heritage value are managed appropriately.	<ul style="list-style-type: none"> Protects and enhances items of cultural interest in the Local government for the benefit of current and future communities in the area. Provides a basis for tourism opportunities. Protection of the natural landscape ensures maintenance of quality of air, water and land resources reducing negative impacts requiring amelioration.
Design Standard	Community Outcome
Public parks and land for community facilities areas are provided in accordance with standard of provision (minimum park size) defined in Council's Public Parks and Land for Community Facilities design criteria, and where identified in accordance with the Plans for Trunk Infrastructure – Public Parks and Land for Community Facilities.	<ul style="list-style-type: none"> Provides a standard of service consistent with community expectations. Land and facilities are developed to optimise layout and use. Facilities are provided in close proximity to the residents of the Local government and provide for a range of active and passive pursuits.
Access to public parks and land for community facilities are to be in accordance with Council's Public Parks and Land for Community Facilities design criteria.	<ul style="list-style-type: none"> Provides community access to a range of park, open space and community facilities.
Land characteristics including shape, road frontage and gradient are in accordance with the desired land characteristics defined in Council's Public parks and land for community facilities design criteria.	<ul style="list-style-type: none"> Topography does not reduce or interfere with amenity and recreation use.
Flood immunity for public parks and land for community facilities are achieved in accordance with Council's Public Parks and Land for Community Facilities design criteria.	<ul style="list-style-type: none"> Ensure adequate provision of safe, accessible and usable facilities.
Public park embellishments are provided in accordance with: <ul style="list-style-type: none"> the type and purpose of public park as identified below; Plans for Trunk Infrastructure – Public Parks and Land for Community Facilities. 	<ul style="list-style-type: none"> Provides a range of park types that are suitability embellished to meeting their purpose within the park hierarchy.

Public parks and land for community facilities design criteria are categorised under four broad measures:

- provision rate of land per head of population (table 4.4.5.2)
- ideal accessibility to open space (table 4.4.5.3)
- land characteristics (table 4.4.5.4)
- typical embellishments for recreation and sport parks (table 4.4.5.5).

Table 4.4.5.2 – Rate of land provision

Open space type	Provision rate (ha/1000 people)		
	Local	Town	Regional
Recreation park	0.5	1.2	0.6
Sports park	0.5	0.7	n/a

Table 4.4.5.3 – Accessibility provisions

Infrastructure type	Local	Town	Regional
Recreation parks	1 km	3 km in urban areas	Local government area
Sports parks	Located in, or on the edge, of urban areas. Higher scale and specialised sport facilities service the whole region and users travel significant distances.		
Land for community facilities	Local government area		

Usable open space is land that is easily accessible with no obstructions from the road or footpath and meets all other DSS requirements. Any bushland, heavy vegetation, stormwater swales and/or waterways (creeks) located within the park are complementary natural assets, not usable open space.

Table 4.4.5.4 – Minimum characteristics of each park

Characteristic	Recreation parks			Sports parks	
	Local	Town	Regional	Local	Town
Minimum size of open space	0.5 ha of usable space	2 ha of usable space	6 ha of usable space	Minimum 3 ha	Minimum of 6 ha
Shape of land	Preferred shape for a park is square or rectangular with the sides no greater than 2:1 ratio			To maximise the area available for playing fields, a square or rectangular shape is considered most efficient. Fields and courts to be as close to north-south configuration as possible.	
Minimum desired flood immunity for parks	At least 25% of total area above Q50 with main activity areas above Q100	At least 25% of total area above Q50 with main activity areas above Q100	At least 50% of total area above Q50 with main activity areas above Q100 and free of hazards	Free of hazards. 90% of land above Q20. Fields/courts above Q50. Facilities above Q100.	Free of hazards. 90% of land above Q20. Fields/courts above Q50. Built facilities above Q100.
Maximum desired grade	Average grade of 1:10 for 80% of the usable open space. To facilitate wheelchair access to parks, areas with a grade of 1:33 will also be provided where possible. Variable topography is satisfactory for the remaining area.		Average grade of 1:20 for main use areas, 1:50 for kick about area, and variable topography for remainder	Minimum grade of 1:50 for all playing surfaces, self-draining	Laser levelling to a maximum gradient of playing surface 1:100
Road frontage and visibility	Approximately 50% of the park perimeter to have direct road frontage (preferable)			Approximately 50% of the park perimeter to have direct road frontage (preferable)	
Linkage	Links to existing open space (preferable)			Sports parks are clustered (preferable)	
Vegetation	Fertile soil of at least 75-100mm, fully grassed				

Table 4.4.5.4 – Typical embellishments for recreation and sport parks

Park element	Local recreation park	Town recreation park	Regional recreation park	Local sports park	Town sports park
Recreation activity areas	•	•	•	•	•
Playground	•	•	•		•
Services	•	•	•	•	•
Lighting	•	•	•	•	•
Internal pathways	•	•	•	•	•
Bicycle racks	•	•	•	•	•
Shade structures	•	•	•	•	•
Tap/bubbler	•	•	•	•	•
Bench seating	•	•	•	•	•
Electric BBQ		•	•		
Picnic shelters	•	•	•		
Bins	•	•	•		
Toilets		•	•		•
Internal road			•	•	•
Car parking		•	•	•	•
Clubhouse				•	•
Spectator seating				•	•
Fencing / bollards, lock rail	•	•	•	•	•
Landscaping	•	•	•	•	•
Irrigation	•	•	•	•	•
Field/court lighting				•	•
Courts / fields				•	•
Goal posts / line marking				•	•

4.5 Plans for trunk infrastructure

The plans for trunk infrastructure identify the trunk infrastructure networks intended to service the existing and assumed future urban development at the desired standard of service.

4.5.1 Plans for trunk infrastructure maps

- (1) The existing and future trunk infrastructure networks are identified on the following maps in schedule 3 – Local government infrastructure plan mapping and tables:
 - a. Local Government Infrastructure Plan Map LGIP-WS—Plan for trunk water supply infrastructure
 - b. Local Government Infrastructure Plan Map LGIP-SEW—Plan for trunk wastewater infrastructure
 - c. Local Government Infrastructure Plan Map LGIP-SW—Plan for trunk stormwater infrastructure
 - d. Local Government Infrastructure Plan Map LGIP-TR—Plan for trunk transport infrastructure
 - e. Local Government Infrastructure Plan Map LGIP-PLCF— Plan for trunk parks and land for community facilities infrastructure
- (2) The state infrastructure forming part of transport trunk infrastructure network has been identified using information provided by the relevant state infrastructure supplier.

4.5.2 Schedules of works

- (1) Details relating to the existing and future trunk infrastructure networks are identified in the electronic Excel schedule of works model, which can be viewed here:
<http://www.southburnett.qld.gov.au/>
- (2) The future trunk infrastructure, derived from the SOW model, is summarised in the following tables in schedule 3 – Local government infrastructure plan mapping and tables:
 - a. for the water supply network, Table SC3.2.1
 - b. for the wastewater network, Table SC3.2.2
 - c. for the stormwater network, Table SC3.2.3
 - d. for the transport network, Table SC3.2.4
 - e. for the parks and land for community facilities network, Table SC3.2.5

Editor's note – Extrinsic material

The table below identifies the documents that assist in the interpretation of the local government infrastructure plan and are extrinsic material under the *Statutory Instruments Act 1992*.

List of extrinsic material

Column 1 Title of document	Column 2 Date	Column 3 Author
Extrinsic Material to the LGIP	November 2018	Integran Pty Ltd

Part 5 Tables of assessment

5.1 Preliminary

The tables in this part identify the category of development, and the category of assessment and assessment benchmarks for assessable development in the planning scheme area.

5.2 Reading the tables

The tables identify the following:

- 1) The category of development:
 - (a) prohibited;
 - (b) accepted, including accepted with requirements; and
 - (c) assessable development – code or impact assessment.
- 2) the category of assessment – code or impact – for assessable development in:
 - (a) a zone and, where used, a precinct of a zone;
 - (b) an overlay.
- 3) the assessment benchmarks for assessable development, including:
 - (a) whether a zone code or specific provisions in the zone code apply (shown in the ‘assessment benchmarks’ column);
 - (b) if there is an overlay:
 - (i) whether an overlay code applies (shown in the table in section 5.10); or
 - (ii) whether the assessment benchmarks as shown on the overlay map (noted in the “assessment benchmarks” column) applies;
 - (c) any other applicable code(s) (shown in the “assessment benchmarks” column).
- 4) any variation to the category of assessment (shown as an “if” in the “category of assessment” column) that applies to the development.

Note—development will only be taken to be prohibited development under the planning scheme if it is identified as prohibited development in schedule 10 of the Regulation.

Editor’s note—Examples of matters that can vary the category of assessment are gross floor area, height, numbers of people or precinct provisions.

5.3 Categories of development and assessment

5.3.1 Process for determining the category of development and the category of assessment for assessable development

The process for determining a category of development and category of assessment is:

- (1) for a material change of use, establish the use by reference to the use definitions in Schedule 1;
- (2) for all development, identify the following:
 - (a) the zone or zone precinct that applies to the premises, by reference to the zone map in Schedule 2;
 - (b) if an overlay applies to the premises, by reference to the overlay map in Schedule 2.
- (3) determine if the development is accepted development under schedule 6 of the Regulation.

Editor’s note—Schedule 6 of the Regulation prescribes development that a planning scheme cannot state is assessable development where the matters identified in the schedule are met.

- (4) determine if the development is assessable development under schedule 10 of the Regulation and Section 5.4 Regulated categories of development and categories of assessment prescribed by the Regulation.
- (5) if the development is not development prescribed under Schedule 6 of the Act or listed in the tables in Section 5.4 Regulated categories of development and categories of assessment prescribed by the Regulation, determine the initial category of assessment by reference to the tables in:
 - (a) section 5.5 Categories of assessment—Material change of use
 - (b) section 5.6 Categories of assessment—Reconfiguring a lot

- (c) section 5.7 Categories of assessment—Building work
- (d) section 5.8 Categories of assessment—Operational work
- (6) a precinct of a zone may change the categories of development or assessment and this will be shown in the “category of assessment” column of the tables in sections 5.5, 5.6, 5.7, 5.8 and 5.9; if an overlay applies refer to section 5.10 Category of development and assessment—Overlays, to determine if the overlay further changes the category of development or assessment.

5.3.2 Determining the category of development and category of assessment

- (1) A material change of use is assessable development requiring impact assessment:
 - (a) unless the table of assessment states otherwise
 - (b) if a use is not listed or defined
 - (c) unless otherwise prescribed in the Act or the Regulation.
- (2) Reconfiguring a lot is assessable development requiring code assessment unless the tables of assessment state otherwise or unless otherwise prescribed within the Act or the Regulation.
- (3) Building work and operational work are accepted development, unless the tables of assessment state otherwise or unless otherwise prescribed within the Act or the Regulation.
- (4) Where an aspect of development is proposed on premises included in more than one zone or overlay, the category of development or assessment is the highest category under each of the applicable zones or overlays.
- (5) Where development is proposed on premises partly affected by an overlay, the category of development or assessment for the overlay only relates to the part of the premises affected by the overlay.
- (6) For the purposes of Schedule 6, Part 2 Material change of use, Section 2 (2)(d)(i) or (ii) of the Regulation, an overlay does not apply to the premises if the development meets the acceptable outcomes that form the requirements for accepted development in the relevant overlay code.
- (7) If development is identified as having a different category of development or assessment under a zone than under a local plan or an overlay, the highest category of development or assessment applies as follows:
 - (a) accepted development subject to requirements prevails over accepted development;
 - (b) code assessment prevails over accepted development where subject to requirements and accepted development;
 - (c) impact assessment prevails over code assessment, accepted development where subject to requirements and accepted development.
- (8) Despite sub-subsection 5.3.2(4) and (7) above, a category of assessment in a local plan overrides a category of assessment in a zone and a category of assessment in an overlay overrides a category of assessment in zone or local plan.
- (9) The category of development prescribed under schedule 6 of the Regulation overrides all other categories of development or assessment for that development under the planning scheme to the extent of any inconsistency.

Editor’s note—Schedule 7 of the Regulation also identifies development that the state categorises as accepted development. Some development in the schedule may still be made assessable under the planning scheme.

- (10) Despite all of the above, if development is listed as prohibited development under Schedule 10 of the Regulation, a development application cannot be made.

Note—Development is to be taken to be prohibited development under the planning scheme only if it is identified in Schedule 10 of the Regulation.

5.3.3 Determining the requirements for accepted development and assessment benchmarks and other matters for assessable development

- (1) Accepted development does not require a development approval and is not subject to assessment benchmarks. However, certain requirements may apply to some types of development for it to be accepted development. Where nominated in the tables of assessment, accepted development must comply with the requirements identified as acceptable outcomes in the relevant parts of the applicable code(s) as identified in the relevant column.
- (2) Accepted development that does not comply with one or more of the nominated acceptable outcomes in the relevant parts of the applicable code(s) becomes code assessable development, unless otherwise specified.
- (3) The following rules apply in determining assessment benchmarks for each category of development and assessment.
- (4) Code assessable development:
 - (a) is to be assessed against all the assessment benchmarks identified in the assessment benchmarks column;
 - (b) that occurs as a result of development becoming code assessable pursuant to sub-section 5.3.3(2), must:
 - (i) be assessed against the assessment benchmarks for the development application, limited to the subject matter of the required acceptable outcomes that were not complied with or were not capable of being complied with under sub-section 5.3.3(2) (that is, the performance outcome(s) (corresponding to the relevant acceptable outcomes)).
 - (ii) comply with all required acceptable outcomes identified in sub-section 5.3.3(1), other than those mentioned in sub-section 5.3.3(2).
 - (c) that complies with;
 - (i) the purpose and overall outcomes of the code complies with the code;
 - (ii) the performance or acceptable outcomes complies with the purpose and overall outcomes of the code;
 - (d) is to be assessed against any assessment benchmarks for the development identified in section 26 of the Regulation.

Editor's note—Section 27 of the Regulation also identifies the matters that code assessment must have regard to.

- (5) Impact assessable development
 - (a) is to be assessed against the identified assessment benchmarks in the assessment benchmarks column (where relevant);
 - (b) assessment is to have regard to the whole of the planning scheme, to the extent relevant;
 - (c) is to be assessed against any assessment benchmarks for the development identified in section 30 of the Regulation.

Note—the first row of each table of assessment is to be checked to confirm if there are assessment benchmarks that commonly apply to general scenarios in the zone or overlay.

Editor's note—Section 31 of the Regulation identifies the matters that impact assessment must have regard to.

5.4 Regulated categories of development and categories of assessment prescribed by the Regulation

Editor's note—The following schedules of the Regulation are relevant to the South Burnett Regional Council Planning Scheme:

- Schedule 6, Part 2, 6 of the Regulation – Material change of use for community residence
- Schedule 12 of the Regulation – Particular reconfiguring a lot requirement code assessment;
- Schedule 13 of the Regulation – Requirements for cropping involving forestry for wood production.

5.5 Categories of development and assessment—Material change of use

The following tables identify the categories of development and assessment for development in a zone for making a material change of use.

Table 5.5.1—Low density residential zone

Use	Categories of development assessment	Requirements for accepted development and assessment benchmarks
Dwelling house	Accepted development	
	If not including a secondary dwelling; and If not on a lot less than 400m ² ; and If not in the Bunya Mountains Precinct	
	Accepted development subject to requirements	
	If: <ul style="list-style-type: none">not accepted development; andcomplying with the assessment benchmarks	Low density residential zone code Section 4, 6 & 7 acceptable outcomes, and If in the Bunya Mountains Precinct, Section 5 acceptable outcomes
	Code assessment	
	If not accepted development or accepted development subject to requirements	Low density residential zone code
Dual occupancy	Code assessment	
	If on a corner lot greater than 1,000m ² . If in the Bunya Mountains Precinct	Low density residential zone code Services and works code
Home based business	Accepted development subject to requirements	
	If complying with the assessment benchmarks	Low density residential zone code Section 3 acceptable outcomes
	Code assessment	
	If not accepted development subject to requirements	Low density residential zone code
Park	Accepted development	
	Development approval is not required.	
Sales office	Accepted development	
	Development approval is not required.	
Utility installation	Accepted development	
	If not a waste management facility or sewage treatment plant.	
Impact assessment		
Any other use not listed in this table. Any other undefined use.	The planning scheme	

Table 5.5.2—Medium density residential zone

Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
Caretaker's accommodation	Accepted development subject to requirements	
	If complying with the assessment benchmarks	Medium density residential zone code Sections 3 & 7 acceptable outcomes
	Code assessment	

Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
	If not accepted development subject to requirements	Medium density residential zone code
Dwelling house	Accepted development	
	If not including a secondary dwelling, and If not on a lot less than 400m ² .	
	Accepted development subject to requirements	
	If: <ul style="list-style-type: none"> not accepted development; and complying with the assessment benchmarks 	Medium density residential zone code Sections 5, 6 & 7 acceptable outcomes
	Code assessment	
	If not accepted development or accepted development subject to requirements	Medium density residential zone code
Dual occupancy	Code assessment	
	All	Medium density residential zone code Services and works code
Health Care Services	Code assessment	
	If land fronts the following road sections – <ul style="list-style-type: none"> Haly Street between the stormwater drain between Belle and William Streets to the railway crossing Avoca Street between William Street and Kingaroy Street Bunya Highway within 240m of Avoca Street 	Medium density residential zone code
Home based business	Accepted development	
	If complying with the assessment benchmarks	Medium density residential zone code Sections 2 & 7 acceptable outcomes
	Code assessment	
	If not accepted development subject to requirements	Medium density residential zone code
Multiple dwelling	Code assessment	
	All	Medium density residential zone code Services and Works Code
Office	Code assessment	
	If land fronts the following road sections – <ul style="list-style-type: none"> Haly Street between the stormwater drain between Belle and William Streets to the railway crossing Avoca Street between William Street and Kingaroy Street Bunya Highway within 240m of Avoca Street 	Medium density residential zone code

Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
Park	Accepted development	
	All	
Residential Care Facility	Code assessment	
	All	Medium density residential zone code
Retirement Facility	Code assessment	
	All	Medium density residential zone code
Rooming Accommodation	Code assessment	
	All	Medium density residential zone code
Sales office	Accepted development	
	All	
Utility Installation	Accepted development	
	If not a waste management facility or sewage treatment plant	
Impact assessment		
Any other use not listed in this table. Any other undefined use.	The planning scheme	

Table 5.5.3—Principal centre zone

Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
Community use	Accepted development	
	All	
Food and drink outlet	Accepted development	
	If in an existing commercial building up to 300m ² gross floor area.	
	Accepted development subject to requirements	
	If: <ul style="list-style-type: none"> not accepted development; and in the Retail core precinct; and complying with the assessment benchmarks 	Principal centre zone code – Section 1 acceptable outcomes Services and works code
	Code assessment	
	If: <ul style="list-style-type: none"> not accepted development; and in the Retail core precinct; and not complying with the assessment benchmarks 	Principal centre zone code Services and works code
Garden Centre	Accepted development subject to requirements	
	If: <ul style="list-style-type: none"> not in the Retail core precinct; OR <ul style="list-style-type: none"> in the Retail core precinct; and occupying less than 1,000m²; and complying with the 	Principal centre zone code – Section 1 acceptable outcomes Services and works code

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

Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
	<ul style="list-style-type: none"> in the Retail core precinct; and complying with the assessment benchmarks 	Section 1 acceptable outcomes Services and works code
	Code assessment	
	If: <ul style="list-style-type: none"> in the Retail core precinct; and not complying with the assessment benchmarks 	Principal centre zone code Services and works code
Market	Accepted development	
	All	
Multiple dwelling	Accepted development subject to requirements	
	If: <ul style="list-style-type: none"> above ground floor; and complying with the assessment benchmarks 	Principal centre zone code – Section 1 acceptable outcomes Services and works code
	Code assessment	
	If: <ul style="list-style-type: none"> above ground floor; and not complying with the assessment benchmarks 	Principal centre zone code Services and works code
Office	Accepted development	
	If in an existing commercial building	
	Accepted development subject to requirements	
	If: <ul style="list-style-type: none"> not accepted development; and in the Retail core precinct; and complying with the assessment benchmarks 	Principal centre zone code – Section 1 acceptable outcomes Services and works code
	Code assessment	
	If: <ul style="list-style-type: none"> not accepted development; and in the Retail core precinct; and not complying with the assessment benchmarks 	Principal centre zone code Services and works code
Park	Accepted development	
	All	
Sales office	Accepted development	
	If in an existing commercial building	
	Accepted development subject to requirements	
	If: <ul style="list-style-type: none"> not accepted development; and in the Retail core precinct; and complying with the assessment benchmarks 	Principal centre zone code – Section 1 acceptable outcomes Services and works code
	Code assessment	
	If: <ul style="list-style-type: none"> not accepted 	Principal centre zone code Services and works code

Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
	<ul style="list-style-type: none"> development; and in the Retail core precinct; and not complying with the assessment benchmarks 	
Service industry	Accepted development	
	If in an existing commercial building up to 300m ² gross floor area	
	Accepted development subject to requirements	
	If: <ul style="list-style-type: none"> not accepted development; and not in the Retail core precinct; and complying with the assessment benchmarks 	Principal centre zone code – Section 1 acceptable outcomes Services and works code
Shop	Code assessment	
	If: <ul style="list-style-type: none"> not accepted development; and not in the Retail core precinct; and not complying with the assessment benchmarks 	Principal centre zone code Services and works code
	Accepted development	
	If in an existing commercial building up to 300m ² gross floor area	
Shop	Accepted development subject to requirements	
	If: <ul style="list-style-type: none"> not accepted development; and in the Retail Core; and complying with the assessment benchmarks 	Principal centre zone code – Section 1 acceptable outcomes Services and works code
	Code assessment	
	If: <ul style="list-style-type: none"> not accepted development; and not in the Retail Core; and not complying with the assessment benchmarks 	Principal centre zone code Services and works code
Shopping centre	Accepted development	
	If in an existing commercial building up to 300m ² gross floor area	
	Accepted development subject to requirements	
	If: <ul style="list-style-type: none"> not accepted development; and in the Retail Core; and complying with the assessment benchmarks 	Principal centre zone code – Section 1 acceptable outcomes Services and works code
Shopping centre	Code assessment	
	If: <ul style="list-style-type: none"> not accepted 	Principal centre zone code Services and works code

Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
	<div>development; and</div> <div><div><div>▪</div><div>not in the Retail Core; and</div></div><div><div>▪</div><div>not complying with the assessment benchmarks</div></div></div>	
Showroom	Accepted development	
	If in an existing commercial building up to 300m ² gross floor area	
	Accepted development subject to requirements	
	<div>If:</div> <div><div><div>▪</div><div>not accepted development; and</div></div><div><div>▪</div><div>less than 750m² gross floor area; and</div></div><div><div>▪</div><div>complying with the assessment benchmarks</div></div></div>	<div>Principal centre zone code – Section 1 acceptable outcomes</div> <div>Services and works code</div>
	Code assessment	
	<div>If:</div> <div><div><div>▪</div><div>not in the Retail core precinct and more than 750m² gross floor area;</div></div><div>OR</div><div><div>▪</div><div>not accepted development or Accepted development subject to requirements; and</div></div><div><div>▪</div><div>complying with the assessment benchmarks</div></div></div>	<div>Principal centre zone code</div> <div>Services and works code</div>
Substation	Code assessment	
	All	<div>Principal centre zone code</div> <div>Services and works code</div>
Theatre	Accepted development subject to requirements	
	All	<div>Principal centre zone code – Section 1 acceptable outcomes</div> <div>Services and works code</div>
Utility installation	Accepted development	
	If not a waste management facility or sewage treatment	
Impact Assessment		
<div>Any other use not listed in this table.</div> <div>Any other undefined use.</div>	The planning scheme	

Table 5.5.4—Local centre zone

Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
Community use	Accepted development	
	All	
Dwelling house	Accepted development	
	All	
Food and drink outlet	Accepted development	
	If in an existing commercial building	

Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
	Accepted development subject to requirements	
	If not accepted development and complying with the assessment benchmarks	Local centre zone code acceptable outcomes Services and works code
	Code assessment	
	If: <ul style="list-style-type: none"> not accepted development; and not complying with the assessment benchmarks 	Local centre zone code Services and works code
Garden centre	Accepted development subject to requirements	
	If: <ul style="list-style-type: none"> occupying less than 1,000m²; and complying with the assessment benchmarks 	Local centre zone code acceptable outcomes Services and works code
	Code assessment	
	If: <ul style="list-style-type: none"> occupying less than 1,000m²; and not complying with the assessment benchmarks 	Local centre zone code Services and works code
Hardware & trade supplies	Accepted development	
	If in an existing commercial building up to 300m ² gross floor area	
	Accepted development subject to requirements	
	If: <ul style="list-style-type: none"> not accepted development; and complying with the assessment benchmarks 	Local centre zone code acceptable outcomes Services and works code
	Code assessment	
	If: <ul style="list-style-type: none"> not accepted development; and not complying with the assessment benchmarks 	Local centre zone code Services and works code
Hotel	Accepted development subject to requirements	
	If: <ul style="list-style-type: none"> in the Blackbutt, Bunya Mountains, Murgon, Nanango or Wondai town centres; and complying with the assessment benchmarks 	Local centre zone code acceptable outcomes Services and works code
	Code assessment	
	If: <ul style="list-style-type: none"> in the Blackbutt, Bunya Mountains, Murgon, Nanango or Wondai town centres; and not complying with the assessment benchmarks 	Local centre zone code Services and works code

Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
Indoor sport and recreation	Accepted development subject to requirements	
	If a theatre or cinema	Local centre zone code acceptable outcomes Services and works code
Market	Accepted development	
	All	
Multiple dwelling	Accepted development subject to requirements	
	If: ▪ above ground floor; and ▪ complying with the assessment benchmarks	Local centre zone code acceptable outcomes Services and works code
	Code assessment	
	If: ▪ above ground floor; and ▪ not complying with the assessment benchmarks	Local centre zone code Services and works code
Office	Accepted development	
	If in an existing commercial building	
	Accepted development subject to requirements	
	If not accepted development and complying with the assessment benchmarks	Local centre zone code acceptable outcomes Services and works code
	Code assessment	
	If: ▪ not accepted development; and ▪ not complying with the assessment benchmarks	Local centre zone code Services and works code
Park	Accepted development	
	All	
Sales office	Accepted development	
	If in an existing commercial building	
	Accepted development subject to requirements	
	If not accepted development and complying with the assessment benchmarks	Local centre zone code acceptable outcomes Services and works code
	Code assessment	
	If: ▪ not accepted development; and ▪ not complying with the assessment benchmarks	Local centre zone code Services and works code
Service industry	Accepted development	
	If in an existing commercial building up to 300m ² gross floor area	
	Accepted development subject to requirements	
	If not accepted development and complying with the assessment benchmarks	Local centre zone code acceptable outcomes Services and works code
	Code assessment	
	If: ▪ not accepted development; and ▪ not complying with the assessment benchmarks	Local centre zone code Services and works code

Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
Shop	Accepted development	
	If in an existing commercial building up to 300m ² gross floor area	
	Accepted development subject to requirements	
	If not accepted development and complying with the assessment benchmarks	Local centre zone code acceptable outcomes Services and works code
	Code assessment	
	If: <ul style="list-style-type: none"> not accepted development; and not complying with the assessment benchmarks 	Local centre zone code Services and works code
Shopping centre	Accepted development subject to requirements	
	If: <ul style="list-style-type: none"> in the Blackbutt, Bunya Mountains, Murgon, Nanango or Wondai town centres; and complying with the assessment benchmarks 	Local centre zone code acceptable outcomes Services and works code
	Code assessment	
	If: <ul style="list-style-type: none"> in the Blackbutt, Bunya Mountains, Murgon, Nanango or Wondai town centres; and not complying with the assessment benchmarks 	Local centre zone code Services and works code
Showroom	Accepted development	
	If in an existing commercial building	
	Accepted development subject to requirements	
	If not accepted development and complying with the assessment benchmarks	Local centre zone code acceptable outcomes Services and works code
	Code assessment	
	If: <ul style="list-style-type: none"> not accepted development; and not complying with the assessment benchmarks OR If: <ul style="list-style-type: none"> not accepted development; and covering more than 3,000m² of gross floor area 	Local centre zone code Services and works code
Substation	Code assessment	
	All	Local centre zone code Services and works code
Utility installation	Accepted development	
	If not a waste management facility or sewage treatment plant	
Impact Assessment		

Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
Any other use not listed in this table. Any other undefined use.	The planning scheme	

Table 5.5.5—Recreation and open space zone

Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
Caretaker's accommodation	Accepted development subject to requirements	
	If: <ul style="list-style-type: none">not identified on the Overlay Map 09; andcomplying with the assessment benchmarks	Recreation and open space zone code – Sections 2 & 3 acceptable outcomes
	Code assessment	
	If not Accepted development subject to requirements;	Recreation and open space zone code Services and works code
Club	Accepted development	
	If in an existing building	
	Code assessment	
	If not accepted development	Recreation and open space zone code Services and works code
Community use	Accepted development	
	All	
Indoor sport and recreation	Accepted development	
	If in an existing building	
	Code assessment	
	If not accepted development	Recreation and open space zone code Services and works code
Market	Accepted development	
	All	
Outdoor sport and recreation	Accepted development	
	If in an existing building	
	Code assessment	
	If not accepted development	Recreation and open space zone code Services and works code
Park	Accepted development	
	All	
Utility installation	Accepted development	
	If not a waste management facility or sewage treatment plant	
Impact assessment		
Any other use not listed in this table. Any other undefined use.	The planning scheme	

Table 5.5.6—Environmental management and conservation zone

Use	Categories of development and assessment	Assessment benchmarks
Where in the Bunya Mountains precinct		
Caretaker's	Code assessment	

Use	Categories of development and assessment	Assessment benchmarks
accommodation	All	Environmental management and conservation zone code Services and works code
Cropping	Accepted development	
	If for forestry for timber production authorised under the <i>Forestry Act 1959</i>	
Emergency services	Accepted development	
	All	
Environment facility	Code assessment	
	All	Environmental management and conservation zone code Services and works code
Nature-based tourism	Code assessment	
	All	Environmental management and conservation zone code Services and works code
Park	Accepted development	
	All	
Permanent plantation	Accepted development	
	All	
Impact assessment		
Any other use not listed in this table. Any other undefined use.	The planning scheme	

Table 5.5.7—Low impact industry zone

Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
Aquaculture	Accepted development subject to requirements	
	If using above ground tanks in a roofed facility with a floor area not exceeding 100m ²	Accepted development subject to requirements for material change of use that is aquaculture. Editor's note—This Code is provided by the Department of Agriculture and Fisheries.
	Impact assessment If not accepted development subject to requirements	
Caretaker's accommodation	Accepted development subject to requirements	
	If complying with the assessment benchmarks	Low impact industry zone code – Sections 4 & 5 acceptable outcomes
	Code assessment If not accepted development subject to requirements	
		Low impact industry zone code Services and works code
Car wash	Code assessment	
	All	Low impact industry zone code Services and works code
Emergency services	Accepted development All	
Food and drink outlet	Code assessment	

Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
	If less than 100m ² gross floor area	Low impact industry zone code Services and works code
	Impact assessment	
	If not Code assessment	
	Accepted development	
	If in an existing building	
Low impact industry	Accepted development subject to requirements	
	If not accepted development and complying with the assessment benchmarks	Low impact industry zone code – Sections 1, 2 & 5 acceptable outcomes
	Code assessment	
	If: <ul style="list-style-type: none">not accepted development; andnot complying with the assessment benchmarks	Low impact industry zone code Services and works code
Major electricity infrastructure	Code assessment	
	All	Low impact industry zone code Services and works code
Office	Accepted development subject to requirements	
	If ancillary to an industrial use on the site	Low impact industry zone code – Sections 3 & 5 acceptable outcomes
	Impact assessment	
	If not Accepted development subject to requirements	The planning scheme
Park	Accepted development	
	All	
Research and technology industry	Accepted development	
	If in an existing building	
	Accepted development subject to requirements	
	If not accepted development and complying with the assessment benchmarks	Low impact industry zone code – Sections 1, 2 & 5 acceptable outcomes
	Code assessment	
	If: <ul style="list-style-type: none">not accepted development; andnot complying with the assessment benchmarks	Low impact industry zone code Services and works code
Rural industry	Code assessment	
	All	Low impact industry zone code Services and works code
Service industry	Accepted development	
	If in an existing building	
	Accepted development subject to requirements	
	If not accepted development and complying with the assessment benchmarks	Low impact industry zone code – Sections 1, 2 & 5 acceptable outcomes
	Code assessment	

Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
	If: <ul style="list-style-type: none"> not accepted development; and not complying with the assessment benchmarks 	Low impact industry zone code Services and works code
Service station	Code assessment	
	All	Low impact industry zone code Services and works code
Substation	Accepted development	
	All	
Telecommunications facility	Code assessment	
	All	Low impact industry zone code Services and works code
Transport depot	Accepted development	
	If in an existing building	
	Accepted development subject to requirements	
	If involving building work and complying with the assessment benchmarks	Low impact industry zone code – Sections 1, 2 & 5 acceptable outcomes
	Code assessment	
	If: <ul style="list-style-type: none"> not accepted development; and involving building work and not complying with the assessment benchmarks 	Low impact industry zone code Services and works code
Utility installation	Accepted development	
	If not a waste management facility or sewage treatment plant	
Warehouse	Accepted development	
	If in an existing building	
	Accepted development subject to requirements	
	If not accepted development and complying with the assessment benchmarks	Low impact industry zone code – Sections 1, 2 & 5 acceptable outcomes
	Code assessment	
	If: <ul style="list-style-type: none"> not accepted development; and not complying with the assessment benchmarks 	Low impact industry zone code Services and works code
Impact assessment		
Any other use not listed in this table. Any other undefined use.	The planning scheme	

Table 5.5.8—Medium impact industry zone

Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
Car wash	Code assessment	

Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
	All	Medium impact industry zone code Services and works code
Caretaker's accommodation	Accepted development subject to requirements	
	If complying with the assessment benchmarks	Medium impact industry zone code – Sections 3 & 4 acceptable outcomes
	Code assessment	
	If not accepted development subject to requirements	Medium impact industry zone code Services and works code
Crematorium	Code assessment	
	All	Medium impact industry zone code Services and works code
Emergency services	Accepted development	
	All	
Food and drink outlet	Code assessment	
	If less than 100m ² gross floor area	Medium impact industry zone code Services and works code
	Impact assessment	
	If not Code assessment	The planning scheme
Low impact industry	Accepted development	
	If in an existing building	
	Accepted development subject to requirements	
	If: <ul style="list-style-type: none"> not accepted development; and complying with the assessment benchmarks 	Medium impact industry zone code – Sections 1 & 4 acceptable outcomes
	Code assessment	
	If: <ul style="list-style-type: none"> not accepted development; and not complying with the assessment benchmarks 	Medium impact industry zone code Services and works code
Major electricity infrastructure	Code assessment	
	All	Medium impact industry zone code Services and works code
Medium impact industry	Accepted development	
	If in an existing building	
	Accepted development subject to requirements	
	If: <ul style="list-style-type: none"> not accepted development; and complying with the assessment benchmarks 	Medium impact industry zone code – Sections 1 & 4 acceptable outcomes
	Code assessment	
	If: <ul style="list-style-type: none"> not accepted development; and not complying with the assessment benchmarks 	Medium impact industry zone code Services and works code

Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
Office	Accepted development subject to requirements	
	If ancillary to an industrial use on the site	Medium impact industry zone code – Sections 2 & 4 acceptable outcomes
	Impact assessment	
	If not Accepted development subject to requirements	The planning scheme
Park	Accepted development	
	All	
Research and technology industry	Accepted development	
	If in an existing building	
	Accepted development subject to requirements	
	If: <ul style="list-style-type: none"> not accepted development; and complying with the assessment benchmarks 	Medium impact industry zone code – Sections 1 & 4 acceptable outcomes
	Code assessment	
	If: <ul style="list-style-type: none"> not accepted development; and not complying with the assessment benchmarks 	Medium impact industry zone code Services and works code
Service industry	Accepted development	
	If in an existing building	
	Accepted development subject to requirements	
	If not accepted development and complying with the assessment benchmarks	Medium impact industry zone code – Sections 1 & 4 acceptable outcomes
	Code assessment	
	If: <ul style="list-style-type: none"> not accepted development; and not complying with the assessment benchmarks 	Medium impact industry zone code Services and works code
Substation	Accepted development	
	All	
Telecommunications facility	Code assessment	
	All	Medium impact industry zone code Services and works code
Transport depot	Accepted development	
	If in an existing building	
	Accepted development subject to requirements	
	If not accepted development and complying with the assessment benchmarks	Medium impact industry zone code – Sections 1 & 4 acceptable outcomes
	Code assessment	
	If: <ul style="list-style-type: none"> not accepted development; and not complying with the assessment benchmarks 	Medium impact industry zone code Services and works code
Utility installation	Accepted development	
	All	

Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
Warehouse	Accepted development	
	If in an existing building	
	Accepted development subject to requirements	
	If not accepted development and complying with the assessment benchmarks	Medium impact industry zone code – Sections 1 & 4 acceptable outcomes
	Code assessment	
	If: <ul style="list-style-type: none"> not accepted development; and not complying with the assessment benchmarks 	Medium impact industry zone code Services and works code
Impact assessment		
Any other use not listed in this table. Any other undefined use.	The planning scheme	

Table 5.5.9—Special industry zone

Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
Caretaker's accommodation	Accepted development subject to requirements	
	If complying with the assessment benchmarks	Special industry zone code – Sections 4 & 5 acceptable outcomes
	Code assessment	
	If not accepted development subject to requirements	Special industry zone code Services and works code
High impact industry	Accepted development subject to requirements	
	If an extension or modification to an existing use and complying with the assessment benchmarks.	Special industry zone code – Sections 1 & 5 acceptable outcomes
	Impact assessment	
	If not accepted development	The planning scheme
Major electricity facility	Accepted development	
	If an extension or modification to an existing facility	
	Code assessment	
	If not accepted development	Special industry zone code Services and works code
Substation	Accepted development	
	All	
Special industry	Accepted development subject to requirements	
	If an extension or modification to an existing use and complying with the assessment benchmarks.	Special industry zone code – Sections 1 & 5 acceptable outcomes
	Impact assessment	
	If not accepted development	The planning scheme
Impact assessment		
Any other use not listed in this table. Any other undefined use.	The planning scheme	

Table 5.5.10—Community facilities zone

Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
Air service	Accepted development If in Precinct CF4	
Caretaker's accommodation	Accepted development subject to requirements If complying with the assessment benchmarks	
		Community facilities zone code – Sections 2 & 3 acceptable outcomes
	Code assessment If not accepted development subject to requirements	
		Community facilities zone code Services and works code
Cemetery	Accepted development If in Precinct CF3	
Club	Accepted development If in Precinct CF3	
Community care centre	Accepted development If in Precinct CF3	
Community use	Accepted development If in Precinct CF3	
Educational establishment	Accepted development subject to requirements If for an extension to an existing facility of less than 10% gross floor area and in Precinct CF1	
		Community facilities zone code – Sections 1 & 3 acceptable outcomes
	Code assessment If not accepted development subject to requirements	
		Community facilities zone code Services and works code
Emergency services	Accepted development If in Precinct CF6	
Hospital	Accepted development If in Precinct CF2	
Major electricity infrastructure	Accepted development If in Precinct CF5	
Office	Accepted development If for a government body and in Precinct CF6	
Park	Accepted development All	
Parking station	Accepted development If in Precinct CF4	
Place of worship	Code assessment If in Precinct CF3	
		Community facilities zone code Services and works code
Residential care facility	Code assessment If in Precinct CF3	
		Community facilities zone code Services and works code
Substation	Accepted development If in Precinct CF5	
Telecommunications facility	Accepted development If in Precinct CF5	
Utility installation	Accepted development If for: <ul style="list-style-type: none"> ▪ Network infrastructure in Precinct CF5. ▪ Reticulated gas supply in Precinct CF5; ▪ Stormwater or drainage infrastructure in Precinct CF5; ▪ Water treatment or supply in Precinct CF5 	

Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
	Accepted development subject to requirements	
	If for a sewage treatment facility in Precinct CF5 or transport services in Precinct CF4	Community facilities zone code – Sections 1 & 3 acceptable outcomes
Impact assessment		
Any other use not listed in this table. Any other undefined use.	The planning scheme	

Table 5.5.11—Emerging community zone

Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
Dwelling house	Accepted development	
	If not including a secondary dwelling	
	Accepted development subject to requirements	
	If: <ul style="list-style-type: none">not accepted development; andcomplying with the assessment benchmarks	Emerging community zone code Sections 2 & 3 acceptable outcomes
	Code assessment	
	If not accepted development or accepted development subject to requirements	Emerging community zone code
Park	Accepted development	
	All	
Utility installation	Accepted development	
	If not a waste management facility or sewage treatment plant	
Impact assessment		
Any other use not listed in this table. Any other undefined use.	The planning scheme	

Table 5.5.12—Extractive industry zone

Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
Caretaker's accommodation	Accepted development subject to requirements	
	If complying with the assessment benchmarks	Extractive industry zone code – Section 2 & 3 acceptable outcomes
	Code assessment	
	If not accepted development subject to requirements	Extractive industry zone code Services and works code
Extractive industry	Code-assessment	
	All	Extractive industry zone code Services and works code
Major electricity infrastructure	Code assessment	
	All	Extractive industry zone code Services and works code

Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
Substation	Code assessment	
	All	Extractive industry zone code Services and works code
Utility installation	Accepted development	
	If not a waste management facility or sewage treatment plant	
Impact assessment		
Any other use not listed in this table. Any other undefined use.	The planning scheme	

Table 5.5.13—Rural zone

Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
Agricultural supplies store	Code assessment	
	All	Rural zone code Services and works code
Animal husbandry	Accepted development	
	If on a site more than 2km from urban or rural residential zoned land;	
	Accepted development subject to requirements	
	If on a site less than 2km from urban or rural residential zoned land and complying with the assessment benchmarks	Rural zone code – Sections 1 & 6 acceptable outcomes
Animal keeping	Code assessment	
	▪ If not accepted development or accepted development subject to requirements	Rural zone code Services and works code
	Accepted development	
	If: ▪ on a site more than 2km from urban or rural residential zoned land; and ▪ on a site larger than 10ha in area	
Aquaculture	Impact assessment	
	If not accepted development	The planning scheme
	Accepted development subject to requirements	
	If using above ground tanks in a roofed facility with a floor area not exceeding 100m ²	Accepted development requirements for material change of use that is aquaculture Editor's note—This Code is provided by the Department of Agriculture, Fisheries and Forestry.
Bulk landscape	Code assessment	
	If for a tank-based facility that is not accepted development subject to requirements	Model land use code for aquaculture – Part A Editor's note—This Code is included in the State Planning Policy—State Interest Guideline for Agriculture.
	Impact assessment	
	If not accepted development subject to requirements or Code assessment	

Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
supplies	All	Rural zone code Services and works code
Caretaker's accommodation	Accepted development subject to requirements	
	If complying with the assessment benchmarks	Rural zone code – Sections 3 & 6 acceptable outcomes
	Code assessment	
	If not accepted development subject to requirements	Rural zone code Services and works code
Cropping	Accepted development	
	All	
Dual occupancy	Accepted development subject to requirements	
	If on an allotment larger than 100 hectares	Rural zone code – Sections 1 & 6 acceptable outcomes
	Impact assessment	
	If not accepted development subject to requirements	The planning scheme
Dwelling house	Accepted development	
	If not:	
	<ul style="list-style-type: none"> identified on Overlay Map 07 or Overlay Map 09; or involving a secondary dwelling 	
	Accepted development subject to requirements	
	If:	
	<ul style="list-style-type: none"> identified on Overlay Map 07 or Overlay Map 09 and complying with the assessment benchmarks; or or <ul style="list-style-type: none"> including a secondary dwelling and complying with the assessment benchmarks 	Rural zone code – Sections 1 & 6 acceptable outcomes Rural zone code – Sections 5 & 6 acceptable outcomes
Emergency services	Code assessment	
	If not accepted development or accepted development subject to requirements	Rural zone code
	Accepted development	
Home based business	All	
	Accepted development	
	If a bed-and-breakfast in an existing dwelling house	
	Accepted development subject to requirements	
	If complying with the assessment benchmarks	Rural zone code – Section 4 acceptable outcomes
	Code assessment	
	If not accepted development subject to requirements	Rural zone code Services and works code
Intensive animal	Code assessment	

Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
industry	If on a site more than 2km from urban or rural residential zoned land or on a site larger than 10ha in area and for: <ul style="list-style-type: none"> 1000 or less birds of poultry; 400 or less standard pig units; 150 or less standard cattle units; or 1000 or less standard sheep units 	Rural zone code Services and works code
	Impact assessment	
	If not accepted development or assessable development - code assessment	The planning scheme
Intensive horticulture	Accepted development	
	If in an enclosed building	
	Code assessment	
	If not accepted development	Rural zone code Services and works code
Low impact industry	Accepted development subject to requirements	
	If associated with rural activities on the same site	Rural zone code – Sections 1, 2 & 6 acceptable outcomes
	Impact assessment	
	If not accepted development subject to requirements	The planning scheme
Major electricity infrastructure	Code assessment	
	All	Rural zone code Services and works code
Roadside stall	Accepted development	
	All	
Rural industry	Accepted development subject to requirements	
	If complying with the assessment benchmarks	Rural zone code – Sections 1 & 6 acceptable outcomes
	Code assessment	
	If not accepted development subject to requirements	Rural zone code Services and works code
Rural workers accommodation	Accepted development subject to requirements	
	If complying with the assessment benchmarks	Rural zone code – Sections 1, 2 & 6 acceptable outcomes
Short-term accommodation	Accepted development	
	If a farm stay using up to 5 rooms in an existing dwelling house or other accommodation facility on the same site.	
	Code assessment	
	If: <ul style="list-style-type: none"> not accepted development; and associated with a rural use on the same site 	Rural zone code Services and works code
	Impact assessment	
	If not accepted development or Code assessment	The planning scheme
Substation	Accepted development	
	All	

Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
Utility installation	Accepted development If not a waste management facility or sewage treatment plant	
Wholesale nursery	Accepted development All	
Winery	Accepted development subject to requirements	
	If complying with the assessment benchmarks	Rural zone code – Sections 1 & 6 acceptable outcomes
	Code assessment	
	If not accepted development subject to requirements	Rural zone code Services and works code
Impact assessment		
Any other use not listed in this table. Any other undefined use.	The planning scheme	

Table 5.5.14—Rural residential zone

Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
Community use	Accepted development	
	All	
Cropping	Accepted development	
	If not undertaking chemical spraying	
Dwelling house	Accepted development	
	If not accepted development subject to requirements or assessable development - Code assessment	
	Accepted development subject to requirements	
	If including a secondary dwelling	Rural residential zone code – Sections 4 & 5 acceptable outcomes
	Code assessment	
	If including a secondary dwelling that is not accepted development subject to requirements	Rural residential zone code
Emergency services	Accepted development	
	All	
Garden centre	Code assessment	
	All	Rural residential zone code Services and works code
Home based business	Accepted development subject to requirements	
	If complying with the assessment benchmarks	Rural residential zone code – Sections 3 & 5 acceptable outcomes
	Code assessment	
	If not accepted development subject to requirements	Rural residential zone code Services and works code
Park	Accepted development	
	All	
Utility installation	Accepted development	
	If not a waste management facility or sewage treatment plant	
Impact assessment		

Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
Any other use not listed in this table. Any other undefined use.	The planning scheme	

Table 5.5.15—Specialised centre zone

Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
Car wash	Code assessment	
	All	Specialised centre zone code Services and works code
Food and drink outlet	Code assessment	
	If less than 100m ² gross floor area	Specialised centre zone code Services and works code
Garden Centre	Accepted development	
	If in an existing commercial or industrial building	
	Accepted development subject to requirements	
	If: <ul style="list-style-type: none"> not accepted development; and complying with the assessment benchmarks 	Specialised centre zone code – Section 1 acceptable outcomes Services and works code
	Code assessment	
	If not accepted development or accepted development subject to requirements	Specialised centre zone code Services and works code
Hardware & trade supplies	Accepted development	
	If in an existing commercial or industrial building	
	Accepted development subject to requirements	
	If: <ul style="list-style-type: none"> not accepted development; and complying with the assessment benchmarks 	Specialised centre zone code – Section 1 acceptable outcomes
	Code assessment	
	If not accepted development or accepted development subject to requirements	Specialised centre zone code Services and works code
Indoor Sport and Recreation	Accepted development	
	If in an existing commercial or industrial building	
	Code assessment	
Park	If not accepted development	Specialised centre zone code 1 Services and works code
	Accepted development	
Service industry	All	
	Accepted development	
	If in an existing commercial or industrial building	
Service industry	Accepted development subject to requirements	

Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
	If not accepted development and complying with the assessment benchmarks	Specialised centre zone code – Section 1 acceptable outcomes Services and works code
	Code assessment	
	If not accepted development or accepted development subject to requirements	Specialised centre zone code Services and works code
Showroom	Accepted development subject to requirements	
	If complying with the assessment benchmarks	Specialised centre zone code – Section 1 acceptable outcomes Services and works code
	Code assessment	
	If not accepted development subject to requirements OR If covering more than 3,000m ² of gross floor area	Specialised centre zone code Services and works code
Substation	Code assessment	
	All	Specialised centre zone code Services and works code
Utility installation	Accepted development	
	Except for a waste management facility or sewage treatment plant	
Impact Assessment		
Any other use not listed in this table. Any undefined use.	The planning scheme	

Table 5.5.16—Township zone

Use	Categories of development and assessment	Assessment benchmarks
Agricultural supplies store	Accepted development	
	If in an existing commercial building	
	Accepted development subject to requirements	
	If not accepted development and complying with the assessment benchmarks	Township zone code – Sections 1, 8 & 10 acceptable outcomes
	Code assessment	
	If not accepted development or accepted development subject to requirements	Township zone code Services and works code
Caretaker's accommodation	Accepted development subject to requirements	
	If complying with the assessment benchmarks	Township zone code – Sections 1, 4 & 10 acceptable outcomes
	Code assessment	
	If not accepted development subject to requirements	Township zone code Services and works code

Use	Categories of development and assessment	Assessment benchmarks
Child care centre	Accepted development	
	If in an existing commercial building	
	Code assessment	
	If not accepted development	Township zone code Services and works code
Club	Accepted development	
	If in an existing commercial building	
	Code assessment	
	If not accepted development	Township zone code Services and works code
Community use	Accepted development	
	If in an existing commercial building	
	Code assessment	
	If not accepted development	Township zone code Services and works code
Dual occupancy	Code assessment	
	All	Township zone code
Dwelling house	Accepted development	
	If not accepted development subject to requirements	
	Accepted development subject to requirements	
	If:	
	<ul style="list-style-type: none"> identified on the Overlay Map 09 and complying with the assessment benchmarks; or including a secondary dwelling and complying with the assessment benchmarks 	Township zone code – Sections 1, 2, 3, & 10 acceptable outcomes Township zone code – Sections 1, 2, 3, 7 & 10 acceptable outcomes
	Code assessment	
	If:	Township zone code
	<ul style="list-style-type: none"> not accepted development subject to requirements; or including a secondary dwelling that is not accepted development subject to requirements 	
Food and drink outlet	Accepted development	
	If in an existing commercial building	
	Accepted development subject to requirements	
	If not accepted development and complying with the assessment benchmarks	Township zone code – Sections 1, 8 & 10 acceptable outcomes
	Code assessment	
	If not accepted development or accepted development subject to requirements	Township zone code Services and works code
Garden centre	Accepted development	
	If in an existing commercial building	
	Accepted development subject to requirements	
	If not accepted development and complying with the assessment benchmarks	Township zone code – Sections 1, 8 & 10 acceptable outcomes
	Code assessment	

Use	Categories of development and assessment	Assessment benchmarks
	If not accepted development or accepted development subject to requirements	Township zone code Services and works code
Health care services	Accepted development	
	If in an existing commercial building	
	Accepted development subject to requirements	
	If not accepted development and complying with the assessment benchmarks	Township zone code – Sections 1, 8 & 10 acceptable outcomes
	Code assessment	
	If not accepted development or accepted development subject to requirements	Township zone code Services and works code
Home based business	Accepted development subject to requirements	
	If complying with the assessment benchmarks	Township zone code – Sections 1, 6 & 10 acceptable outcomes
	Code assessment	
	If not accepted development subject to requirements	Township zone code Services and works code
Low impact industry	Accepted development	
	If in an existing commercial building	
	Accepted development subject to requirements	
	If not accepted development and complying with the assessment benchmarks	Township zone code – Sections 1, 9 & 10 acceptable outcomes
	Code assessment	
	If not accepted development or accepted development subject to requirements	Township zone code Services and works code
Market	Accepted development	
	All	
Office	Accepted development	
	If in an existing commercial building	
	Accepted development subject to requirements	
	If not accepted development and complying with the assessment benchmarks	Township zone code – Sections 1, 8 & 10 acceptable outcomes
	Code assessment	
	If not accepted development or accepted development subject to requirements	Township zone code Services and works code
Park	Accepted development	
	All	
Service industry	Accepted development	
	If in an existing commercial building	
	Accepted development subject to requirements	
	If not accepted development and complying with the assessment benchmarks	Township zone code – Sections 1, 9 & 10 acceptable outcomes
	Code assessment	
	If not accepted development or accepted development subject to requirements	Township zone code Services and works code
Shop	Accepted development	

Use	Categories of development and assessment	Assessment benchmarks
	If in an existing commercial building	
	Accepted development subject to requirements	
	If not accepted development and complying with the assessment benchmarks	Township zone code – Sections 1, 8 & 10 acceptable outcomes
	Code assessment	
	If not accepted development or accepted development subject to requirements	Township zone code Services and works code
Substation	Code assessment	
	All	Township zone code Services and works code
Utility installation	Accepted development	
	If not a waste management facility or sewage treatment plant	
Impact assessment		
Any other use not listed in this table. Any other undefined use.	The planning scheme	

Editor's note–The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

5.6 Categories of development and assessment—Reconfiguring a lot

The following table identifies the categories of development and assessment for reconfiguring a lot.

Table 5.6.1—Reconfiguring a lot

Zone	Categories of development and assessment	Assessment benchmarks
All zones	Code assessment	
	All reconfiguring a lot if: <ul style="list-style-type: none"> compliant with the minimum requirements of Table 9.4.2 or a boundary realignment 	The relevant zone code Reconfiguring a lot code Services and works code
	Impact assessment	
	If not code assessment	The planning scheme

Editor's note—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

5.7 Categories of development and assessment—Building work

The following table identifies the categories of development and assessment for building work regulated under the planning scheme.

Table 5.7.1—Building Work

Zone	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
All zones	Accepted development subject to requirements	
	Minor building work on a local heritage place Editor's Note. Refer to Council's Local Heritage Register accessible on Council's website.	Local heritage places code – Section 1 Acceptable Outcomes
	Code assessment	
All zones	Building work on a local heritage place Editor's Note. Refer to Council's Local Heritage Register accessible on Council's website.	Local heritage places code

5.8 Categories of development and assessment—Operational work

The following table identifies the categories of development and assessment for operational work.

Table 5.8.1—Operational work

Zone	Categories of development and assessment	Assessment benchmarks
All zones	Code assessment	

Zone	Categories of development and assessment	Assessment benchmarks
	Filling or excavation if: <ul style="list-style-type: none"> ▪ The depth of: <ul style="list-style-type: none"> (a) fill is more than 1m above ground level; or (b) excavation is more than 1m below ground level. or ▪ Involving more than 50m³ of material 	Services and works code
All zones	Code assessment Operational work on a local heritage place Editor's Note. Refer to Council's Local Heritage Register accessible on Council's website.	Local heritage place code
All zones	Code assessment Third party sign.	Third party sign code

Editor's note—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

5.9 Categories of development and assessment—Overlays

The following table identifies where an overlay changes the category of development and assessment from that stated in a zone or local plan and the relevant assessment benchmarks.

Table 5.9.1—Assessment benchmarks for overlays

Development	Categories of development and assessment	Assessment benchmarks
All overlays		
Material change of use	No change	Low density residential zone code – Section 7 Medium density residential zone code – Section 7 Principal centre zone code – Section 2 Local centre zone code – Section 2 Recreation and open space zone code – Section 3 Environmental management and conservation zone code – Section 3 Low impact industry zone code – Section 5 Medium impact industry zone code – Section 4 Special industry zone code – Section 5 Community facilities zone code – Section 3 Emerging community zone code – Section 3 Extractive industry zone code – Section 3 Rural zone code – Section 6 Rural residential zone code – Section 5 Specialised centre zone code – Section 2 Township zone code – Section 10
Reconfiguring a lot	No change	Reconfiguring a lot code – Section 4
Operational work	No change	Services and works code – Section 6

Note—Some overlays may only be included for information purposes. This should not change the category of development or assessment or assessment benchmarks in the planning scheme.

Part 6 Zones

6.1 Preliminary

- (1) Zones organise the planning scheme area in a way that facilitates the location of preferred or acceptable land uses.
- (2) Zones are mapped and included in Schedule 2.
- (3) The categories of development and assessment for development in a zone are in Part 5.
- (4) Assessment benchmarks for zones are contained in a zone code.
- (5) A precinct may be identified for part of a zone.
- (6) Precinct provisions are contained in the zone code.
- (7) Each zone code identifies the following:
 - (a) the purpose of the code;
 - (b) the overall outcomes that achieve the purpose of the code;
 - (c) the performance outcomes that achieve the overall outcomes and the purpose of the code;
 - (d) the acceptable outcomes that achieve the performance and overall outcomes and the purpose of the code;
- (8) The following are the zone codes for the planning scheme:
 - (a) Low density residential zone code;
 - (b) Medium density residential zone code;
 - (c) Principal centre zone code;
 - (d) Local centre zone code;
 - (e) Recreation and open space zone code;
 - (f) Environmental management and conservation zone code;
 - (g) Low impact industry zone code;
 - (h) Medium impact industry zone code;
 - (i) Special industry zone code;
 - (j) Community facilities zone code;
 - (k) Emerging community zone code;
 - (l) Extractive industry zone code;
 - (m) Rural zone code;
 - (n) Rural residential zone code;
 - (o) Specialised centre zone code;
 - (p) Township zone code;

6.2 Zone codes

6.2.1 Low density residential zone code

6.2.1.1 Application

This code applies to assessing a material change of use or a reconfiguring a lot for development in the Low density residential zone. When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

6.2.1.2 Purpose

- (1) The purpose of the low density residential zone code is to provide for–
 - (a) Residential uses; and
 - (b) Community uses, and small-scale services, facilities and infrastructure, to support local residents.
- (2) The local government purpose of the code is to accommodate housing at the low density and scale consistent with the country lifestyle expectations of the Region's residents and to ensure development is accommodated by the efficient expansion of infrastructure.
- (3) The overall outcomes sought for the zone code are as follows:
 - (a) Predominantly detached dwelling houses are provided on a range of lot sizes.

- (b) Development provides for an efficient land-use pattern and is well connected to other parts of the local government area.
- (c) Development is designed to provide safe and walkable neighbourhoods. On greenfield sites or where the site is one of a number of adjoining development sites, development occurs in accordance with a Structure Plan that comprises an efficient and connected layout covering all local developable land.
- (d) Development maintains a high level of residential amenity having regard to traffic, noise, dust, odour, lighting and other locally specific impacts.
- (e) Development reflects and enhances the existing low density scale and character of the area. Small lot development may be supported where there is a demonstrated need. Dual occupancies have the appearance of a house.
- (f) Development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and public/active transport use.
- (g) Development is supported by transport infrastructure that is designed to provide and promote safe and efficient public transport use, walking and cycling.
- (h) Development responds to land constraints, including but not limited to topography, bushfire and flooding.
- (i) Sites that are contaminated or pose a health risk from prior activities are remediated prior to being developed for sensitive land use (as defined in the Regulation).
- (j) Residential or other sensitive land use (as defined in the Regulation) (as defined in the Regulation) are not intensified in the identified separation area around the Swickers Kingaroy Bacon Factory on Overlay Map 11.
- (k) Development is supported by necessary community facilities, open space and recreational areas and appropriate infrastructure to support the needs of the local community.
- (l) Multiple dwellings and dual occupancy occur close to the Local centre zone where development is of a scale and density consistent with the surrounding Low density residential zone.
- (m) Non-residential uses may be supported where such uses directly support the day to day needs of the immediate residential community, do not detract from the residential amenity of the area and do not undermine the viability of nearby centres.
- (n) Natural features such as creeks, gullies, waterways, wetlands and vegetation and bushland are retained, enhanced and buffered from the impacts of development, where possible. Any unavoidable impacts are minimised through location, design, operation and management requirements.

6.2.1.3 Criteria for assessment

Table 6.2.1—Accepted development subject to requirements and assessable development

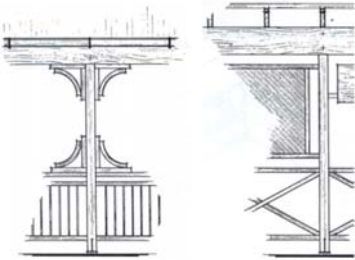
Performance outcomes	Requirements for accepted development and assessment benchmarks
Section 1 Development of greenfield areas	
Applies to sites larger than 5,000m² whether or not as one or more adjoining allotments.	
PO1 Development: <ul style="list-style-type: none"> (a) appropriately addresses geographical constraints; (b) protects environmental and cultural heritage values; (c) integrates with existing or approved development in the surrounding area; (d) provides appropriate road, cycleway, pedestrian or open space linkages with satisfactory internal and external 	AO1.1 Development occurs in accordance with an approved structure plan. or AO1.2 The development application includes a structure plan that provides detailed information addressing site constraints, proposed development, integration with and protection of amenity and safety for surrounding development and provision of urban infrastructure. The structure plan does not confer

Performance outcomes	Requirements for accepted development and assessment benchmarks
<p>connectivity and integration with surrounding development;</p> <p>(e) provides for major stormwater flow paths through the site;</p> <p>(f) protects floodplains and water quality;</p> <p>(g) provides necessary physical infrastructure; and</p> <p>(h) achieves an appropriate level of amenity and safety for adjoining land uses.</p> <p>Editor's note: As a guide, when drafting a structure plan, open space should comprise 10% of the development parcel and be a fair average of its geographic qualities.</p>	<p>land use rights.</p> <p>Editor's note— A structure plan is an integrated land use plan setting out the broad environmental, land use, infrastructure and development intent for a specific area. It does not confer land use rights.</p> <p>Editor's note— As a guide, when drafting a structure plan, open space should comprise 10% of the development parcel and be a fair average of its geographic qualities.</p>
Section 2 General	
<p>PO2 The density, built form and appearance of development reflects the intended low density, detached housing character of the zone, is climatically responsive and facilitates casual surveillance of the street.</p>	<p>AO2.1 Site cover does not exceed 50% except for the Bunya Mountains Precinct where the maximum site cover is 10%.</p> <p>and</p> <p>AO2.2 Buildings are a maximum of 2 storeys above ground level.</p> <p>and</p> <p>AO2.3 Pedestrian entrances to buildings are clearly visible from the street.</p> <p>and</p> <p>AO2.4 The maximum length of any façade without articulation or change of materials is 10m.</p> <p>and</p> <p>AO2.5 Buildings are set back at least:</p> <p>(a) 6m from the primary street frontage;</p> <p>(b) 4.5m from any secondary street frontage;</p> <p>(c) 1.5m from side boundaries; and</p> <p>(d) 6m from rear boundaries.</p> <p>and</p> <p>AO2.6 A 1.8m high screen fence is provided to the side and rear boundaries.</p> <p>and</p> <p>AO2.7 Plant and service equipment (air conditioning, exhaust fans, lift motor rooms, refuse bins, telecommunication devices, etc) are integrated into the building.</p> <p>and</p> <p>AO2.8 Garages are at or behind the ground level front building setback.</p> <p>and</p> <p>AO2.9 Front façades incorporate the front door (and an associated front door identification structure) and living room windows or balconies oriented toward the street.</p> <p>and</p> <p>AO2.10 Each unit incorporates a private open</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
	<p>space at least 20m² in area and 4 metres wide that directly adjoins the unit's principal living area and is oriented northward.</p> <p>and</p> <p>AO2.11 Front fences are less than 1.2 metres high.</p> <p>and</p> <p>AO2.12 Where a dual occupancy in the Low Density Residential zone, each unit has:</p> <ul style="list-style-type: none"> (a) independent driveway access to its respective street frontage; and (b) Its front door (and an associated front door identification structure) and living room windows or balconies oriented toward its respective street frontage.
<p>PO3 Development responds to natural landforms and stormwater flows.</p>	<p>AO3.1 Cut and fill is minimised.</p> <p>and</p> <p>AO3.2 For building sites steeper than 10%, elevated split-level building construction is used to achieve level changes.</p>
<p>PO4 Development is adequately serviced.</p>	<p>AO4.1 Development is connected to reticulated water supply and sewerage.</p> <p>and</p> <p>AO4.2 Stormwater is discharged to a lawful point of discharge or to downstream properties but only with the consent of the affected landowners.</p> <p>and</p> <p>AO4.3 Development is supplied with reticulated electricity and telecommunications services.</p>
<p>PO5 The efficiency and safety of the road network is not compromised by inappropriate access arrangements.</p>	<p>No outcome specified.</p>
<p>PO6 Refuse storage areas:</p> <ul style="list-style-type: none"> (a) are conveniently located for use and collection; and (b) are of useable size; and (c) avoid adverse impacts on neighbours and occupants; and (d) are screened from view within the site, adjoining properties and the street. 	<p>No outcome specified.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
<p>PO7 Development is located and designed to ensure that land uses are not exposed to:</p> <ul style="list-style-type: none"> (a) Areas that pose a health risk from previous activities; and (b) Unacceptable levels of contaminants. 	<p>AO7.1 Development does not occur:</p> <ul style="list-style-type: none"> (a) In areas that pose a health risk from previous activities; and (b) on sites listed on the Contaminated Land Register or Environmental Management Register. <p>or</p> <p>AO7.2 Areas that pose a health risk from previous activities and contaminated soils which are subject to development are remediated prior to plan sealing, operational works permit, or issuing of building works permit.</p>
Section 3 Home based business	
<p>PO8 The activity, occupation or business is subordinate to the dwelling on the site.</p>	<p>AO8.1 The home-based business is conducted in, under or within 20m of the principal dwelling and is conducted by a person living in the dwelling.</p> <p>and</p> <p>AO8.2 The maximum internal floor area used is the greater of 50m² of the gross floor area or 20m² of outdoor area.</p> <p>and</p> <p>AO8.3 No more than one non-resident of the site is employed in the home-based business.</p> <p>and</p> <p>AO8.4 A home-based business is setback from the road frontage of the site a distance greater than the existing building line.</p>
<p>PO9 Car parking and access is provided in a safe, attractive and functional manner.</p>	<p>AO9.1 Home-based businesses provide a maximum of one parking space in addition to the requirements of the principal dwelling.</p> <p>and</p> <p>AO9.2 Access is taken from the same crossover and driveway servicing the existing dwelling.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
<p>PO10 The amenity of the local residential area is not adversely affected.</p>	<p>AO10.1 Operating hours are limited to 7am to 8pm Monday to Friday and 8am to 4pm Saturday, Sunday and public holidays.</p> <p>and</p> <p>AO10.2 The home-based business does not rely on transport provided by vehicles larger than a 3-tonne rigid vehicle.</p> <p>and</p> <p>AO10.3 The home-based-business does not involve the storage of hazardous or noxious materials in quantities beyond that reasonably associated with the dwelling.</p> <p>and</p> <p>AO10.4 The home-based business does not involve servicing, repair or hiring of vehicles, machinery or equipment.</p> <p>And</p> <p>AO10.5 The home-based business does not necessitate an environmental licence.</p>
Section 4 Secondary dwelling	
<p>PO11 A secondary dwelling must be subsidiary to its primary dwelling.</p>	<p>AO11.1 A secondary dwelling is no larger than 70m² in gross floor area or 40% of the gross floor area of the primary dwelling, whichever is less.</p> <p>and</p> <p>AO11.2 Parking is provided for one vehicle and access to it is via the same driveway as the primary dwelling.</p>
Section 5 Development in Bunya Mountains Precinct	
<p>PO12 Development, including Dwelling Houses, must adopt the local alpine village architectural form.</p>	<p>AO12.1 Roofs are pitched to at least 40° and incorporate at least 400mm eaves (see examples below)</p> <div data-bbox="824 1255 1312 1612" data-label="Image"> </div> <p>and</p> <p>AO12.2 Buildings are of predominantly timber construction.</p> <p>and</p> <p>AO12.3 Front façades incorporate verandahs and windows with a height to width ratio greater than 1.0.</p> <p>and.</p> <p>AO12.4 Buildings utilise 'pole' construction techniques with minimal ground</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
	<p>disturbance in preference to 'slab on ground' construction techniques.</p> <p>and</p> <p>AO12.5 Timber-cladding and metal rather than tiled roofs are the predominant finishes used in building/construction.</p> <p>and</p> <p>AO12.6 Awnings, decorative or ornamental down-posts and fenestrations and other ornamentation (as illustrated below) are used in building design to reinforce a 'chalet' character of built form.</p>  <p>AO12.7 Dual occupancies have the appearance of a dwelling house.</p>
Section 6 Small lot dwelling houses	
<p>PO13 Dwelling houses on small lots are to provide high quality living environments for occupants while respecting standards of amenity and house form expected in a conventional residential environment occasionally punctuated by multiple dwellings.</p>	<p>For houses on lots less than 400m² –</p> <p>AO13.1 The minimum front setback is 6m or, if any adjoining dwelling house is set back less than 6m, that setback.</p> <p>and</p> <p>AO13.2 The minimum setback from side boundaries is 1m.</p> <p>and</p> <p>AO13.3 The minimum setback from the rear boundary is 6m</p> <p>and</p> <p>AO13.4 The maximum site cover is 50% of the site area.</p> <p>and</p> <p>AO13.5 The maximum length of a dwelling house is 25m, including enclosed garages.</p> <p>and</p> <p>AO13.6 There is at least one covered parking space.</p> <p>and</p> <p>AO13.7 The driveway crossover is no wider than 3.5m.</p> <p>and</p> <p>AO13.8 The privacy of adjoining dwellings is protected by having –</p> <ul style="list-style-type: none"> (a) side fences 1.8m high with no openings; (b) windows and balconies on levels above ground floor more than 9m

Performance outcomes	Requirements for accepted development and assessment benchmarks
	<p>from windows and balconies on adjoining dwellings;</p> <p>(c) where the separation in (b) is not achieved, privacy is achieved through translucent windows, windows sills higher than 1.5m or fixed solid translucent external screens.</p> <p>AO13.9 Roofs are to be pitched at least 20°. and</p> <p>AO13.10 600mm eaves are to be over all external walls.</p>
PO14 Reconfiguration into allotments less than 400m ² is to provide for suitable living environments.	<p>For allotments lots less than 400m² –</p> <p>AO14.1 All lots are orientated to within 20° of north.</p> <p>AO14.2 All lots are to be sized and shaped to accommodate a 10m x 20m rectangle.</p>
Section 7 For development affected by one or more overlays	
Airport environs overlay	
Wildlife hazard sub-area	
PO15 Development does not significantly increase the risk of wildlife hazard particularly flying vertebrates, such as birds and bats, intruding within an airport operational airspace.	No outcome specified.
Biodiversity overlay	
PO16 Environmentally significant areas and values, including biodiversity values, are identified, protected and enhanced.	<p>AO16.1 Uses and associated works are confined to areas not identified on Overlay Map 05.</p> <p>or</p> <p>AO16.2 Development is compatible with the environmental values of the area.</p> <p>or</p> <p>AO16.3 Where development within an area identified on Overlay Map 05 is unavoidable, measures recommended by a suitably qualified ecologist are incorporated to protect and retain the environmental values and underlying ecosystem processes within or adjacent to the development site to the greatest extent practical.</p>
PO17 Biodiversity values of identified areas of environmental significance are protected from the impacts of development	AO17.1 Development adjacent to Protected Areas identified on Overlay Map 05 is set back a minimum of 100m from the park boundaries in the absence of any current 'Management Plans' for these areas.

Performance outcomes	Requirements for accepted development and assessment benchmarks
<p>PO18 There are no significant adverse effects on water quality, ecological and biodiversity values.</p>	<p>AO18.1 Uses and associated works are confined to areas outside overland flow paths and natural drainage features.</p> <p>and</p> <p>AO18.2 Buildings, on-site effluent disposal, external activities or storage areas may be located within 100m from the top of the bank of a river, creek, stream or wetland identified on Overlay Map 05 provided that the Waterway Corridors identified on Overlay Map 05 are rehabilitated using measures recommended by a suitably qualified ecologist.</p>
Bushfire hazard overlay	
<p>PO19 Development is not placed at unacceptable risk from bushfire, does not increase the extent or severity of bushfire and maintains the safety of people and property from bushfire.</p>	<p>AO19.1 Development does not occur in areas mapped as Very High or High Potential Bushfire Intensity Areas on the SPP Interactive Mapping (Plan Making).</p> <p>or</p> <p>AO19.2 A written assessment by a suitably experienced or qualified person confirms that the site is of Low Bushfire Hazard.</p> <p>or</p> <p>AO19.3 For areas mapped as Medium Potential Bushfire Intensity Areas on the SPP Interactive Mapping (Plan Making), bushfire risk is mitigated through a Bushfire Management Plan incorporating:</p> <ul style="list-style-type: none"> (a) Lot design and the siting of buildings and uses so: <ul style="list-style-type: none"> (i) high intensity uses are located on the least bushfire prone area on the site and activities least susceptible to fire are sited closest to the bushfire hazard; and (ii) efficient emergency access is optimised; and (iii) bushfire risk is effectively minimised having regard to aspect, elevation, slope and vegetation. (b) Firebreaks that provide adequate: <ul style="list-style-type: none"> (i) setbacks between buildings/ structures and hazardous vegetation; and (ii) access for fire fighting or other emergency vehicles; and (c) Road access for fire-fighting appliances and firebreaks are

Performance outcomes	Requirements for accepted development and assessment benchmarks
	<p>provided through a perimeter road that separates the use from areas of bushfire hazard and that road has a minimum cleared width of 20 metres.</p> <p>(d) Where a reticulated water supply is not available and development involves buildings with a gross floor area greater than 50m², one tank within 100m of each residential building that has:</p> <ul style="list-style-type: none"> (i) fire brigade tank fittings; and (ii) 25,000 litres dedicated for fire fighting purposes.
PO20 Community infrastructure in any area mapped as Very High to Medium (Potential Intensity) Areas are able to function effectively during and immediately after bushfire events.	No outcome specified.
PO21 Major risks to the safety or property and to the wellbeing of occupants in areas mapped as Very High to Medium (Potential Intensity) Areas is minimised through appropriate siting, servicing and managing of residential premises.	<p>AO21.1 New dwellings on land mapped as Very High to Medium (Potential Intensity) Areas are located:</p> <ul style="list-style-type: none"> (a) Centrally within existing cleared areas on a lot which allows a regular shaped area (with a minimum dimension of 50m) of 5,000m² to be identified that: <ul style="list-style-type: none"> (i) is free of highly combustible vegetated areas; and (ii) is on southerly to easterly facing slopes not exceeding 15% gradient; or (iii) on flat lands at the base of north to western facing slopes not exceeding 15% gradient. (b) A fire protection buffer is established around the complete perimeter of the dwelling unit within a lot for a minimum width of 50m.
Flood hazard overlay	
PO22 Development is not exposed to risk from flood events by responding to flood potential and maintains personal safety at all times	<p>AO22.1 All new allotments include an area of sufficient size to accommodate the intended land use outside the area identified on Overlay Map 03.</p> <p>and</p> <p>AO22.2 New buildings are not located within the area identified on Overlay Map 03;</p> <p>or</p> <p>AO22.3 Development is sited above the 1% AEP flood event where known, or the highest known flood event, as follows:</p> <ul style="list-style-type: none"> (a) Habitable floor levels - 500mm;

Performance outcomes	Requirements for accepted development and assessment benchmarks
	<ul style="list-style-type: none"> (b) Non-habitable floor levels - 300mm; (c) All other development - 0mm. <p>and</p> <p>AO22.4 Building work below the nominated flood level allows for the flow through of flood water at ground level:</p> <ul style="list-style-type: none"> (a) The structure below flood level is unenclosed; or (b) Any enclosure below flood level aligns with the direction of water flow; or (c) Any enclosure not aligning with the direction of water flow must have openings that are at least 50% of the enclosed area with a minimum opening of 75mm. <p>and</p> <p>AO22.5 Resilient building materials are used below the nominated flood level in accordance with the relevant building assessment provisions.</p> <p>and</p> <p>AO22.6 Signage is provided on site indicating the position and path of all safe evacuation routes off the site.</p>
<p>PO23 Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level, and does not increase the potential for flood damage either on site or other properties.</p>	<p>AO23.1 Works associated with the proposed development do not:</p> <ul style="list-style-type: none"> (a) involve a net increase in filling greater than 50m³; or (b) result in any reductions of on-site flood storage capacity and contain within the site any changes to depth / duration/velocity of flood waters; or (c) change flood characteristics outside the site in ways that result in: <ul style="list-style-type: none"> (i) loss of flood storage; (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows; or (iv) any reduction in flood warning times.
<p>PO24 Community infrastructure in any area mapped as Flood Hazard is able to function effectively during and immediately after flood events.</p>	<p>No outcome specified.</p>
<p>Historic subdivisions overlay</p>	
<p>PO25 Historic subdivisions are only developed in locations where there is adequate access to physical and social services</p> <p>Editor's Note: This does not apply to outbuildings and extensions to an existing house.</p>	<p>AO25.1 The site is within 5km distance by road of a school if not on a current school bus route.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
<p>PO26 A site identified on the Historic Subdivision Overlay is not developed where:</p> <ul style="list-style-type: none"> (a) the site characteristics, including impacts from natural hazards, make it unsuitable for development; and (b) infrastructure, including water, sewerage, stormwater and roads are not adequate or result in environmental harm. 	<p>AO26.1 The site has frontage to a gazetted and constructed road.</p> <p>Editor's Note: The construction standard for unmade roads is defined in the 'Construction of Unmade Roads' policy resolved by South Burnett Regional Council and adopted on 19 August 2009</p> <p>and</p> <p>AO26.2 The site has sufficient area to provide for on-site effluent disposal in accordance with the requirements of the <i>Queensland Plumbing and Wastewater Code</i>.</p> <p>and</p> <p>AO26.3 The site is:</p> <ul style="list-style-type: none"> (a) within a reticulated town water area, and reticulated water supply is provided, or; (b) outside a reticulated town water area, and a rainwater tank or other supplementary water supply system is installed with a minimum capacity of 45,000 litres. <p>AO26.4 Habitable rooms within new buildings are 300mm above the highest known flood level, located on the highest part of the site and elevated to enhance flood immunity.</p> <p>Editor's Note: Where historical flood data exists, it may be possible to use this information to determine the highest known flood level. Historical data may include:</p> <ul style="list-style-type: none"> ▪ formally recorded gauge heights records for a number of floods; ▪ formally surveyed peak flood levels; ▪ photographs of a historic flood; ▪ 'high-water' marks recorded on public or private property; and ▪ interviews with long-term residents. <p>and</p> <p>AO26.5 New buildings are provided with a service line connection to the electricity supply and telecommunications networks.</p> <p>and</p> <p>AO26.6 Stormwater drainage is discharged from the boundary of a development site:</p> <ul style="list-style-type: none"> (a) without nuisance and annoyance to adjoining or downstream properties, (b) into natural systems, and (c) with conveyance to a lawful point of discharge including by way of easement where drainage systems traverse private property into natural systems.

Performance outcomes	Requirements for accepted development and assessment benchmarks
	and AO26.7 New buildings are confined to areas outside of overland flow paths and natural drainage features.
Landslide hazard overlay	
PO27 Development does not increase the risk of harm to people and property as a result of landslide, by:- (a) avoiding development in a landslide hazard area; or (b) undertaking development in a landslide hazard area only where strictly in accordance with best practice geotechnical principles.	AO27.1 Development, including associated access, is not located in a landslide hazard area as identified on Overlay Map 10. or AO27.2 Development, including associated access, is located in a low or very low land landslide hazard area as determined by a site-specific geotechnical assessment prepared by a competent person.
PO28 Community infrastructure in any area mapped as Landslide Hazard is able to function effectively during and immediately after landslide events.	No outcome specified.

6.2.2 Medium density residential zone code

6.2.2.1 Application

This code applies to assessing a material change of use or a reconfiguring a lot for development in the Medium density residential zone. When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

6.2.2.2 Purpose

- (1) The purpose of the medium density residential zone code is to provide for–
 - (a) medium density multiple dwellings; and
 - (b) community uses, and small-scale services, facilities and infrastructure, to support local residents.
- (2) The local government purpose of the code is to facilitate multiple dwellings and dual occupancy close to the Principal centre zone and where suitable close to the Local centre zone and to ensure development is supported by adequate infrastructure, employment opportunities and recreation opportunities.
- (3) The overall outcomes sought for the zone code are as follows:
 - (a) Development provides for retirement facilities, multiple dwellings and dual occupancy close to the Principal centre zone and, where suitable, close to the Local centre zone.
 - (b) Small scale offices and health care facilities are accommodated in specific locations close to the town centre.
 - (c) Development is supported by appropriate infrastructure.
 - (d) Development maintains a high level of residential amenity having regard to traffic, noise, dust, odour, lighting and other locally specific impacts.
 - (e) Development in this zone is supported by a diverse range of community facilities, transport options, employment nodes and commercial and retail hubs.
 - (f) Non-residential uses may be supported where such uses directly support the day to day needs of the residential community, do not detract from the residential amenity of the area and do not undermine the viability of the nearby centres.
 - (g) Development is designed to incorporate sustainable practices including maximising energy efficiency and water conservation.
 - (h) Development is designed to promote safe walking and cycling.

- (i) The scale and density of development facilitates an efficient land-use pattern that is well connected to employment nodes, centres, recreation areas, community services and educational opportunities.
- (j) Development is established where the impacts of natural hazards are avoided or safely managed.
- (k) Development is reflective of and responsive to the environmental constraints of the land.
- (l) Sites that are contaminated or pose a health risk from prior activities are remediated prior to being developed for sensitive land use (as defined in the Regulation).

6.2.2.3 Criteria for assessment

Table 6.2.2—Accepted development subject to requirements and assessable development

Performance outcomes		Requirements for accepted development and assessment benchmarks
Section 1 General		
PO1	The density, built form and appearance of development reflects the intended character of the zone, is climatically responsive and facilitates casual surveillance of the street.	<p>AO1.1 Site cover does not exceed 60% and</p> <p>AO1.2 Buildings are a maximum of 2 storeys and 8.5m above ground level.</p> <p>and</p> <p>AO1.3 Maximum gross floor area does not exceed:</p> <p>(a) for conventional allotments, 50% of the site area.</p> <p>(b) for rear allotments, 40% of the site area</p> <p>and</p> <p>AO1.4 Where adjoining a dwelling house, a 1.8m high screen fence is provided to the common boundary.</p> <p>and</p> <p>AO1.5 Plant and service equipment (air conditioning, exhaust fans, lift motor rooms, refuse bins, telecommunication devices, etc) are integrated into the building.</p> <p>and</p> <p>AO1.6 Rooves incorporate at least 400mm eaves over each wall.</p> <p>and</p> <p>AO1.7 Front fences are less than 1.2 metres high.</p>
PO2	Development is adequately serviced.	<p>AO2.1 Development is connected to reticulated water supply and sewerage.</p> <p>and</p> <p>AO2.2 Development is supplied with reticulated electricity and telecommunications services.</p> <p>and</p> <p>AO2.3 Stormwater is discharged to a lawful point of discharge or to downstream properties but only with the consent of the affected landowners.</p>
PO3	The efficiency and safety of the road network is not compromised by inappropriate access arrangements	No outcome specified.

Performance outcomes	Requirements for accepted development and assessment benchmarks
<p>PO4 Refuse storage areas are located for convenient collection, screened from public view and provided with facilities for self-contained cleaning.</p>	<p>AO4.1 Where the total number of multiple dwelling units is less than 10, the refuse storage area allows for individual general waste and recycling bins for each unit.</p> <p>and</p> <p>AO4.2 Where the total number of multiple dwelling units is 10 or more or for rooming accommodation, communal industrial-sized bins are provided in a location that allows the collection vehicle to enter and exit the site in a forward gear and collect the waste with a maximum of 3 manoeuvres.</p> <p>and</p> <p>AO4.3 The refuse storage area is no closer than 4m to any frontage and 1.5m to any other site boundary except where servicing 10 dwelling units or more, where the storage area is 5m from any site boundary.</p> <p>and</p> <p>AO4.4 Refuse storage areas are provided with an impervious base that is drained to an approved waste disposal system and provided within a dedicated hose cock.</p> <p>and</p> <p>AO4.5 The refuse storage area is enclosed on 3 sides to a minimum height of 0.2m above the height of the refuse receptacles.</p>
<p>PO5 Development is located and designed to ensure that land uses are not exposed to:</p> <ul style="list-style-type: none"> (a) Areas that pose a health risk from previous activities; and (b) Unacceptable levels of contaminants. 	<p>AO5.1 Development does not occur:</p> <ul style="list-style-type: none"> (a) In areas that pose a health risk from previous activities; and (b) On sites listed on the Contaminated Land Register or Environmental Management Register. <p>or</p> <p>AO5.2 Areas that pose a health risk from previous activities and contaminated soils which are subject to development are remediated prior to plan sealing, operational works permit, or issuing of building works permit.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
<p>PO6 Landscaping enhances the appearance of the site, provides buffering and screening and shades activity areas.</p>	<p>AO6.1 A minimum 2m wide landscaped area with species selected to suit the streetscape is provided adjacent to all road frontages (excluding crossover and pedestrian access).</p> <p>and</p> <p>AO6.2 Landscaping of pedestrian areas uses plant species which at maturity have limited foliage below 1.8m.</p> <p>and</p> <p>AO6.3 The minimum area for site landscaping is:</p> <ul style="list-style-type: none"> (a) For multiple dwellings – 20% (b) For retirement facilities – 35% (c) For other uses – not specified.
Section 2 Home based business	
<p>PO7 The activity, occupation or business is subordinate to the dwelling on the site.</p>	<p>AO7.1 The home-based business is conducted in, under or within 20m of the principal dwelling and is conducted by a person living in the dwelling.</p> <p>and</p> <p>AO7.2 The maximum internal floor area used is the greater of 50m² of the gross floor area or 20m² of outdoor area.</p> <p>and</p> <p>AO7.3 No more than one non-resident of the site is employed in the home-based business.</p> <p>and</p> <p>AO7.4 A home-based business is setback from the road frontage of the site a distance greater than the existing building line.</p> <p>and</p> <p>AO7.5 A single un-illuminated business sign bearing the name and nature of the business is limited to 0.3m² in area.</p>
<p>PO8 Car parking and access is provided in a safe, attractive and functional manner.</p>	<p>AO8.1 Home-based businesses provide a maximum of one parking space in addition to the requirements of the principal dwelling.</p> <p>and</p> <p>AO8.2 Access is taken from the same crossover and driveway servicing the existing dwelling.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
<p>PO9 The amenity of the local residential area is not adversely affected.</p>	<p>AO9.1 Operating hours are limited to 7am to 8pm Monday to Friday and 8am to 4pm Saturday, Sunday and public holidays.</p> <p>and</p> <p>AO9.2 The home-based business does not rely on transport provided by vehicles larger than a 3-tonne rigid vehicle.</p> <p>and</p> <p>AO9.3 The home-based business does not involve the storage of hazardous or noxious materials in quantities beyond that reasonably associated with the dwelling.</p> <p>and</p> <p>AO9.4 The home-based business does not involve servicing, repair or hiring of vehicles, machinery or equipment.</p> <p>and</p> <p>AO9.5 The home-based business does not necessitate an environmental licence.</p>
Section 3 Caretaker's accommodation	
<p>PO10 Caretaker's accommodations are subsidiary to and compatible with the principal use on the same site.</p>	<p>AO10.1 Only one caretaker's accommodation is established on the site.</p> <p>and</p> <p>AO10.2 A caretaker's accommodation is not located at the front of the primary major use on the site.</p> <p>and</p> <p>AO10.3 A caretaker's accommodation is separated from the principal activity areas of the primary use of the site by at least 10m.</p>
<p>PO11 Caretaker's accommodations are compatible with the scale, character and appearance of the setting and provide for the accommodation needs of a caretaker and their family.</p>	<p>AO11.1 A caretaker's accommodation does not exceed 8.5m in height.</p> <p>and</p> <p>AO11.2 A caretaker's accommodation has a floor area no greater than 125m², has a balcony, verandah or deck with a maximum area of 6m² with minimum dimensions of 3m.</p> <p>and</p> <p>AO11.3 A caretaker's accommodation is provided with private open space which is directly accessible from a habitable room.</p> <p>and</p> <p>AO11.4 The caretaker's accommodation is provided with 1 car parking space segregated from the car parking supply for the primary use of the site.</p>
Section 4 Dual occupancies, multiple dwellings and retirement facilities	
<p>PO12 Development is located on land that provides easy, safe and convenient movement by pedestrians.</p>	<p>AO12.1 Development is located on land with slopes less than:</p> <ul style="list-style-type: none"> (a) For multiple dwellings – 12.5%; (b) For retirement facilities – 8%; (c) For dual occupancies – not specified.

Performance outcomes	Requirements for accepted development and assessment benchmarks
<p>PO13 The development site is of an appropriate size to accommodate activities, buildings, infrastructure, services and works associated with the residential use.</p>	<p>AO13.1 The site has a minimum area of:</p> <ul style="list-style-type: none"> (a) For dual occupancies – 600m²; (b) For multiple dwellings – 800m²; (c) For retirement facilities – 2,000m². <p>and</p> <p>AO13.2 The site has a minimum road frontage of:</p> <ul style="list-style-type: none"> (a) For dual occupancies – 18m; (b) For multiple dwellings – 20m; (c) For retirement facilities – not specified.
<p>PO14 Development provides a setting that adds positively to the streetscape and provides reasonable access to natural light and ventilation.</p>	<p>AO14.1 Buildings have a minimum set back of 6m to the primary street frontage.</p> <p>and</p> <p>AO14.2 Setbacks to any secondary road frontage are a minimum of 4.5m.</p> <p>and</p> <p>AO14.3 Side and rear boundary setbacks for residential uses are a minimum of:</p> <ul style="list-style-type: none"> (a) 1.5m – at ground level; (b) 2.0m – above ground level.
<p>PO15 Development provides sufficient open space to meet the recreational and privacy needs of residents.</p>	<p>AO15.1 Each dwelling in a dual occupancy is provided with private open space of a minimum consolidated area of 50m² with a minimum dimension of 5m and oriented northward.</p> <p>and</p> <p>AO15.2 Where a dual occupancy, each unit has:</p> <ul style="list-style-type: none"> (a) independent driveway access to its respective street frontage; and (b) Its front door (and an associated front door identification structure) and living room windows or balconies oriented toward its respective street frontage. <p>and</p> <p>AO15.3 Each dwelling in a multiple dwelling is provided with northward oriented private open space comprising:</p> <ul style="list-style-type: none"> (a) a minimum consolidated area of 20m² with a minimum dimension of 4m for ground level dwellings; and (b) a minimum consolidated area of 15m² with a minimum dimension of 3m for above ground level dwellings. <p>and</p> <p>AO15.4 Each dwelling in a retirement facility is provided with private open space comprising:</p> <ul style="list-style-type: none"> (a) a minimum consolidated area of 12m² with a minimum dimension of 3m for ground level dwellings; and

Performance outcomes	Requirements for accepted development and assessment benchmarks
	<p>(b) a minimum consolidated area of 20m² with a minimum dimension of 3m for above ground level dwellings.</p> <p>and</p> <p>AO15.5 Private open space of ground level dwellings is directly accessible from the living areas.</p> <p>and</p> <p>AO15.6 Screen fencing of ground level private open space achieves a minimum height of 1.5m.</p>
PO16 Development accommodates the relaxation, recreational, storage and clothes drying needs of residents.	<p>AO16.1 Communal open space is provided at a minimum rate of 5% or 40m² of site area, whichever is the greater. and excludes access and vehicle parking areas and clothes drying areas.</p> <p>and</p> <p>AO16.2 For multiple dwellings and retirement facilities, a storage space with a minimum capacity of 8m³, which may form part of a carport or garage, is provided for each dwelling.</p> <p>and</p> <p>AO16.3 Each dwelling is provided with an open air clothes drying facility screened from public streets, communal open space and neighbouring properties.</p>
PO17 For retirement facilities provision is also made for common indoor community and recreation areas that have facilities suitable for use for recreational and social events, and is of a size adequate to meet the needs of residents on the site.	AO17.1 An indoor communal area, having a minimum size of 1m ² for each bedspace (but not less than 25m ² overall), is provided on the site and is equipped with, at least, toilet, kitchen or kitchenette and storage facilities.
PO18 Retirement facilities are provided with appropriate lighting to allow clear visibility along all pedestrian paths.	<p>AO18.1 Bollard or overhead lighting is provided along all footpaths and car parking areas.</p> <p>and</p> <p>AO18.2 All external lighting complies with the requirements of the <i>AS4282—Control of the Obtrusive Effects of Outdoor Lighting</i>.</p>
PO19 Retirement facilities provide easy pedestrian and wheelchair access throughout the site.	<p>AO19.1 No dwelling is more than 250m walking distance from a site entry/exit point.</p> <p>and</p> <p>AO19.2 All paths and outdoor recreational areas have a gradient 5% or less.</p>
Section 5 Small lot dwelling houses	
PO20 Dwelling houses on small lots are to provide high quality living environments for occupants while respecting standards of amenity and house form expected in a conventional residential environment occasionally punctuated by multiple dwellings.	<p>For houses on lots less than 400m² –</p> <p>AO20.1 The minimum front setback is 6m or, if any adjoining dwelling house is set back less than 6m, that setback.</p> <p>and</p> <p>AO20.2 The minimum setback from side boundaries is 1m.</p> <p>and</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
	<p>AO20.3 The minimum setback from the rear boundary is 6m</p> <p>and</p> <p>AO20.4 The maximum site cover is 50% of the site area.</p> <p>and</p> <p>AO20.5 The maximum length of a dwelling house is 25m, including enclosed garages.</p> <p>and</p> <p>AO20.6 There is at least one covered parking space.</p> <p>and</p> <p>AO20.7 The driveway crossover is no wider than 3.5m.</p> <p>and</p> <p>AO20.8 The privacy of adjoining dwellings is protected by having –</p> <ul style="list-style-type: none"> (a) side fences 1.8m high with no openings; (b) windows and balconies on levels above ground floor more than 9m from windows and balconies on adjoining dwellings; (c) where the separation in (b) is not achieved, privacy is achieved through translucent windows, windows sills higher than 1.5m or fixed solid translucent external screens. <p>and</p> <p>AO20.9 Roof pitch of at least 20°.</p> <p>and</p> <p>AO20.10 600mm eaves are to be over all external walls.</p>
Section 6 Secondary dwelling	
PO21 A secondary dwelling must be subsidiary to its primary dwelling.	<p>AO21.1 A secondary dwelling is no larger than 70m² in gross floor area or 40% of the gross floor area of the primary dwelling, whichever is less.</p> <p>and</p> <p>AO21.2 Parking is provided for one vehicle and access to it is via the same driveway as the primary dwelling.</p>
Section 7 For development affected by one or more overlays	
Airport environs overlay	
Wildlife hazard sub-area	
PO22 Development does not significantly increase the risk of wildlife hazard particularly flying vertebrates, such as birds and bats, intruding within an airport operational airspace.	No outcome specified.

Performance outcomes	Requirements for accepted development and assessment benchmarks
Biodiversity overlay	
PO23 Areas of environmental significance, including biodiversity values, are identified, protected and enhanced.	AO23.1 Uses and associated works are confined to areas not identified on Overlay Map 05. or AO23.2 Development is compatible with the environmental values of the area. or AO23.3 Where development within an area identified on Overlay Map 05 is unavoidable, measures recommended by a suitably qualified ecologist are incorporated to protect and retain the environmental values and underlying ecosystem processes within or adjacent to the development site to the greatest extent practical.
PO24 Biodiversity values of identified areas of environmental significance are protected from the impacts of development	AO24.1 Development adjacent to Protected Areas identified on Overlay Map 05 is set back a minimum of 100m from the park boundaries in the absence of any current 'Management Plans' for these areas.
PO25 There are no significant adverse effects on water quality, ecological and biodiversity values.	AO25.1 Uses and associated works are confined to areas outside overland flow paths and natural drainage features. and AO25.2 Buildings, on-site effluent disposal, external activities or storage areas may be located within 100m from the top of the bank of a river, creek, stream or wetland identified on Overlay Map 05 provided that the Waterway Corridors identified on Overlay Map 05 are rehabilitated using measures recommended by a suitably qualified ecologist.

6.2.3 Principal centre zone code

6.2.3.1 Application

This code applies to assessing a material change of use or a reconfiguring a lot for development in the Principal centre zone. When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

6.2.3.2 Purpose

- (1) The purpose of the principal centre zone code is to provide for a large variety of uses and activities (including, for example, administrative, business, community, cultural, entertainment, professional, residential or retail activities) to—
 - (a) form the core of an urban area; and
 - (b) Service the local government area.
- (2) The overall outcomes sought for the zone code are as follows:
 - (a) The amount of zoned land is more than enough to accommodate Kingaroy's commercial needs over the life of this Planning Scheme and, as such, no expansion of the zone is envisaged.

- (b) Shops, offices and cinemas and other people oriented activities are concentrated into the Retail core precinct so that this area becomes a vibrant, active place and a focus for civic projects.
- (c) The Frame precinct accommodates commercial activities which, due to their scale or nature – or because the goods they sell are too large to be transported to a car on foot – could disrupt the smooth passage of pedestrians along town centre streets. Examples include retail showrooms, offices, building supplies and sales or hire yards.
- (d) Development scale and intensity is to be the highest in the Region, but nevertheless generally no higher than 2-3 storeys, so as to maintain scale consistent with expectations of a major regional town. Taller buildings may be contemplated in the Retail core precinct where for mixed commercial and residential activities that exhibit outstanding design characteristics that bolster Kingaroy's regional centre role and so transcend the preferred rural town character form.
- (e) Residential development, short-term accommodation and tourist accommodation is provided at an appropriate scale and integrates with and enhances the fabric of the centre. Residential development in the Retail core precinct is enabled above ground storeys.
- (f) Development encourages active and safe pedestrian links within the Retail core precinct.
- (g) Where appropriate service industry uses may be located in the zone.
- (h) Development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and public/active transport use.
- (i) Sites that are contaminated or pose a health risk from prior activities are remediated prior to being developed for sensitive land use (as defined in the Regulation).

6.2.3.3 Criteria for assessment

Table 6.2.3—Accepted development subject to requirements and assessable development

Performance outcomes		Requirements for accepted development and assessment benchmarks	
Section 1 General			
PO1	The scale, bulk and design of buildings provides a safe and welcoming built environment that reflects the intended streetscape character and is consistent with the scale and form of buildings in the Kingaroy town centre and routinely found in larger regional towns.	AO1.1	Buildings are a maximum of 3 storeys above ground level.
		and	
		AO1.2	Buildings are built to the street alignment.
		and	
		AO1.3	Building entrances are clearly visible from the street.
		and	
		AO1.4	Development incorporates an all-weather awning built to a line 0.5m short of all carriageways with at least 3m vertical clearance.
		and	
		AO1.5	The maximum building length in one plane is less than 30m, with variations at least 0.5m deep and 3m wide between continuing façades.
		and	
		AO1.6	Upper levels incorporate horizontal and vertical variations such as balconies, windows, shading devices and parapets.
		and	

Performance outcomes	Requirements for accepted development and assessment benchmarks
	<p>AO1.7 Buildings incorporate:</p> <ul style="list-style-type: none"> (a) Elements distinguishing different levels; and (b) Variations in roof shape, recesses or projections, shade devices and detailing. <p>and</p> <p>AO1.8 In the Retail core precinct, parking areas and parking structures are behind or under buildings.</p> <p>and</p> <p>AO1.9 Plant and service equipment (air conditioning, exhaust fans, lift motor rooms, refuse bins, telecommunication devices, etc) are integrated into buildings.</p>
<p>PO2 Development respects the amenity and intended urban form of adjoining non-commercial sites.</p>	<p>AO2.1 Where adjoining residential zoned land, development provides:</p> <ul style="list-style-type: none"> (a) 1.8m high screen fencing to all side and rear boundaries; and (b) minimum 5m side and rear boundary setbacks; and (c) minimum 3 metre boundary setback to street frontages.
<p>PO3 Buildings maximise shop-front exposure to streets in the Retail core precinct.</p>	<p>AO3.1 For development in the Retail core precinct, buildings are built to side boundaries, except for pedestrian and vehicular access.</p> <p>and</p> <p>AO3.2 The ground level comprises display windows and active space (e.g. shops, cafés, offices, personal services, hotels, medical facilities and small showrooms).</p> <p>and</p> <p>AO3.3 Buildings incorporate windows and doors opening to the street.</p>
<p>PO4 Development provides a safe and secure environment.</p>	<p>AO4.1 Development provides:</p> <ul style="list-style-type: none"> (a) opportunities for casual surveillance and sightlines to and from open spaces, streets and adjacent development; (b) activity areas adjacent to pedestrian pathways; (c) pathways, underpasses and other spaces that minimise sudden changes of grade and blind corners; (d) lighting of external areas; (e) increased visibility of high risk areas such as car parks, stairwells and the like; (f) entrances to buildings that are oriented to face open or 'active' spaces; and (g) clear sight lines from within the building at the entry point.

Performance outcomes	Requirements for accepted development and assessment benchmarks
	<p>and AO4.2 Parking areas with more than 20 parking spaces provide dedicated, obvious and direct pedestrian paths linking parking spaces with public streets and/or entry points to on-site commercial premises.</p> <p>and AO4.3 Pedestrian movement areas involve minimal vehicle conflict points and facilitate equitable access.</p> <p>and AO4.4 The ground level of buildings facing the primary frontage comprises windows and active space.</p>
P05 Development is adequately serviced.	<p>AO5.1 Development is connected to reticulated water supply and sewerage.</p> <p>and AO5.2 Stormwater is discharged to a lawful point of discharge.</p> <p>and AO5.3 Where involving an increase in gross floor area of more than 5,000m², development provides bus and taxi loading areas within 100m of the main entrance.</p>
P06 Pedestrian safety is enhanced by appropriate access arrangements.	<p>AO6.1 Where an alternative exists, no direct vehicular access is provided from Glendon Street.</p> <p>and AO6.2 Driveways providing access to less than 20 parking spaces are no more than 3.0m wide where they cross the footpath.</p> <p>and AO6.3 No new driveways are established within 30m of an existing one (shared driveways may need to be used).</p>
P07 Refuse storage areas are located for convenient collection, screened from public view and provided with facilities for self-contained cleaning.	<p>AO7.1 Refuse storage areas allow the appropriately-sized collection vehicle to enter and exit in a forward gear. The use of staff car parking areas to accommodate internal manoeuvring is permissible.</p> <p>and AO7.2 The refuse storage area is provided in a building or other enclosed structure screened to a minimum height of 0.2m above the height of the refuse receptacles.</p> <p>and AO7.3 Refuse storage areas are provided with an impervious base that is drained to an approved waste disposal system and provided within a dedicated hose cock.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
PO8 Development is located and designed to ensure that land uses are not exposed to: <ul style="list-style-type: none"> (a) Areas that pose a health risk from previous activities; and (b) Unacceptable levels of contaminants. 	AO8.1 Development does not occur: <ul style="list-style-type: none"> (a) In areas that pose a health risk from previous activities; and (b) on sites listed on the Contaminated Land Register or Environmental Management Register. or AO8.2 Areas that pose a health risk from previous activities and contaminated soils which are subject to development are remediated prior to plan sealing, operational works permit, or issuing of building works permit.
Section 2 For development affected by one or more overlays	
Airport environs overlay	
Wildlife hazard sub-area	
PO9 Development does not significantly increase the risk of wildlife hazard particularly flying vertebrates, such as birds and bats, intruding within an airport operational airspace.	No outcome specified.

6.2.4 Local centre zone code

6.2.4.1 Application

This code applies to assessing a material change of use or a reconfiguring a lot for development in the Local centre zone. When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

6.2.4.2 Purpose

- (1) The purpose of the local centre zone code is to provide for–
 - (a) a limited variety of commercial, community and retail activities to service local residents; and
 - (b) other uses and activities that integrate with, and enhance, the local centre, including, for example, entertainment, shopping or residential uses.
- (2) The overall outcomes sought for the zone code are as follows:
 - (a) The amount of zoned land is more than enough to accommodate the commercial needs of each town over the life of this Planning Scheme, and no expansion of the zone is envisaged.
 - (b) The zone provides for a mix of retail, commercial, administrative, community, cultural and entertainment activities that support the respective host town.
 - (c) Buildings are generally no higher than 2-3 storeys, so as to maintain form consistent with expectations of a regional town.
 - (d) Development standards reflect the level of infrastructure otherwise apparent in the town.
 - (e) Residential development, short-term accommodation and tourist accommodation is provided at an appropriate scale and integrates with and enhances the fabric of the centre. Residential development is enabled above ground floors.
 - (f) Where appropriate, service industry uses may be located in the zoned area.
 - (g) Development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and public/active transport use.
 - (o) Development is reflective of and responsive to the environmental constraints and hazards of the land.

- (h) Sites that are contaminated or pose a health risk from prior activities are remediated prior to being developed for sensitive land use (as defined in the Regulation).

6.2.4.3 Criteria for assessment

Table 6.2.4—Accepted development subject to requirements and assessable development

Performance outcomes	Requirements for accepted development and assessment benchmarks
Section 1 General	
<p>PO1 The scale, bulk and design of buildings provides a safe and welcoming built environment that reflects the intended streetscape character and is consistent with the scale and form of buildings in the respective town centre and routinely found in smaller regional towns. Where Council has prepared streetscape guidelines, the design of awnings and façades and the placement and design of street furniture and street planting is encouraged to follow them.</p>	<p>AO1.1 Buildings are a maximum of 2 storeys above ground level, or 3 storeys if the third storey is set back 20m from the street alignment.</p> <p>and</p> <p>AO1.2 Buildings are built to the street alignment.</p> <p>and</p> <p>AO1.3 Building entrances are clearly visible from the street.</p> <p>and</p> <p>AO1.4 Development incorporates an all-weather awning built to a line 0.5m short of all carriageways with at least 3m vertical clearance.</p> <p>and</p> <p>AO1.5 The maximum building length in one plane is less than 30m, with variations at least 0.5m deep and 3m wide between continuing façades.</p> <p>and</p> <p>AO1.6 Upper levels incorporate horizontal and vertical variations in elements such as balconies, windows, shading devices and parapets.</p> <p>and</p> <p>AO1.7 Buildings on corner sites incorporate:</p> <ul style="list-style-type: none"> (a) Elements distinguishing different levels; and (b) Variations in roof shape, recesses or projections, shade devices and detailing. <p>and</p> <p>AO1.8 Plant and service equipment (air conditioning, exhaust fans, lift motor rooms, refuse bins, telecommunication devices, etc) are integrated into buildings.</p>
<p>PO2 Development respects the amenity and intended urban form of adjoining non-commercial sites.</p>	<p>AO2.1 Where adjoining residential zoned land, development provides:</p> <ul style="list-style-type: none"> (a) 1.8m high screen fencing to all side and rear boundaries; and (b) minimum 5m side and rear boundary setbacks; and (c) minimum 3 metre boundary setback to street frontages.

Performance outcomes	Requirements for accepted development and assessment benchmarks
PO3 Buildings maximise shop-front exposure to streets.	AO3.1 Buildings are built to side boundaries, except for pedestrian and vehicular access. and AO3.2 The ground level comprises display windows and active space (e.g. shops, cafés, offices, personal services, hotels, medical facilities and small showrooms). and AO3.3 Buildings incorporate windows and doors opening to the street.
PO4 Development provides a safe and secure environment.	AO4.1 Development provides: (a) opportunities for casual surveillance and sightlines to and from open spaces, streets and adjacent development; (b) activity areas adjacent to pedestrian pathways; (c) pathways, underpasses and other spaces that minimise sudden changes of grade and blind corners; (d) lighting of external areas; (e) increased visibility of high risk areas such as car parks, stairwells and the like; (f) entrances to buildings that are oriented to face open or 'active' spaces; and (g) clear sight lines from within the building at the entry point. and AO4.2 Parking areas with more than 20 parking spaces provide dedicated, obvious and direct pedestrian paths linking parking spaces with public streets and/or entry points to on-site commercial premises. and AO4.3 Pedestrian movement areas involve minimal vehicle conflict points and facilitate equitable access. and AO4.4 The ground level of buildings facing the primary frontage comprises windows and active space.
PO5 Development is adequately serviced.	AO5.1 Development is connected to reticulated water supply and sewerage. and AO5.2 Stormwater is discharged to a lawful point of discharge. and AO5.3 Where involving an increase in gross floor area of more than 5,000m ² , development provides bus and taxi loading areas within 100m of the main entrance.

Performance outcomes	Requirements for accepted development and assessment benchmarks
PO6 Pedestrian safety is enhanced by appropriate access arrangements.	AO6.1 Where an alternative exists, no direct vehicular access is provided from the respective town's main commercial street.
PO7 Refuse storage areas are located for convenient collection, screened from public view and provided with facilities for self-contained cleaning.	AO7.1 Refuse storage areas allow the appropriately-sized collection vehicle to enter and exit in a forward gear. The use of staff car parking areas to accommodate internal manoeuvring is permissible. and AO7.2 The refuse storage area is provided in a building or other enclosed structure screened to a minimum height of 0.2m above the height of the refuse receptacles. and AO7.3 Refuse storage areas are provided with an impervious base that is drained to an approved waste disposal system and provided within a dedicated hose cock.
PO8 Development is located and designed to ensure that land uses are not exposed to: (a) Areas that pose a health risk from previous activities; and (b) Unacceptable levels of contaminants.	AO8.1 Development does not occur: (a) In areas that pose a health risk from previous activities; and (b) On sites listed on the Contaminated Land Register or Environmental Management Register. or AO8.2 Areas that pose a health risk from previous activities and contaminated soils which are subject to development are remediated prior to plan sealing, operational works permit, or issuing of building works permit.
Section 2 For development affected by one or more overlays	
Flood hazard overlay	
PO9 Development is not exposed to risk from flood events by responding to flood potential and maintains personal safety at all times	AO9.1 All new allotments include an area of sufficient size to accommodate the intended land use outside the area identified on Overlay Map 03. and AO9.2 New buildings are not located within the area identified on Overlay Map 03; or AO9.3 Development is sited above the 1%AEP flood event where known, or the highest known flood event, as follows: (a) Habitable floor levels - 500mm; (b) Non-habitable floor levels - 300mm; (c) On-site sewage treatment and storage areas for potential contaminants - 300mm; (d) All other development - 0mm.

Performance outcomes	Requirements for accepted development and assessment benchmarks
	<p>and</p> <p>AO9.4 Building work below the nominated flood level allows for the flow through of flood water at ground level:</p> <ul style="list-style-type: none"> (a) The structure below flood level is unenclosed; or (b) Any enclosure below flood level aligns with the direction of water flow; or (c) Any enclosure not aligning with the direction of water flow must have openings that are at least 50% of the enclosed area with a minimum opening of 75mm. <p>and</p> <p>AO9.5 Resilient building materials are used below the nominated flood level in accordance with the relevant building assessment provisions.</p> <p>and</p> <p>AO9.6 Signage is provided on site indicating the position and path of all safe evacuation routes off the site.</p>
<p>PO10 Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level, and does not increase the potential for flood damage either on site or other properties.</p>	<p>AO10.1 Works associated with the proposed development do not:</p> <ul style="list-style-type: none"> (a) involve a net increase in filling greater than 50m³; or (b) result in any reductions of on-site flood storage capacity and contain within the site any changes to depth / duration/velocity of flood waters; or (c) change flood characteristics outside the site in ways that result in <ul style="list-style-type: none"> (i) loss of flood storage; (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows; or (iv) any reduction in flood warning times.
<p>PO11 Development avoids the release of hazardous materials into floodwaters.</p>	<p>AO11.1 Materials manufactured or stored on site are not hazardous in nature.</p> <p>or</p> <p>AO11.2 Hazardous materials and any associated manufacturing equipment are located above the nominated flood level.</p>
<p>PO12 Community infrastructure in any area mapped as Flood Hazard is able to function effectively during and immediately after flood events.</p>	<p>No outcome specified.</p>

6.2.5 Recreation and open space zone code

6.2.5.1 Application

This code applies to assessing a material change of use or a reconfiguring a lot for development in the Recreation and open space zone. When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

6.2.5.2 Purpose

- (1) The purpose of the Recreation and open space zone code is to provide for—
 - (a) a variety of cultural, educational, leisure, recreation and sporting uses and activities, including, for example—
 - (i) parks, playgrounds or playing fields for the use of residents and visitors; and
 - (ii) parks, or other areas, for the conservation of natural areas; and
 - (b) facilities and infrastructure to support the uses and activities stated in paragraph (a).
- (2) The overall outcomes sought for the zone code are as follows:
 - (a) A range of functional and accessible open spaces, including a network of regional, district and local public and private parks and linkages, are available for the use and enjoyment of residents and visitors.
 - (b) Areas that provide for active sport and recreation to meet community needs are planned and designed to enhance community liveability and provide a visual break in developed areas.
 - (c) Impacts on adjacent areas from development and activities within the zone are managed through buffering to adjacent sensitive land use (as defined in the Regulation) and appropriate design, siting and operation of facilities and infrastructure.
 - (d) Ancillary structures and buildings such as clubhouses, canteens, stands, shelters, amenity facilities, picnic tables and playgrounds are accommodated while retaining public accessibility to active and passive recreation.
 - (e) Adverse impacts on ecological values are avoided or minimised where recreation and open spaces areas include natural habitats such as bushland, wetlands or waterways, or act as a buffer between natural and developed areas.
 - (f) Areas for active sport and recreational pursuit such as playing fields, equestrian facilities, showgrounds, public swimming pools and outdoor courts are protected from intrusion of sensitive land use (as defined in the Regulation) that could compromise the operational capacity of established facilities.
 - (p) Land susceptible to flooding or drainage problems, including high ground water tables, is protected from inappropriate sport and recreation activities or facilities.
 - (g) Sites that are contaminated or pose a health risk from prior activities are remediated prior to being developed for sensitive land use (as defined in the Regulation).

6.2.5.3 Criteria for assessment

Table 6.2.5—Accepted development subject to requirements and assessable development

Performance outcomes		Requirements for accepted development and assessment benchmarks		
Section 1 General				
PO1	The needs of the community for active and passive recreation and open space are met.	AO1.1	Development provides readily accessible community, recreation and leisure activities.	
		and	AO1.2	Ancillary structures are limited to shelters, picnic facilities, interpretation facilities, clubhouses, kiosks, stands and amenities blocks.
PO2	Development for open space and recreation facilities contributes to the open space landscape character of the zone and avoids detrimental impact on the natural environment.	AO2.1	Site coverage does not exceed 10% of the site area.	
		and	AO2.2	All buildings are set back a minimum 6m from the frontage of the site.
		and	AO2.3	Buildings and structures do not exceed the height of existing structures or if remote from other buildings:
			(a)	not more than 8.5m in height above ground level; or
			(b)	not more than 11.5m in height above ground level and set back a minimum of 10m from all site boundaries.
		and	AO2.4	Any roads or driveways through the site have a maximum width of 7m.
		and	AO2.5	Development protects all mature native vegetation.
PO3	The amenity of the local area is not adversely affected.	AO3.1	The building setback from a boundary abutting a residential area is a minimum of 3m or half the height of the building at that point, whichever is greater.	
		and	AO3.2	New building plant or air-conditioning equipment is located central to the building and screened from view of the street or adjoining residential uses.
		and	AO3.3	Site access and car parking, servicing or outdoor storage areas are set back from any boundary adjoining residential land a minimum of 3m and provided with a landscaped buffer.
		and	AO3.4	Hours of operation of outdoor activities are restricted to 7am to

Performance outcomes	Requirements for accepted development and assessment benchmarks
	<p>10pm.</p> <p>and</p> <p>AO3.5 Where adjoining residential land, loading and unloading of goods occurs only between the hours of 7am and 6pm Monday to Friday and 8am to 5pm Saturday.</p> <p>and</p> <p>AO3.6 Outdoor lighting is designed, installed and maintained in accordance with the parameters and requirements of <i>AS4282 – Control of the Obtrusive Effects of Outdoor Lighting</i>.</p> <p>and</p> <p>AO3.7 A 1.8m high solid screen fence and 1.5m wide strip of screen landscaping are provided along all boundaries shared with an adjoining residential use.</p>
PO4 Development is adequately serviced.	AO4.1 Reticulated water and sewerage is provided. Where not available, on site water storage and an approved waste disposal system is provided.
PO5 Buildings and ancillary structures are responsive to the natural features and constraints of the land.	AO5.1 Land with a gradient in excess of 1:8 on 50% or more of the allotment is not developed for any purpose.
<p>PO6 Development is located and designed to ensure that land uses are not exposed to:</p> <p>(a) Areas that pose a health risk from previous activities; and</p> <p>(b) Unacceptable levels of contaminants.</p>	<p>AO6.1 Development does not occur:</p> <p>(a) In areas that pose a health risk from previous activities; and</p> <p>(b) On sites listed on the Contaminated Land Register or Environmental Management Register.</p> <p>or</p> <p>AO6.2 Areas that pose a health risk from previous activities and contaminated soils which are subject to development are remediated prior to plan sealing, operational works permit, or issuing of building works permit.</p>
Section 2 Caretaker's accommodation	
PO7 Caretaker's accommodations are subsidiary to and compatible with the principal use on the same site.	<p>AO7.1 Only one caretaker's accommodation is established on the site.</p> <p>and</p> <p>AO7.2 A caretaker's accommodation is not located at the front of the major use on the site.</p> <p>and</p> <p>AO7.3 A caretaker's accommodation is separated from the principal activity areas of the primary use of the site by at least 10m.</p>
PO8 Caretaker's accommodations are compatible with the scale, character and appearance of the setting and provide for the accommodation needs of a caretaker and their family.	<p>AO8.1 A caretaker's accommodation does not exceed 8.5m in height.</p> <p>and</p> <p>AO8.2 Where adjoining land used, or approved for use, for uses in the accommodation activities use group, a</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
	<p>caretaker's accommodation is located adjacent to the adjoining use.</p> <p>and</p> <p>AO8.3 A caretaker's accommodation has a floor area no greater than 125m², has a balcony, verandah or deck with a maximum area of 6m² with minimum dimensions of 3m.</p> <p>and</p> <p>AO8.4 A caretaker's accommodation is provided with private open space which is directly accessible from a habitable room.</p> <p>and</p> <p>AO8.5 A caretaker's accommodation is setback:</p> <ul style="list-style-type: none"> (a) A minimum of 1.5m from the common property boundary to an adjoining residential use; or (b) A minimum of 10m from the principal activity areas of an industrial or commercial use on an adjoining allotment.
<p>P09 Caretaker's accommodation is adequately serviced by access and essential utility infrastructure.</p>	<p>AO9.1 A caretaker's accommodation is connected to reticulated infrastructure to a standard required or expected of new residential development.</p> <p>and</p> <p>AO9.2 Except where adjoining the Rural zone, the site has a bitumen surfaced road frontage.</p> <p>and</p> <p>AO9.3 The caretaker's accommodation is provided with 1 car parking space segregated from the car parking supply for the non-residential use of the site.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
Section 3 For development affected by one or more overlays	
Airport environs overlay	
Public safety sub-area	
PO10 Development located at the end of runways does not increase the risk to public safety.	AO10.1 Development does not include the following within an airport's public safety area as depicted on Overlay Map 01: <ul style="list-style-type: none"> (a) a significant increase in the number of people living, working or congregating in the public safety area, such as accommodation activities (b) uses that attract large numbers of people (recreation activities, shopping centres, industrial or commercial uses involving large numbers of workers or customers) (c) community activities (e.g. education establishments, hospitals) (d) the manufacture, use or storage of flammable, explosive, hazardous or noxious materials. (e)
Wildlife hazards sub-area	
PO11 Development does not significantly increase the risk of wildlife hazard particularly flying vertebrates, such as birds and bats, intruding within an airport operational airspace.	No outcome specified.
Biodiversity overlay	
PO12 Areas of environmental significance, including biodiversity values, are identified, protected and enhanced.	AO12.1 Uses and associated works are confined to areas not identified on Overlay Map 05. or AO12.2 Development is compatible with the environmental values of the area. or AO12.3 Where development within an area identified on Overlay Map 05 is unavoidable, measures recommended by a suitably qualified ecologist are incorporated to protect and retain the environmental values and underlying ecosystem processes within or adjacent to the development site to the greatest extent practical.
PO13 Biodiversity values of identified areas of environmental significance are protected from the impacts of development	AO13.1 Development adjacent to Protected Areas identified on Overlay Map 05 is set back a minimum of 100m from the park boundaries in the absence of any current 'Management Plans' for these areas.

Performance outcomes	Requirements for accepted development and assessment benchmarks
<p>PO14 There are no significant adverse effects on water quality, ecological and biodiversity values.</p>	<p>AO14.1 Uses and associated works are confined to areas outside overland flow paths and natural drainage features.</p> <p>and</p> <p>AO14.2 Buildings, on-site effluent disposal, external activities or storage areas may be located within 100m from the top of the bank of a river, creek, stream or wetland identified on Overlay Map 05 provided that the Waterway Corridors identified on Overlay Map 05 are rehabilitated using measures recommended by a suitably qualified ecologist.</p>
Bushfire hazard overlay	
<p>PO15 Development is not placed at unacceptable risk from bushfire, does not increase the extent or severity of bushfire and maintains the safety of people and property from bushfire.</p>	<p>AO15.1 Development does not occur in areas mapped as Very High or High Potential Bushfire Intensity Areas on the SPP Interactive Mapping (Plan Making).</p> <p>or</p> <p>AO15.2 A written assessment by a suitably experienced or qualified person confirms that the site is of Low Potential Bushfire Hazard.</p> <p>or</p> <p>AO15.3 For areas mapped as Medium Potential Bushfire Intensity Areas on the SPP Interactive Mapping (Plan Making), bushfire risk is mitigated through a Bushfire Management Plan incorporating:</p> <ul style="list-style-type: none"> (a) Lot design and the siting of buildings and uses so: <ul style="list-style-type: none"> (i) high intensity uses are located on the least bushfire prone area on the site and activities least susceptible to fire are sited closest to the bushfire hazard; and (ii) efficient emergency access is optimised; and (iii) bushfire risk is effectively minimised having regard to aspect, elevation, slope and vegetation. (b) Including firebreaks that provide adequate: <ul style="list-style-type: none"> (i) setbacks between buildings/ structures and hazardous vegetation; and (ii) access for fire fighting or other emergency vehicles; and (c) Road access for fire-fighting appliances and firebreaks are

Performance outcomes	Requirements for accepted development and assessment benchmarks
	<p>provided through a perimeter road that separates the use from areas of bushfire hazard and that road has a minimum cleared width of 20 metres; and</p> <p>(d) Where a reticulated water supply is not available and development involves buildings with a gross floor area greater than 50m², one tank within 100m of each building that has:</p> <ul style="list-style-type: none"> (i) fire brigade tank fittings; and (ii) 25,000 litres dedicated for fire fighting purposes.
PO16 Community infrastructure in any area mapped as Very High to Medium (Potential Intensity) Areas are able to function effectively during and immediately after bushfire events.	No outcome specified.
Extractive industry overlay	
PO17 The long term availability of the extractive resource, coal or mineral for extraction or processing is maintained.	<p>AO17.1 Development in the resource or processing area depicted on Overlay Map 07 is for:</p> <ul style="list-style-type: none"> (a) extractive, coal or mineral industry or is directly associated with extractive, coal or mineral; industry, or (b) other uses that would not constrain existing or future extractive, coal or mineral activities, or (c) a temporary use.
PO18 Development does not increase the number of people living or working in the separation area.	AO18.1 New residential, business and community activities are not located within the separation area depicted on Overlay Map 07.

Performance outcomes	Requirements for accepted development and assessment benchmarks
Flood hazard overlay	
<p>PO19 Development is not exposed to risk from flood events by responding to flood potential and maintains personal safety at all times.</p>	<p>AO19.1 All new allotments include an area of sufficient size to accommodate the intended land use outside the area identified on Overlay Map 03.</p> <p>and</p> <p>AO19.2 New buildings are not located within the area identified on Overlay Map 03;</p> <p>or</p> <p>AO19.3 Development is sited above the 1%AEP flood event where known, or the highest known flood event, as follows:</p> <ul style="list-style-type: none"> (a) Habitable floor levels - 500mm; (b) Non-habitable floor levels - 300mm; (c) On-site sewage treatment and storage areas for potential contaminants - 300mm; (d) All other development - 0mm. <p>and</p> <p>AO19.4 Building work below the nominated flood level allows for the flow through of flood water at ground level:</p> <ul style="list-style-type: none"> (a) The structure below flood level is unenclosed; or (b) Any enclosure below flood level aligns with the direction of water flow; or (c) Any enclosure not aligning with the direction of water flow must have openings that are at least 50% of the enclosed area with a minimum opening of 75mm. <p>and</p> <p>AO19.5 Resilient building materials are used below the nominated flood level in accordance with the relevant building assessment provisions.</p> <p>and</p> <p>AO19.6 Signage is provided on site indicating the position and path of all safe evacuation routes off the site.</p>
<p>PO20 Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level, and does not increase the potential for flood damage either on site or other properties.</p>	<p>AO20.1 Works associated with the proposed development do not:</p> <ul style="list-style-type: none"> (a) involve a net increase in filling greater than 50m³; or (b) result in any reductions of on-site flood storage capacity and contain within the site any changes to depth / duration/velocity of flood waters; or (c) change flood characteristics outside the site in ways that result in: <ul style="list-style-type: none"> (i) loss of flood storage;

Performance outcomes	Requirements for accepted development and assessment benchmarks
	<ul style="list-style-type: none"> (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows; or (iv) any reduction in flood warning times.
PO21 Development avoids the release of hazardous materials into floodwaters.	AO21.1 Materials manufactured or stored on site are not hazardous in nature. or AO21.2 Hazardous materials and any associated manufacturing equipment are located above the nominated flood level.
PO22 Community infrastructure in any area mapped as Flood Hazard is able to function effectively during and immediately after flood events.	No outcome specified.
Historic subdivisions overlay	
PO23 Historic subdivisions are only developed in locations where there is adequate access to physical and social services Editor's Note: This does not apply to outbuildings and extensions to an existing house.	AO23.1 The site is within 5km distance by road of a school if not on a current school bus route.
PO24 A site identified on the Overlay Map 09 is not developed where: (a) the site characteristics, including impacts from natural hazards, make it unsuitable for development; and (b) infrastructure, including water, sewerage, stormwater and roads are not adequate or result in environmental harm.	AO24.1 The site has frontage to a gazetted and constructed road. Editor's Note: The construction standard for unmade roads is defined in the 'Construction of Unmade Roads' policy resolved by South Burnett Regional Council and adopted on 19 August 2009 and AO24.2 The site has sufficient area to provide for on-site effluent disposal in accordance with the requirements of the <i>Queensland Plumbing and Wastewater Code</i> . and AO24.3 The site is: (a) within a reticulated town water area, and reticulated water supply is provided, or; (b) outside a reticulated town water area, and a rainwater tank or other supplementary water supply system is installed with a minimum capacity of 45,000 litres. and AO24.4 Habitable rooms within new buildings are 300mm above the highest known flood level, located on the highest part of the site and elevated to enhance flood immunity. Editor's Note: Where historical flood data exists, it may be possible to use this information to determine the highest known flood level. Historical data may include: <ul style="list-style-type: none"> ▪ formally recorded gauge heights records for a

Performance outcomes	Requirements for accepted development and assessment benchmarks
	<ul style="list-style-type: none"> ▪ number of floods; ▪ formally surveyed peak flood levels; ▪ photographs of a historic flood; ▪ 'high-water' marks recorded on public or private property; and ▪ Interviews with long-term residents. <p>AO24.5 New buildings are provided with a service line connection to the electricity supply and telecommunications networks.</p> <p>AO24.6 Stormwater drainage is discharged from the boundary of a development site:</p> <ul style="list-style-type: none"> (a) without nuisance and annoyance to adjoining or downstream properties, (b) into natural systems, and (c) with conveyance to a lawful point of discharge including by way of easement where drainage systems traverse private property into natural systems. <p>AO24.7 New buildings are confined to areas outside of overland flow paths and natural drainage features.</p>
Regional infrastructure overlay	
PO25 Stock routes and trails identified on Overlay Map 04 are protected from incompatible development.	No outcome specified.
PO26 Development is sufficiently separated from major electricity infrastructure or substations to minimise the likelihood of nuisance or complaint.	<p>AO26.1 Sensitive land use (as defined in the Regulation) maintain the following separation distances from substations or easement for major electricity infrastructure identified on Overlay Map 04:</p> <ul style="list-style-type: none"> (a) 20 m for transmission lines up to 132 kilovolts (b) 30 m for transmission lines between 133 kilovolts and 275 kilovolts and (c) 40 m for transmission lines exceeding 275 kilovolts. <p>Editor's Note: Information relating to the voltage of transmission lines is available from the relevant energy supplier.</p>
PO27 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.	AO27.1 A minimum 3m wide densely planted landscaped buffer is provided along the boundary adjoining the major electricity infrastructure, including provision for advanced trees and shrubs that will grow to a minimum height of 10m.

6.2.6 Environmental management and conservation zone code

6.2.6.1 Application

This code applies to assessing a material change of use or a reconfiguring a lot for development in the Environmental management and conservation zone. When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

6.2.6.2 Purpose

- (1) The purpose of the environmental management and conservation zone code is to provide for the protection and maintenance of areas that support 1 or more of the following—
 - (a) biological diversity;
 - (b) ecological integrity;
 - (c) naturally occurring landforms;
 - (d) coastal processes.
- (2) The overall outcomes sought for the zone code are as follows:
 - (a) Areas identified as having significant values for biological diversity, water catchment, ecological functioning, scenic amenity and historical or cultural values are permanently preserved or protected from inappropriate development.
 - (b) Low intensity development, based on appreciation of the significant values of the area, such as ecotourism and outdoor recreation, may be facilitated where a demonstrated planning need exists and the use does not detrimentally affect the environmental values of the area.
 - (c) Adverse impacts on ecological features and processes are avoided or minimised through the location, design and management of development and activities.
 - (d) Natural features such as creeks, gullies, waterways, wetlands, habitats, vegetation and bushland are protected and buffers established.
 - (e) Development responds to land constraints, including but not limited to topography, bushfire and flooding.
 - (f) Sites that are contaminated or pose a health risk from prior activities are remediated prior to being developed for sensitive land use (as defined in the Regulation).

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 - (g) Low impact, small-scale rural activities are facilitated where compatible with maintaining environmental values.
 - (h) Any commercial uses which are considered necessary to support recreational and ecotourism use of the zone are located outside of the zone.

6.2.6.3 Criteria for assessment

Table 6.2.6—Accepted development subject to requirements and assessable development

Performance outcomes		Requirements for accepted development and assessment benchmarks
Section 1 General		
PO1	Development does not result in any loss or damage to the environmental values of the area.	No outcome specified.

Performance outcomes	Requirements for accepted development and assessment benchmarks
<p>PO2 Development is located and designed to ensure that land uses are not exposed to:</p> <ul style="list-style-type: none"> (a) Areas that pose a health risk from previous activities; and (b) Unacceptable levels of contaminants. 	<p>AO2.1 Development does not occur:</p> <ul style="list-style-type: none"> (a) In areas that pose a health risk from previous activities; and (b) On sites listed on the Contaminated Land Register or Environmental Management Register. <p>or</p> <p>AO2.2 Areas that pose a health risk from previous activities and contaminated soils which are subject to development are remediated prior to plan sealing, operational works permit, or issuing of building works permit.</p>
Section 2 Caretaker's accommodation	
<p>PO3 Caretaker's accommodations are subsidiary to and compatible with the principal use on the same site.</p>	<p>AO3.1 Only one caretaker's accommodation is established on the site.</p> <p>and</p> <p>AO3.2 A caretaker's accommodation is not located at the front of the major use on the site.</p> <p>and</p> <p>AO3.3 A caretaker's accommodation is separated from the principal activity areas of the primary use of the site by at least 10m.</p>
<p>PO4 Caretaker's accommodations are compatible with the scale, character and appearance of the setting and provide for the accommodation needs of a caretaker and their family.</p>	<p>AO4.1 A caretaker's accommodation does not exceed 8.5m in height.</p> <p>and</p> <p>AO4.2 A caretaker's accommodation is located adjacent to accommodation activities.</p> <p>and</p> <p>AO4.3 A caretaker's accommodation has a floor area no greater than 125m², has a balcony, verandah or deck with a maximum area of 6m² with minimum dimension of 3m.</p> <p>and</p> <p>AO4.4 A caretaker's accommodation is provided with private open space which is directly accessible from a habitable room.</p> <p>and</p> <p>AO4.5 The caretaker's residence is provided with 1 car parking space segregated from the car parking supply for the non-residential use of the site.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
Section 3 For development affected by one or more overlays	
Airport environs overlay	
Aviation facilities	
<p>PO5 Development does not interfere with the function of aviation facilities.</p>	<p>AO5.1 Development located within the building restricted area identified on Overlay Map 01 does not create:</p> <ul style="list-style-type: none"> (a) permanent or temporary physical obstructions in the line of site between antennas (b) an electrical or electromagnetic field that will interfere with signals transmitted by the facility (c) reflective surfaces that could deflect or interfere with signals transmitted by the facility <p>Editor's Note. A development proposal on land in a building restricted area should be referred to Airservices Australia for assessment. Airservices Australia will provide Council and proponents with authoritative advice about the impact of a proposal on the function of the aviation facility, requirements for risk assessment process and mitigation methods. It is recommended that advice be sought before lodgement of an application to reduce the potential for objection.</p>
Wildlife hazards sub-area	
<p>PO6 Development does not significantly increase the risk of wildlife hazard particularly flying vertebrates, such as birds and bats, intruding within an airport operational airspace.</p>	<p>No outcome specified.</p>
Biodiversity overlay	
<p>PO7 Areas of environmental significance, including biodiversity values, are identified, protected and enhanced.</p>	<p>AO7.1 Uses and associated works are confined to areas not identified on Overlay Map 05.</p> <p>or</p> <p>AO7.2 Development is compatible with the environmental values of the area.</p> <p>or</p> <p>AO7.3 Where development within an area identified on Overlay Map 05 is unavoidable, measures recommended by a suitably qualified ecologist are incorporated to protect and retain the environmental values and underlying ecosystem processes within or adjacent to the development site to the greatest extent practical.</p>
<p>PO8 Biodiversity values of identified areas of environmental significance are protected from the impacts of development</p>	<p>AO8.1 Development adjacent to Protected Areas identified on Overlay Map 05 is set back a minimum of 100m from the park boundaries in the absence of any current 'Management Plans' for these areas.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
<p>PO9 There are no significant adverse effects on water quality, ecological and biodiversity values.</p>	<p>AO9.1 Uses and associated works are confined to areas outside overland flow paths and natural drainage features.</p> <p>and</p> <p>AO9.2 All buildings, on-site effluent disposal, external activities or storage areas are located 100m from the top of the bank of a river, creek, stream or wetland identified on Overlay Map 05.</p> <p>Note: This setback does not apply to equipment such as pumps that are necessary to access water or waterway crossings.</p> <p>and</p> <p>AO9.3 The Waterway Corridors identified on Overlay Map 05 are maintained in a natural state.</p>
Bushfire hazard overlay	
<p>PO10 Development is not placed at unacceptable risk from bushfire, does not increase the extent or severity of bushfire and maintains the safety of people and property from bushfire</p>	<p>AO10.1 Development does not occur in areas mapped as Very High or High Potential Bushfire Intensity Areas on the SPP Interactive Mapping (Plan Making).</p> <p>or</p> <p>AO10.2 A written assessment by a suitably experienced or qualified person confirms that the site is of Low Potential Bushfire Hazard.</p> <p>or</p> <p>AO10.3 For areas mapped as Medium Potential Bushfire Intensity Areas on the SPP Interactive Mapping (Plan Making), bushfire risk is mitigated through a Bushfire Management Plan incorporating:</p> <ul style="list-style-type: none"> (a) Lot design and the siting of buildings and uses so: <ul style="list-style-type: none"> (i) high intensity uses are located on the least bushfire prone area on the site and activities least susceptible to fire are sited closest to the bushfire hazard; and (ii) efficient emergency access is optimised; and (iii) bushfire risk is effectively minimised having regard to aspect, elevation, slope and vegetation. (b) Including firebreaks that provide adequate: <ul style="list-style-type: none"> (i) setbacks between buildings/ structures and hazardous vegetation; and (ii) access for fire fighting or other emergency vehicles;

Performance outcomes	Requirements for accepted development and assessment benchmarks
	<p>and</p> <p>(c) Road access for fire-fighting appliances and firebreaks are provided through a perimeter road that separates the use from areas of bushfire hazard and that road has a minimum cleared width of 20 metres; and</p> <p>(d) Where a reticulated water supply is not available and development involves buildings with a gross floor area greater than 50m², one tank within 100m of each building that has:</p> <ul style="list-style-type: none"> (i) fire brigade tank fittings; and (ii) 25,000litres dedicated for fire fighting purposes.
PO11 Community infrastructure in any area mapped as Very High to Medium (Potential Intensity) Areas are able to function effectively during and immediately after bushfire events.	No outcome specified.
Flood hazard overlay	
PO12 Development is not exposed to risk from flood events by responding to flood potential and maintains personal safety at all times.	<p>AO12.1 All new allotments include an area of sufficient size to accommodate the intended land use outside the area identified on Overlay Map 03.</p> <p>and</p> <p>AO12.2 New buildings are not located within the area identified on Overlay Map 03;</p> <p>or</p> <p>AO12.3 Development is sited above the 1%AEP flood event where known, or the highest known flood event, as follows:</p> <ul style="list-style-type: none"> (a) Habitable floor levels - 500mm; (b) Non-habitable floor levels - 300mm; (c) On-site sewage treatment and storage areas for potential contaminants - 300mm; (d) All other development - 0mm. <p>or</p> <p>AO12.4 Building work below the nominated flood level allows for the flow through of flood water at ground level:</p> <ul style="list-style-type: none"> (a) The structure below flood level is unenclosed; or (b) Any enclosure below flood level aligns with the direction of water flow; or (c) Any enclosure not aligning with the direction of water flow must have openings that are at least 50% of the enclosed area with a minimum opening

Performance outcomes	Requirements for accepted development and assessment benchmarks
	<p>of 75mm.</p> <p>and AO12.5 Resilient building materials are used below the nominated flood level in accordance with the relevant building assessment provisions.</p> <p>and AO12.6 Signage is provided on site indicating the position and path of all safe evacuation routes off the site.</p>
PO13 Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level, and does not increase the potential for flood damage either on site or other properties.	<p>AO13.1 Works associated with the proposed development do not:</p> <ul style="list-style-type: none"> (a) involve a net increase in filling greater than 50m³; or (b) result in any reductions of on-site flood storage capacity and contain within the site any changes to depth / duration/velocity of flood waters; or (c) change flood characteristics outside the site in ways that result in: <ul style="list-style-type: none"> (i) loss of flood storage; (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows; or (iv) any reduction in flood warning times.
PO14 Community infrastructure in any area mapped as Flood Hazard is able to function effectively during and immediately after flood events.	No outcome specified.
Landslide hazard overlay	
<p>PO15 Development does not increase the risk of harm to people and property as a result of landslide, by:-</p> <ul style="list-style-type: none"> (c) avoiding development in a landslide hazard area; or (d) undertaking development in a landslide hazard area only where strictly in accordance with best practice geotechnical principles. 	<p>AO15.1 Development, including associated access, is not located in a landslide hazard area as identified on Overlay Map 10.</p> <p>or</p> <p>AO15.2 Development, including associated access, is located in a low or very low land landslide hazard area as determined by a site-specific geotechnical assessment prepared by a competent person.</p>
PO16 Community infrastructure in any area mapped as Landslide Hazard is able to function effectively during and immediately after landslide events.	No outcome specified.
Regional infrastructure overlay	
PO17 Stock routes and trails identified on Overlay Map 04 are protected from incompatible development.	No outcome specified.

Performance outcomes	Requirements for accepted development and assessment benchmarks
PO18 Development is sufficiently separated from major electricity infrastructure or substations to minimise the likelihood of nuisance or complaint.	AO18.1 Sensitive land use (as defined in the Regulation) maintain the following separation distances from substations or easement for major electricity infrastructure identified on Overlay Map 04: <ul style="list-style-type: none"> (a) 20 m for transmission lines up to 132 kilovolts (b) 30 m for transmission lines between 133 kilovolts and 275 kilovolts and (c) 40 m for transmission lines exceeding 275 kilovolts. <p>Editor's Note: Information relating to the voltage of transmission lines is available from the relevant energy supplier.</p>
PO19 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.	AO19.1 A minimum 3m wide densely planted landscaped buffer is provided along the boundary adjoining the major electricity infrastructure, including provision for advanced trees and shrubs that will grow to a minimum height of 10m.
Water catchments overlay	
PO20 There are no significant adverse effects on the water quality of drinking water supply.	AO20.1 Development within the Bjelke-Petersen Dam Water Resource Catchment Area and the 800m buffer to Boondooma and Gordonbrook Dams shown on Overlay Map 06 has no significant adverse effect on the quantity and availability of raw water for consumption, as determined by a suitably qualified water quality expert. or AO20.2 Development within the Cooyar Creek water supply buffer area shown on Overlay Map 06 complies with the specific outcomes and measures of the <i>Seqwater Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012</i> .

6.2.7 Low impact industry zone code

6.2.7.1 Application

This code applies to assessing a material change of use or a reconfiguring a lot for development in the Low impact industry zone. When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

6.2.7.2 Purpose

- (1) The purpose of the low impact industry zone code is to provide for—
 - (a) service industry and low impact industry; and
 - (b) other uses and activities that—
 - (i) support industry activities; and

- (ii) do not compromise the future use of premises for industry activities.
- (2) The overall outcomes sought for the zone code are as follows:
- (a) Land is to be provided for local and small-scale industrial development with potential to create new employment and generally provide a service to their local communities at Murgon, Wondai, Kingaroy and Nanango which, by way of operation, has negligible adverse impacts and places a demand on local infrastructure networks that is consistent with surrounding development.
 - (b) Uses and works are located, designed, screened or buffered and managed to maintain safety to people, avoid adverse effects on the natural environment and minimise impacts on adjacent non-industrial land.
 - (c) Non-industrial uses, such as offices and retail uses, which are ancillary to and directly support the industrial area may be appropriate.
 - (d) Development maximises the use of existing transport infrastructure and has access to the appropriate level of transport infrastructure but does not compromise the efficiency of the local and State-controlled road network.
 - (e) The scale, character and built form of development contributes to a high standard of amenity.
 - (f) Development is provided with appropriate infrastructure and essential services.
 - (g) The viability of both existing and future low impact industry uses is protected from the intrusion of incompatible uses.
 - (h) Development is reflective of and responsive to the environmental constraints and hazards of the land.
 - (i) Sites that are contaminated or pose a health risk from prior activities are remediated prior to being developed for sensitive land use (as defined in the Regulation).
 - (j) Industrial uses are adequately separated from sensitive land use (as defined in the Regulation) to minimise the likelihood of environmental harm or environmental nuisance occurring.
 - (k) Higher order commercial uses are inconsistent with the purpose of this zone and should be located in the appropriate centre zone.

6.2.7.3 Criteria for assessment

Table 6.2.7—Accepted development subject to requirements and assessable development

Performance outcomes		Requirements for accepted development and assessment benchmarks
Section 1 General		
PO1	Buildings are of a scale that is consistent with the surrounding built form, streetscape and civic spaces.	AO1.1 Where within 20m of a residential, rural residential or community purposes zone, maximum building height is 8.5m. or AO1.2 In all other circumstances, maximum building height is 11.5m.

Performance outcomes	Requirements for accepted development and assessment benchmarks
<p>PO2 Buildings are sited to achieve an acceptable standard of visual amenity.</p>	<p>AO2.1 Buildings are setback from sub-arterial or higher order road frontages by a minimum of 8m.</p> <p>or</p> <p>AO2.2 Buildings are setback from all other road frontages by a minimum of 4m.</p> <p>and</p> <p>AO2.3 Where adjoining land is used, or approved for use, for uses in the accommodation activities use group, buildings are setback a minimum of 10m from the common property boundary.</p> <p>or</p> <p>Where adjoining land is used, or approved for use, for industrial use, buildings have no minimum setbacks to the common property boundary.</p> <p>or</p> <p>In all other circumstances, buildings are setback a minimum of 4m from the common property boundary.</p> <p>and</p> <p>AO2.4 Total use area is no more than 75% of the site, excluding car parking areas.</p>
<p>PO3 Development presents a high quality appearance when viewed from public areas.</p>	<p>AO3.1 Where adjoining land is used, or approved for use, for uses in the accommodation activities use group, the maximum length of any wall without articulation or change of material is no more than half the length of the common boundary.</p> <p>or</p> <p>In all other circumstances, the maximum length of any wall without articulation or change of material is no more than 30m.</p> <p>and</p> <p>AO3.2 All parts of the building facades visible from an arterial or higher order road are constructed predominantly of brick or coloured concrete or masonry and do not incorporate highly reflective materials.</p> <p>and</p> <p>AO3.3 Buildings include variation in parapet design, roofing heights and treatments.</p> <p>and</p> <p>AO3.4 The main entry to the building is easily identifiable from and directly accessible from the principal street frontage of the site and any ancillary office or sales area is located at the front of the building.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
<p>PO4 Development is to be adequately serviced.</p>	<p>AO4.1 Development is to be connected to reticulated water supply and sewerage.</p> <p>and</p> <p>AO4.2 Development is supplied with reticulated electricity and telecommunications services.</p> <p>and</p> <p>AO4.3 Stormwater is captured and drained to a lawful point of discharge or to downstream properties but only with the consent of the affected landowners.</p>
<p>PO5 Landscaping is provided to enhance the established streetscape, protect visual amenity, preserve sight lines and offer effective screening of unsightly activities.</p>	<p>AO5.1 A minimum of 3% of the site is used to provide landscaping.</p> <p>and</p> <p>AO5.2 Landscaping comprising large trees and spreading groundcovers is provided along all road frontages of the site, for a minimum depth of:</p> <ul style="list-style-type: none"> (a) 2m along a State-controlled road or an arterial road; or (b) 1m along any other road frontage. <p>and</p> <p>AO5.3 Landscaping is provided to side and rear boundaries for a minimum depth of:</p> <ul style="list-style-type: none"> (a) 2m where adjoining a sensitive receptor; (b) 0m where adjoining an industrial use; or (c) 1m in all other circumstances. <p>and</p> <p>AO5.4 Existing trees that already contribute to these requirements are retained where their removal is not required to site the use.</p> <p>and</p> <p>AO5.5 Shade trees are provided in car parking areas at a ratio of 1 tree for each 6 car parking spaces.</p>
<p>PO6 Site access facilitates the efficient, effective, safe and convenient functioning of transport infrastructure.</p>	<p>AO6.1 Site access is provided to a gazetted, formed and sealed road.</p> <p>and</p> <p>AO6.2 Access arrangements preclude the need for vehicles to reverse on or off the site.</p> <p>and</p> <p>AO6.3 Site access is provided that is at least 15m from an uncontrolled intersection or 30m from an intersection with traffic lights or islands.</p> <p>and</p> <p>AO6.4 Where practical, adjoining industrial uses utilise a shared access point.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
<p>PO7 Development does not adversely affect the safety and security of people and property.</p>	<p>AO7.1 Storage of dangerous goods and combustible liquids is limited to Classes 1.2-1.6, 2.2, 3 and 5.1 items of the <i>Australian Code for the Transport of Dangerous Goods by Road and Rail</i> in amounts not exceeding 50 kilograms or litres and stored internally or under cover.</p> <p>and</p> <p>AO7.2 Visitor car parking areas are located adjacent to the office component of the use.</p> <p>and</p> <p>AO7.3 The office component is designed with 25% of unobscured glazing in facades facing public areas of the site and the street.</p>
<p>PO8 Development minimises disturbance to the geotechnical, hydrological, and environmental characteristics of the site and its setting.</p>	<p>AO8.1 Development is located on land with less than 10% slope.</p> <p>and</p> <p>AO8.2 Development occurs in areas outside of stormwater discharge points, overland flow paths and natural drainage features.</p> <p>and</p> <p>AO8.3 Stormwater is directed away from areas of potential contamination.</p> <p>and</p> <p>AO8.4 Areas where potentially contaminating substances are stored or used are covered and bunded.</p> <p>and</p> <p>AO8.5 Provision is made for spills to be controlled on-site for removal and disposal by an approved means.</p> <p>and</p> <p>AO8.6 Liquid or solid wastes are not discharged directly to land or waters.</p>
<p>PO9 Refuse storage areas are located for convenient collection, screened from public view and provided with facilities for self-contained cleaning.</p>	<p>AO9.1 Refuse storage areas are located behind the front building line, allow the appropriately-sized collection vehicle to enter and exit in a forward gear. The use of staff car parking areas to accommodate internal manoeuvring is permissible.</p> <p>and</p> <p>AO9.2 The refuse storage area is provided in a building or other enclosed structure screened to a minimum height of 0.2m above the height of the refuse receptacles.</p> <p>and</p> <p>AO9.3 Refuse storage areas are provided with an impervious base that is drained to an approved waste disposal system and provided within a dedicated hose cock.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
<p>PO10 Development is located and designed to ensure that land uses are not exposed to:</p> <ul style="list-style-type: none"> (a) Areas that pose a health risk from previous activities; and (b) Unacceptable levels of contaminants. 	<p>AO10.1 Development does not occur:</p> <ul style="list-style-type: none"> (a) In areas that pose a health risk from previous activities; and (b) On sites listed on the Contaminated Land Register or Environmental Management Register. <p>or</p> <p>AO10.2 Areas that pose a health risk from previous activities and contaminated soils which are subject to development are remediated prior to plan sealing, operational works permit, or issuing of building works permit.</p>
Section 2 Where adjoining or opposite a sensitive receptor	
<p>PO11 The operation of the development does not adversely impact on the amenity of any nearby residential or other sensitive land use (as defined in the Regulation).</p>	<p>AO11.1 Outdoor lighting is designed, installed and maintained in accordance with <i>AS4282 – Control of the Obtrusive Effects of Outdoor Lighting</i>.</p> <p>and</p> <p>AO11.2 Noise emission from the use meets the standards prescribed in the <i>Environmental Protection (Noise) Policy 2008</i>.</p> <p>and</p> <p>AO11.3 New plant, equipment and service areas are located no less than 2m from the landscape buffer required by AO5.3 of this Code or are housed in the building.</p> <p>and</p> <p>AO11.4 Outdoor activities and heavy vehicle movements are restricted to between 7am to 7pm Monday to Saturday.</p> <p>and</p> <p>AO11.5 Indoor activities occurring between 7pm and 7am or on Sundays are limited to office and administrative tasks or are not audible or visible from outside the building.</p> <p>and</p> <p>AO11.6 All on-site manoeuvring areas are sealed.</p> <p>and</p> <p>AO11.7 No building openings occur in walls facing a common boundary shared with a residential activity.</p> <p>and</p> <p>AO11.8 Where the site is on the opposite side of the road to a public park or residential zone, all on-site activity, open storage and servicing is located at the rear of the building.</p> <p>or</p> <p>The full length of the property boundary, excluding site access, between external storage areas and</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
	<p>road frontages, public parks or residential zones are provided with a 1.8m high screen fence. The screen fence includes a 5m return along any side boundary.</p> <p>and</p> <p>AO11.9 Where the site has a common boundary with a sensitive receptor, effective acoustic screening is provided to all areas where work could be conducted outside the building, including refuse collection.</p>
Section 3 Non-industrial uses	
PO12 Offices and sales activities are ancillary to and directly support the industrial use of the site.	<p>AO12.1 The area of the office use does not exceed 10% of the total gross floor area.</p> <p>and</p> <p>AO12.2 Any sales area does not exceed 20% of the total gross floor area.</p> <p>and</p> <p>AO12.3 Direct sales to the public are restricted to the sale of items produced on site.</p>
PO13 Business activities are established at accessible locations and limited to small-scale outlets that provide goods and services for local industries and employees.	<p>AO13.1 Business activities are located central to the industrial area that they serve.</p> <p>and</p> <p>AO13.2 The business activity addresses an identified deficiency in local service.</p> <p>and</p> <p>AO13.3 The business activity has a total use area no greater than 250m², excluding on-site car parking areas.</p>
Section 4 Caretaker's accommodation	
PO14 Caretaker's accommodations are subsidiary to and compatible with the principal use on the same site.	<p>AO14.1 Only one caretaker's accommodation is established on the site.</p> <p>and</p> <p>AO14.2 A caretaker's accommodation is not located at the front of the principal use on the site.</p> <p>and</p> <p>AO14.3 A caretaker's accommodation is separated from the principal activity areas of the primary use of the site by at least 10m.</p>
PO15 Caretaker's accommodations are compatible with the scale, character and appearance of the setting and provide for the accommodation needs of a caretaker and their family.	<p>AO15.1 A caretaker's accommodation does not exceed 8.5m in height.</p> <p>and</p> <p>AO15.2 Where adjoining land used, or approved for use, for uses in the accommodation activities use group, a caretaker's accommodation is located adjacent to the adjoining use.</p> <p>and</p> <p>AO15.3 A caretaker's accommodation has a floor area no greater than 125m², has a balcony, verandah or deck with a maximum area of 6m² with minimum</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
	<p>dimension of 3m.</p> <p>and</p> <p>AO15.4 A caretaker's accommodation is provided with private open space which is directly accessible from a habitable room.</p> <p>and</p> <p>AO15.5 The caretaker's accommodation is provided with 1 car parking space segregated from the car parking supply for the non-residential use of the site.</p>
Section 5 For development affected by one or more overlays	
Airport environs overlay	
Wildlife hazards sub-area	
PO16 Development does not significantly increase the risk of wildlife hazard particularly flying vertebrates, such as birds and bats, intruding within an airport operational airspace.	<p>AO16.1 Development located within 3 km of an airport runway as depicted on Overlay Map 01 does not include turf farms, fruit tree farms, piggeries, show grounds, food processing plants or food, organic waste or putrescible waste facilities.</p> <p>and</p> <p>AO16.2 Development located between 3 km and 8 km of an airport runway as depicted on Overlay Map 01 for turf farms, fruit tree farms, piggeries, show grounds, food processing plants, food, organic waste or putrescible waste facilities, dairy or poultry farms, outdoor sport and recreation or sewage treatment facilities ensures potential food or waste sources are covered and collected so that they are not accessible to wildlife.</p>
Biodiversity overlay	
PO17 Areas of environmental significance, including biodiversity values, are identified, protected and enhanced.	<p>AO17.1 Uses and associated works are confined to areas not identified on Overlay Map 05.</p> <p>or</p> <p>AO17.2 Development is compatible with the environmental values of the area.</p> <p>or</p> <p>AO17.3 Where development within an area identified on Overlay Map 05 is unavoidable, measures recommended by a suitably qualified ecologist are incorporated to protect and retain the environmental values and underlying ecosystem processes within or adjacent to the development site to the greatest extent practical.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
PO18 Biodiversity values of identified areas of environmental significance are protected from the impacts of development	AO18.1 Development adjacent to Protected Areas identified on Overlay Map 05 is set back a minimum of 100m from the park boundaries in the absence of any current 'Management Plans' for these areas.
PO19 There are no significant adverse effects on water quality, ecological and biodiversity values.	<p>AO19.1 Uses and associated works are confined to areas outside overland flow paths and natural drainage features.</p> <p>and</p> <p>AO19.2 All buildings, on-site effluent disposal, external activities or storage areas are located 100m from the top of the bank of a river, creek, stream or wetland identified on Overlay Map 05.</p> <p>Note: This setback does not apply to equipment such as pumps that are necessary to access water or waterway crossings.</p> <p>and</p> <p>AO19.3 The Waterway Corridors identified on Overlay Map 05 are maintained in a natural state.</p>
Bushfire hazard overlay	
PO20 Development is not placed at unacceptable risk from bushfire, does not increase the extent or severity of bushfire and maintains the safety of people and property from bushfire.	<p>AO20.1 Development does not occur in areas mapped as Very High or High Potential Bushfire Intensity Areas on the SPP Interactive Mapping (Plan Making).</p> <p>or</p> <p>AO20.2 A written assessment by a suitably experienced or qualified person confirms that the site is of Low Potential Bushfire Hazard.</p> <p>or</p> <p>AO20.3 For areas mapped as Medium Potential Bushfire Intensity Areas on the SPP Interactive Mapping (Plan Making), bushfire risk is mitigated through a Bushfire Management Plan incorporating:</p> <ul style="list-style-type: none"> (a) Lot design and the siting of buildings and uses so: <ul style="list-style-type: none"> (i) high intensity uses are located on the least bushfire prone area on the site and activities least susceptible to fire are sited closest to the bushfire hazard; and (ii) efficient emergency access is optimised; and (iii) bushfire risk is effectively minimised having regard to aspect, elevation, slope and vegetation. (b) Including firebreaks that provide adequate:

Performance outcomes	Requirements for accepted development and assessment benchmarks
	<ul style="list-style-type: none"> (i) setbacks between buildings/ structures and hazardous vegetation; and (ii) access for fire fighting or other emergency vehicles; and (c) Road access for fire-fighting appliances and firebreaks are provided through a perimeter road that separates the use from areas of bushfire hazard and that road has a minimum cleared width of 20 metres; and (d) Where a reticulated water supply is not available and development involves buildings with a gross floor area greater than 50m², one tank within 100m of each residential building that has: <ul style="list-style-type: none"> (i) fire brigade tank fittings; and (ii) 25,000 litres dedicated for fire fighting purposes.
PO21 Community infrastructure in any area mapped as Very High to Medium (Potential Intensity) Areas are able to function effectively during and immediately after bushfire events.	No outcome specified.
PO22 Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.	AO22.1 No hazardous materials, manufactured or stored in bulk, are on land mapped as Very High to Medium (Potential Intensity) Areas.
Flood hazard overlay	
PO23 Development is not exposed to risk from flood events by responding to flood potential and maintains personal safety at all times.	<p>AO23.1 All new allotments include an area of sufficient size to accommodate the intended land use outside the area identified on Overlay Map 03.</p> <p>and</p> <p>AO23.2 New buildings are not located within the area identified on Overlay Map 03;</p> <p>or</p> <p>AO23.3 Development is sited above the 1%AEP flood event where known, or the highest known flood event, as follows:</p> <ul style="list-style-type: none"> (a) Habitable floor levels - 500mm; (b) Non-habitable floor levels - 300mm; (c) On-site sewage treatment and storage areas for potential contaminants - 300mm; (d) All other development - 0mm. <p>and</p> <p>AO23.4 Building work below the nominated flood level allows for the flow through of flood water at ground level:</p> <ul style="list-style-type: none"> (a) The structure below flood level is unenclosed; or

Performance outcomes	Requirements for accepted development and assessment benchmarks
	<p>(b) Any enclosure below flood level aligns with the direction of water flow; or</p> <p>(c) Any enclosure not aligning with the direction of water flow must have openings that are at least 50% of the enclosed area with a minimum opening of 75mm.</p> <p>and</p> <p>AO23.5 Resilient building materials are used below the nominated flood level in accordance with the relevant building assessment provisions.</p> <p>and</p> <p>AO23.6 Signage is provided on site indicating the position and path of all safe evacuation routes off the site.</p>
PO24 Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level, and does not increase the potential for flood damage either on site or other properties.	<p>AO24.1 Works associated with the proposed development do not:</p> <p>(a) involve a net increase in filling greater than 50m³; or</p> <p>(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</p> <p>(c) change flood characteristics outside the site in ways that result in:</p> <p>(i) loss of flood storage;</p> <p>(ii) loss of/changes to flow paths;</p> <p>(iii) acceleration or retardation of flows; or</p> <p>(iv) any reduction in flood warning times.</p>
PO25 Development avoids the release of hazardous materials into floodwaters.	<p>AO25.1 Materials manufactured or stored on site are not hazardous in nature.</p> <p>or</p> <p>AO25.2 Hazardous materials and any associated manufacturing equipment are located above the nominated flood level.</p>
PO26 Community infrastructure in any area mapped as Flood Hazard is able to function effectively during and immediately after flood.	No outcome specified.
Regional infrastructure overlay	
PO27 Stock routes and trails identified on Overlay Map 04 are protected from incompatible development.	No outcome specified.

Performance outcomes	Requirements for accepted development and assessment benchmarks
PO28 Development is sufficiently separated from major electricity infrastructure or substations to minimise the likelihood of nuisance or complaint.	<p>AO28.1 Sensitive land use (as defined in the Regulation) maintain the following separation distances from substations or easement for major electricity infrastructure identified on Overlay Map 04:</p> <ul style="list-style-type: none"> (a) 20 m for transmission lines up to 132 kilovolts (b) 30 m for transmission lines between 133 kilovolts and 275 kilovolts and (c) 40 m for transmission lines exceeding 275 kilovolts. <p>Editor's Note: Information relating to the voltage of transmission lines is available from the relevant energy supplier.</p>
PO29 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.	AO29.1 A minimum 3m wide densely planted landscaped buffer is provided along the boundary adjoining the major electricity infrastructure, including provision for advanced trees and shrubs that will grow to a minimum height of 10m.

6.2.8 Medium impact industry zone code

6.2.8.1 Application

This code applies to assessing a material change of use or a reconfiguring a lot for development in the Medium impact industry zone. When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

6.2.8.2 Purpose

- (1) The purpose of the medium impact industry zone code is to provide for–
 - (a) medium impact industry;
 - (b) other uses and activities that–
 - (i) support industry activities; and
 - (ii) do not compromise the future use of premises for industry activities.
- (2) The overall outcomes sought for the zone code are as follows:
 - (a) Land is to be provided at Murgon, Wondai, Kingaroy and Nanango for a wide range of industrial, manufacturing and storage activities with potential to create new employment which are not readily accommodated in the Low Impact Industry Zone because of greater land requirements or more intensive operating characteristics.
 - (b) Uses and works are located, designed, screened or buffered and managed to maintain safety to people, avoid adverse effects on the natural environment and minimise impacts on adjacent non-industrial land.
 - (c) Non-industrial uses, such as offices and retail uses, which are ancillary to and directly support the industrial area may be appropriate.
 - (d) Development maximises the use of existing transport infrastructure and has access to the appropriate level of transport infrastructure but does not compromise the efficiency of the local and State-controlled road network.
 - (e) The scale, character and built form of development contributes to a high standard of amenity.
 - (f) Development is provided with appropriate infrastructure and essential services.

- (g) The viability of both existing and future medium impact industry uses is protected from the intrusion of incompatible uses.
- (h) Development is reflective of and responsive to the environmental constraints and hazards of the land.
- (i) Sites that are contaminated or pose a health risk from prior activities are remediated prior to being developed for sensitive land use (as defined in the Regulation).
- (j) Industrial uses are adequately separated from sensitive land use (as defined in the Regulation) to minimise the likelihood of environmental harm or environmental nuisance occurring.
- (k) Service and low-impact industry uses may be appropriate where they are not detrimentally affected by or compromise the operations of medium impact industry uses.
- (l) Where land adjoins or is directly visible and close to, residential areas or other sensitive receptors, higher standards of siting, design, environmental performance, buffering and screening will apply.
- (m) Sites fronting major thoroughfares provide a high standard of visual presentation.
- (n) Activities generating high volumes of traffic, particularly heavy vehicle traffic, are located in areas having direct access to the major road network or access other than through residential areas or other sensitive receptors.
- (o) Higher order commercial uses are inconsistent with the purpose of this zone and should be located in the appropriate centre zone.

6.2.8.3 Criteria for Assessment

Table 6.2.8—Accepted development subject to requirements and assessable development

Performance outcomes		Requirements for accepted development and assessment benchmarks
Section 1 General		
PO1	Buildings are of a scale that is consistent with the surrounding built form, streetscape and civic spaces.	AO1.1 Maximum building height is 11.5m.
PO2	Buildings are sited to achieve an acceptable standard of visual amenity.	AO2.1 Buildings are setback from sub-arterial or higher order road frontages by a minimum of 8m. or AO2.2 Buildings are setback from all other road frontages by a minimum of 4m. and AO2.3 Where adjoining land is used, or approved for use, for industrial use, buildings have no minimum setbacks to the common property boundary. or In all other circumstances, buildings are setback a minimum of 4m from the common property boundary. and AO2.4 Total use area is no more than 75% of the site, excluding car parking areas.

Performance outcomes	Requirements for accepted development and assessment benchmarks
<p>PO3 Development presents a high quality appearance when viewed from public areas.</p>	<p>AO3.1 The maximum length of any wall without articulation or change of material is no more than 30m.</p> <p>and</p> <p>AO3.2 All parts of the building facades visible from an arterial or higher order road are constructed predominantly of brick or coloured concrete or masonry and do not incorporate highly reflective materials.</p> <p>and</p> <p>AO3.3 Buildings include variation in parapet design, roofing heights and treatments.</p> <p>and</p> <p>AO3.4 The main entry to the building is easily identifiable from and directly accessible from the principal street frontage of the site and any ancillary office or sales area is located at the front of the building.</p>
<p>PO4 Development is to be adequately serviced.</p>	<p>AO4.1 Development is to be connected to reticulated water supply and sewerage.</p> <p>and</p> <p>AO4.2 Development is supplied with reticulated electricity and telecommunications services.</p> <p>and</p> <p>AO4.3 Stormwater is captured and drained to a lawful point of discharge or to downstream properties but only with the consent of the affected landowners.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
<p>PO5 Landscaping is provided to enhance the established streetscape, protect visual amenity, preserve sight lines and offer effective screening of unsightly activities.</p>	<p>AO5.1 A minimum of 3% of the site is used to provide landscaping.</p> <p>and</p> <p>AO5.2 Landscaping comprising large trees and spreading groundcovers is provided along all road frontages of the site, for a minimum depth of:</p> <ul style="list-style-type: none"> (a) 2m along a State-controlled road or an arterial road; or (b) 1m along any other road frontage. <p>and</p> <p>AO5.3 Landscaping is provided to side and rear boundaries for a minimum depth of:</p> <ul style="list-style-type: none"> (a) 2m where adjoining a sensitive receptor; (b) 0m where adjoining an industrial use; or (c) 1m in all other circumstances. <p>and</p> <p>AO5.4 Existing trees that already contribute to these requirements are retained where their removal is not required to site the use.</p> <p>and</p> <p>AO5.5 Shade trees are provided in car parking areas at a ratio of 1 tree for each 6 car parking spaces.</p>
<p>PO6 Site access facilitates the efficient, effective, safe and convenient functioning of transport infrastructure.</p>	<p>AO6.1 Site access is provided to a gazetted, formed and sealed road.</p> <p>and</p> <p>AO6.2 Access arrangements preclude the need for vehicles to reverse on or off the site.</p> <p>and</p> <p>AO6.3 Site access is provided that is at least 15m from an uncontrolled intersection or 30m from an intersection with traffic lights or islands.</p> <p>and</p> <p>AO6.4 Where practical, adjoining industrial uses utilise a shared access point.</p>
<p>PO7 Development does not adversely affect the safety and security of people and property.</p>	<p>AO7.1 Storage of dangerous goods and combustible liquids is limited to:</p> <ul style="list-style-type: none"> (a) Class 2.1 - 2t or kl; (b) Class 2.2 - 100t or kl; (c) Class 2.3 - 100kg or litres; (d) Class 3 - 20kl; (e) Class 4 - 125kg; (f) Class 5.1 - 1.25t or kl; (g) Class 5.2 - 125kg or litres; (h) Class 8 - 1.25t or kl <p>and complies with the <i>National Standard for the Storage and Handling of Dangerous Goods [NOHSC:1015(2001)]</i>.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
	<p>and AO7.2 Visitor car parking areas are located adjacent to the office component of the use.</p> <p>and AO7.3 The office component is designed with 25% of un-obscured glazing in facades facing public areas of the site and the street.</p>
<p>PO8 Development minimises disturbance to the geotechnical, hydrological, and environmental characteristics of the site and its setting.</p>	<p>AO8.1 Development is located on land with less than 10% slope.</p> <p>and AO8.2 Development occurs in areas outside of stormwater discharge points, overland flow paths and natural drainage features.</p> <p>and AO8.3 Stormwater is directed away from areas of potential contamination.</p> <p>and AO8.4 Areas where potentially contaminating substances are stored or used are covered and bundled.</p> <p>and AO8.5 Provision is made for spills to be controlled on-site for removal and disposal by an approved means.</p> <p>and AO8.6 Liquid or solid wastes are not discharged directly to land or waters.</p>
<p>PO9 Refuse storage areas are located for convenient collection, screened from public view and provided with facilities for self-contained cleaning.</p>	<p>AO9.1 Refuse storage areas are located behind the front building line, allow the appropriately-sized collection vehicle to enter and exit in a forward gear. The use of staff car parking areas to accommodate internal manoeuvring is permissible.</p> <p>and AO9.2 The refuse storage area is provided in a building or other enclosed structure screened to a minimum height of 0.2m above the height of the refuse receptacles.</p> <p>and AO9.3 Refuse storage areas are provided with an impervious base that is drained to an approved waste disposal system and provided within a dedicated hose cock.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
<p>PO10 Development is located and designed to ensure that land uses are not exposed to:</p> <ul style="list-style-type: none"> (a) Areas that pose a health risk from previous activities; and (b) Unacceptable levels of contaminants. 	<p>AO10.1 Development does not occur:</p> <ul style="list-style-type: none"> (a) In areas that pose a health risk from previous activities; and (b) On sites listed on the Contaminated Land Register or Environmental Management Register. <p>or</p> <p>AO10.2 Areas that pose a health risk from previous activities and contaminated soils which are subject to development are remediated prior to plan sealing, operational works permit, or issuing of building works permit.</p>
Section 2 Non-industrial uses	
<p>PO11 Offices and sales activities are ancillary to and directly support the industrial use of the site.</p>	<p>AO11.1 The area of the office use does not exceed 10% of the total gross floor area.</p> <p>and</p> <p>AO11.2 Any sales area does not exceed 20% of the total gross floor area.</p> <p>and</p> <p>AO11.3 Direct sales to the public are restricted to the sale of items produced on site.</p>
<p>PO12 Business activities are established at accessible locations and limited to small-scale outlets that provide goods and services for local industries and employees.</p>	<p>AO12.1 Business activities are located central to the industrial area that they serve.</p> <p>and</p> <p>AO12.2 The business activity addresses an identified deficiency in local service.</p> <p>and</p> <p>AO12.3 The business activity has a total use area no greater than 250m², excluding on-site car parking areas.</p>
Section 3 Caretaker's accommodation	
<p>PO13 Caretaker's accommodations are subsidiary to and compatible with the principal use on the same site.</p>	<p>AO13.1 Only one caretaker's accommodation is established on the site.</p> <p>and</p> <p>AO13.2 A caretaker's accommodation is not located at the front of the major use on the site.</p> <p>and</p> <p>AO13.3 A caretaker's accommodation is separated from the principal activity areas of the primary use of the site by at least 10m.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
<p>PO14 Caretaker's accommodations are compatible with the scale, character and appearance of the setting and provide for the accommodation needs of a caretaker and their family.</p>	<p>AO14.1 A caretaker's accommodation does not exceed 8.5m in height.</p> <p>and</p> <p>AO14.2 A caretaker's accommodation has a floor area no greater than 125m², has a balcony, verandah or deck with a maximum area of 6m² with minimum dimension of 3m.</p> <p>and</p> <p>AO14.3 A caretaker's accommodation is provided with private open space which is directly accessible from a habitable room.</p> <p>and</p> <p>AO14.4 The caretaker's accommodation is provided with 1 car parking space segregated from the car parking supply for the non-residential use of the site.</p>
Section 4 For development affected by one or more overlays	
Airport environs overlay	
Public safety sub-area	
<p>PO15 Development located at the end of runways does not increase the risk to public safety.</p>	<p>AO15.1 Development does not include the following within an airport's public safety area as depicted on Overlay Map 01:</p> <ul style="list-style-type: none"> (a) a significant increase in the number of people living, working or congregating in the public safety area, such as accommodation activities; (b) uses that attract large numbers of people (recreation activities, shopping centres, industrial or commercial uses involving large numbers of workers or customers); (c) the manufacture, use or storage of flammable, explosive, (d) hazardous or noxious materials.

Performance outcomes	Requirements for accepted development and assessment benchmarks
Wildlife hazards sub-area	
<p>PO16 Development does not significantly increase the risk of wildlife hazard particularly flying vertebrates, such as birds and bats, intruding within an airport operational airspace.</p>	<p>AO16.1 Development located within 3 km of an airport runway as depicted on Overlay Map 01 does not include turf farms, fruit tree farms, piggeries, show grounds, food processing plants or food, organic waste or putrescible waste facilities.</p> <p>Development for the purposes of dairy or poultry farms, outdoor sport and recreation, non-putrescible waste facility or sewage treatment facilities ensure landscaping and drainage works (including artificial water bodies) minimise bird and bat attracting potential.</p> <p>and</p> <p>AO16.2 Development located between 3 km and 8 km of an airport runway as depicted on Overlay Map 01 for turf farms, fruit tree farms, piggeries, show grounds, food processing plants, food, organic waste or putrescible waste facilities, dairy or poultry farms, outdoor sport and recreation or sewage treatment facilities ensures potential food or waste sources are covered and collected so that they are not accessible to wildlife.</p>
Biodiversity overlay	
<p>PO17 Areas of environmental significance, including biodiversity values, are identified, protected and enhanced.</p>	<p>AO17.1 Uses and associated works are confined to areas not identified on Overlay Map 05.</p> <p>or</p> <p>AO17.2 Development is compatible with the environmental values of the area.</p> <p>or</p> <p>AO17.3 Where development within an area identified on Overlay Map 05 is unavoidable, measures recommended by a suitably qualified ecologist are incorporated to protect and retain the environmental values and underlying ecosystem processes within or adjacent to the development site to the greatest extent practical.</p>
<p>PO18 Biodiversity values of identified areas of environmental significance are protected from the impacts of development</p>	<p>AO18.1 Development adjacent to Protected Areas identified on Overlay Map 05 is set back a minimum of 100m from the park boundaries in the absence of any current 'Management Plans' for these areas.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
<p>PO19 There are no significant adverse effects on water quality, ecological and biodiversity values.</p>	<p>AO19.1 Uses and associated works are confined to areas outside overland flow paths and natural drainage features.</p> <p>and</p> <p>AO19.2 All buildings, on-site effluent disposal, external activities or storage areas are located 100m from the top of the bank of a river, creek, stream or wetland identified on Overlay Map 05.</p> <p>Note: This setback does not apply to equipment such as pumps that are necessary to access water or waterway crossings.</p> <p>and</p> <p>AO19.3 The Waterway Corridors identified on Overlay Map 05 are maintained in a natural state.</p>
Bushfire hazard overlay	
<p>PO20 Development is not placed at unacceptable risk from bushfire, does not increase the extent or severity of bushfire and maintains the safety of people and property from bushfire.</p>	<p>AO20.1 Development does not occur in areas mapped as Very High or High Potential Bushfire Intensity Areas on the SPP Interactive Mapping (Plan Making).</p> <p>or</p> <p>AO20.2 A written assessment by a suitably experienced or qualified person confirms that the site is of Low Potential Bushfire Hazard.</p> <p>or</p> <p>AO20.3 For areas mapped as Medium Potential Bushfire Intensity Areas on the SPP Interactive Mapping (Plan Making), bushfire risk is mitigated through a Bushfire Management Plan incorporating:</p> <ul style="list-style-type: none"> (a) Lot design and the siting of buildings and uses so: <ul style="list-style-type: none"> (i) high intensity uses are located on the least bushfire prone area on the site and activities least susceptible to fire are sited closest to the bushfire hazard; and (ii) efficient emergency access is optimised; and (iii) bushfire risk is effectively minimised having regard to aspect, elevation, slope and vegetation. (b) Including firebreaks that provide adequate: <ul style="list-style-type: none"> (i) setbacks between buildings/ structures and hazardous vegetation; and (ii) access for fire fighting or other emergency vehicles;

Performance outcomes	Requirements for accepted development and assessment benchmarks
	<p>and</p> <p>(c) Road access for fire-fighting appliances and firebreaks are provided through a perimeter road that separates the use from areas of bushfire hazard and that road has a minimum cleared width of 20 metres; and</p> <p>(d) Where a reticulated water supply is not available and development involves buildings with a gross floor area greater than 50m², one tank within 100m of each residential building that has:</p> <ul style="list-style-type: none"> (i) fire brigade tank fittings; and (ii) 25,000 litres dedicated for fire fighting purposes.
PO21 Community infrastructure in any area mapped as Very High to Medium (Potential Intensity) Areas are able to function effectively during and immediately after bushfire events.	No outcome specified.
PO22 Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.	AO22.1 No hazardous materials, manufactured or stored in bulk, are on land mapped as Very High to Medium (Potential Intensity) Areas.
Flood hazard overlay	
PO23 Development is not exposed to risk from flood events by responding to flood potential and maintains personal safety at all times.	<p>AO23.1 All new allotments include an area of sufficient size to accommodate the intended land use outside the area identified on Overlay Map 03.</p> <p>and</p> <p>AO23.2 New buildings are not located within the area identified on Overlay Map 03; or</p> <p>AO23.3 Development is sited above the 1%AEP flood event where known, or the highest known flood event, as follows:</p> <ul style="list-style-type: none"> (a) Habitable floor levels - 500mm; (b) Non-habitable floor levels - 300mm; (c) On-site sewage treatment and storage areas for potential contaminants - 300mm; (d) All other development - 0mm. <p>and</p> <p>AO23.4 Building work below the nominated flood level allows for the flow through of flood water at ground level:</p> <ul style="list-style-type: none"> (a) The structure below flood level is unenclosed; or (b) Any enclosure below flood level aligns with the direction of water

Performance outcomes	Requirements for accepted development and assessment benchmarks
	<p>flow; or</p> <p>(c) Any enclosure not aligning with the direction of water flow must have openings that are at least 50% of the enclosed area with a minimum opening of 75mm.</p> <p>and</p> <p>AO23.5 Resilient building materials are used below the nominated flood level in accordance with the relevant building assessment provisions.</p> <p>and</p> <p>AO23.6 Signage is provided on site indicating the position and path of all safe evacuation routes off the site.</p>
PO24 Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level, and does not increase the potential for flood damage either on site or other properties.	<p>AO24.1 Works associated with the proposed development do not:</p> <p>(a) involve a net increase in filling greater than 50m³; or</p> <p>(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</p> <p>(c) change flood characteristics outside the site in ways that result in:</p> <p>(i) loss of flood storage;</p> <p>(ii) loss of/changes to flow paths;</p> <p>(iii) acceleration or retardation of flows; or</p> <p>(iv) any reduction in flood warning times.</p>
PO25 Development avoids the release of hazardous materials into floodwaters.	<p>AO25.1 Materials manufactured or stored on site are not hazardous in nature.</p> <p>or</p> <p>AO25.2 Hazardous materials and any associated manufacturing equipment are located above the nominated flood level.</p>
PO26 Community infrastructure in any area mapped as Flood Hazard is able to function effectively during and immediately after flood.	No outcome specified.
Regional infrastructure overlay	
PO27 Stock routes and trails identified on Overlay Map 04 are protected from incompatible development on adjoining sites.	No outcome specified.
PO28 Development is sufficiently separated from major electricity infrastructure or substations to minimise the likelihood of nuisance or complaint.	<p>AO28.1 Sensitive land use (as defined in the Regulation) maintain the following separation distances from substations or easement for major electricity infrastructure identified on Overlay Map 04:</p> <p>(a) 20 m for transmission lines up to 132 kilovolts</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
	<p>(b) 30 m for transmission lines between 133 kilovolts and 275 kilovolts and</p> <p>(c) 40 m for transmission lines exceeding 275 kilovolts.</p> <p>Editor's Note: Information relating to the voltage of transmission lines is available from the relevant energy supplier.</p>
PO29 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.	AO29.1 A minimum 3m wide densely planted landscaped buffer is provided along the boundary adjoining the major electricity infrastructure, including provision for advanced trees and shrubs that will grow to a minimum height of 10m.

6.2.9 Special industry zone code

6.2.9.1 Application

This code applies to assessing a material change of use or a reconfiguring a lot for development in the Special industry zone. When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

6.2.9.2 Purpose

- (1) The purpose of the special industry zone code is to provide for—
 - a. special industry; and
 - b. other uses and activities that—
 - (i) support industry activities; and
 - (ii) do not compromise the future use of premises for industry activities.
- (2) The overall outcomes sought for the zone code are as follows:
 - (a) The ongoing and expanded operation of the Swickers Kingaroy Bacon Factory Pty Ltd, PCA Australia, Tarong Power Station and Parkside Sawmill Wondai is protected.
 - (b) The use of the zone for the manufacture of porcine-based products or the generation of electricity is facilitated.
 - (c) Auxiliary uses that directly support the operation of the bacon factory and power station are consistent with the purpose of the zone.
 - (d) The management of Special Industries maintains the safety of people and minimises impacts on existing surrounding uses, having regard to the inherent risks and hazards associated with their operation.
 - (e) Development is reflective of and responsive to the environmental constraints and hazards of the land.
 - (f) Sites that are contaminated or pose a health risk from prior activities are remediated prior to being developed for sensitive land use (as defined in the Regulation).

6.2.9.3 Criteria for assessment

Table 6.2.9—Accepted development subject to requirements and assessable development

Performance outcomes	Requirements for accepted development and assessment benchmarks
Section 1 For Accepted development subject to requirements development except for Caretaker's residence	
PO1 Development maintains amenity	AO1.1 New operations are wholly enclosed in

Performance outcomes	Requirements for accepted development and assessment benchmarks
standards enjoyed in the area.	a building. or AO1.2 External works and activities are located no closer to the Residential or Rural Residential Zone than any existing lawful works, structures or activities.
PO2 Development presents an acceptable standard of visual amenity when viewed from public areas.	AO2.1 New works are screened from view from public areas by landscaping with a minimum depth of: (a) 2m along a State-controlled road or an arterial road; or (b) 1m along any other road frontage.
PO3 Development is located and designed to ensure that land uses are not exposed to: (a) Areas that pose a health risk from previous activities; and (b) Unacceptable levels of contaminants.	AO3.1 Development does not occur: (a) In areas that pose a health risk from previous activities; and (b) On sites listed on the Contaminated Land Register or Environmental Management Register. or AO3.2 Areas that pose a health risk from previous activities and contaminated soils which are subject to development are remediated prior to plan sealing, operational works permit, or issuing of building works permit.
Section 2 For assessable development	
PO4 Development maintains amenity standards enjoyed in the area.	No outcome specified.
PO5 Development presents an acceptable standard of visual amenity when viewed from public areas.	No outcome specified.
PO6 Development is to be adequately serviced.	No outcome specified.
PO7 Site access facilitates the efficient, effective, safe and convenient functioning of transport infrastructure.	No outcome specified.
PO8 Development does not adversely affect the safety and security of people and property.	No outcome specified.
Section 3 Non-industrial uses	
PO9 Office activities are ancillary to and directly support the industrial use of the site.	AO9.1 The area of the office use does not exceed 10% of the total gross floor area.
Section 4 Caretaker's accommodation	
PO10 Caretaker's accommodations are subsidiary to and compatible with the principal use on the same site.	AO10.1 Only one caretaker's accommodation is established on the site. and AO10.2 A caretaker's accommodation is not located at the front of the primary use on the site. and AO10.3 A caretaker's accommodation is separated from the principal activity areas of the primary use of the site by at least 10m.

Performance outcomes	Requirements for accepted development and assessment benchmarks
PO11 Caretaker's accommodations are compatible with the scale, character and appearance of the setting and provide for the accommodation needs of a caretaker and their family.	<p>AO11.1 A caretaker's accommodation does not exceed 8.5m in height.</p> <p>and</p> <p>AO11.2 A caretaker's accommodation has a floor area no greater than 125m², has a balcony, verandah or deck with a maximum area of 6m² with minimum dimensions of 3m.</p> <p>and</p> <p>AO11.3 A caretaker's accommodation is provided with private open space which is directly accessible from a habitable room.</p> <p>and</p> <p>AO11.4 The caretaker's accommodation is provided with 1 car parking space segregated from the car parking supply for the non-residential use of the site.</p>
Section 5 For development affected by one or more overlays	
Airport environs overlay	
Wildlife hazards overlay	
PO12 Development does not significantly increase the risk of wildlife hazard particularly flying vertebrates, such as birds and bats, intruding within an airport operational airspace.	AO12.1 Development located between 3 km and 8 km of an airport runway as depicted on Overlay Map 01 for turf farms, fruit tree farms, piggeries, show grounds, food processing plants, food, organic waste or putrescible waste facilities, dairy or poultry farms, outdoor sport and recreation or sewage treatment facilities ensures potential food or waste sources are covered and collected so that they are not accessible to wildlife.
Biodiversity overlay	
PO13 Areas of environmental significance, including biodiversity values, are identified, protected and enhanced.	<p>AO13.1 Uses and associated works are confined to areas not identified on Overlay Map 05.</p> <p>or</p> <p>AO13.2 Development is compatible with the environmental values of the area.</p> <p>or</p> <p>AO13.3 Where development within an area identified on Overlay Map 05 is unavoidable, measures recommended by a suitably qualified ecologist are incorporated to protect and retain the environmental values and underlying ecosystem processes within or adjacent to the development site to the greatest extent practical.</p>
PO14 Biodiversity values of identified areas of environmental significance are protected from the impacts of development	AO14.1 Development adjacent to Protected Areas identified on Overlay Map 05 is set back a minimum of 100m from the park boundaries in the absence of any current 'Management Plans' for these areas.
PO15 There are no significant adverse	AO15.1 Uses and associated works are

Performance outcomes	Requirements for accepted development and assessment benchmarks
effects on water quality, ecological and biodiversity values.	<p>confined to areas outside overland flow paths and natural drainage features.</p> <p>and</p> <p>AO15.2 All buildings, on-site effluent disposal, external activities or storage areas are located 100m from the top of the bank of a river, creek, stream or wetland identified on Overlay Map 05.</p> <p>Note: This setback does not apply to equipment such as pumps that are necessary to access water or waterway crossings.</p> <p>and</p> <p>AO15.3 The Waterway Corridors identified on Overlay Map 05 are maintained in a natural state.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
Bushfire hazard overlay	
<p>PO16 Development is not placed at unacceptable risk from bushfire, does not increase the extent or severity of bushfire and maintains the safety of people and property from bushfire</p>	<p>AO16.1 Development does not occur in areas mapped as Very High or High Potential Bushfire Intensity Areas on the SPP Interactive Mapping (Plan Making).</p> <p>or</p> <p>AO16.2 A written assessment by a suitably experienced or qualified person confirms that the site is of Low Potential Bushfire Hazard.</p> <p>or</p> <p>AO16.3 For areas mapped as Medium Potential Bushfire Intensity Areas on the SPP Interactive Mapping (Plan Making), bushfire risk is mitigated through a Bushfire Management Plan incorporating:</p> <ul style="list-style-type: none"> (a) Lot design and the siting of buildings and uses so: <ul style="list-style-type: none"> (i) high intensity uses are located on the least bushfire prone area on the site and activities least susceptible to fire are sited closest to the bushfire hazard; and (ii) efficient emergency access is optimised; and (iii) bushfire risk is effectively minimised having regard to aspect, elevation, slope and vegetation. (b) Including firebreaks that provide adequate: <ul style="list-style-type: none"> (i) setbacks between buildings/ structures and hazardous vegetation; and (ii) access for fire fighting or other emergency vehicles; and (c) Road access for fire-fighting appliances and firebreaks are provided through a perimeter road that separates the use from areas of bushfire hazard and that road has a minimum cleared width of 20 metres; and
<p>PO17 Community infrastructure in any area mapped as Very High to Medium (Potential Intensity) Areas are able to function effectively during and immediately after bushfire events.</p>	<p>No outcome specified.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
PO18 Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.	AO18.1 No hazardous materials, manufactured or stored in bulk, are on land mapped as Very High to Medium (Potential Intensity) Areas.
Flood hazard overlay	
PO19 Development is not exposed to risk from flood events by responding to flood potential and maintains personal safety at all times.	<p>AO19.1 All new allotments include an area of sufficient size to accommodate the intended land use outside the area identified on Overlay Map 03.</p> <p>and</p> <p>AO19.2 New buildings are not located within the area identified on Overlay Map 03;</p> <p>or</p> <p>AO19.3 Development is sited above the 1%AEP flood event where known, or the highest known flood event, as follows:</p> <ul style="list-style-type: none"> (a) Habitable floor levels - 500mm; (b) Non-habitable floor levels - 300mm; (c) On-site sewage treatment and storage areas for potential contaminants - 300mm; (d) All other development - 0mm. <p>and</p> <p>AO19.4 Building work below the nominated flood level allows for the flow through of flood water at ground level:</p> <ul style="list-style-type: none"> (a) The structure below flood level is unenclosed; or (b) Any enclosure below flood level aligns with the direction of water flow; or (c) Any enclosure not aligning with the direction of water flow must have openings that are at least 50% of the enclosed area with a minimum opening of 75mm. <p>and</p> <p>AO19.5 Resilient building materials are used below the nominated flood level in accordance with the relevant building assessment provisions.</p> <p>and</p> <p>AO19.6 Signage is provided on site indicating the position and path of all safe evacuation routes off the site.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
PO20 Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level, and does not increase the potential for flood damage either on site or other properties.	AO20.1 Works associated with the proposed development do not: <ul style="list-style-type: none"> (a) involve a net increase in filling greater than 50m³; or (b) result in any reductions of on-site flood storage capacity and contain within the site any changes to depth / duration/velocity of flood waters; or (c) change flood characteristics outside the site in ways that result in: <ul style="list-style-type: none"> (i) loss of flood storage; (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows; or (iv) any reduction in flood warning times.
PO21 Development avoids the release of hazardous materials into floodwaters.	AO21.1 Materials manufactured or stored on site are not hazardous in nature. and AO21.2 Hazardous materials and any associated manufacturing equipment are located above the nominated flood level.
PO22 Community infrastructure in any area mapped as Flood Hazard is able to function effectively during and immediately after flood.	No outcome specified.
Regional infrastructure overlay	
PO23 Stock routes and trails identified on Overlay Map 04 are protected from incompatible development.	No outcome specified.
PO24 Development is sufficiently separated from major electricity infrastructure or substations to minimise the likelihood of nuisance or complaint.	AO24.1 Sensitive land use (as defined in the Regulation) maintain the following separation distances from substations or easement for major electricity infrastructure identified on Overlay Map 04: <ul style="list-style-type: none"> (a) 20 m for transmission lines up to 132 kilovolts (b) 30 m for transmission lines between 133 kilovolts and 275 kilovolts and (c) 40 m for transmission lines exceeding 275 kilovolts. <p>Editor's Note: Information relating to the voltage of transmission lines is available from the relevant energy supplier.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
PO25 There is sufficient space within the site to establish landscaping which substantively assists in screening and softening obtrusive major electricity infrastructure identified on Overlay Map 04.	AO25.1 A minimum 3m wide densely planted landscaped buffer is provided along the boundary adjoining the major electricity infrastructure, including provision for advanced trees and shrubs that will grow to a minimum height of 10m.

6.2.10 Community facilities zone

6.2.10.1 Application

This code applies to assessing a material change of use or a reconfiguring a lot for development in the Community facilities zone. When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

6.2.10.2 Purpose

- (1) The purpose of the community facilities zone code is to provide for community-related uses, activities and facilities, whether publicly or privately owned, including, for example—
 - (a) educational establishments; and
 - (b) hospitals; and
 - (c) transport and telecommunication networks; and
 - (d) utility installations.
- (2) The overall outcomes sought for the zone code are as follows:
 - (a) Retain and reserve appropriate land throughout the Council area to accommodate activities which have a specific public function that are essential for the wellbeing of the community.
 - (b) Provide for the location of those public infrastructure services and facilities which have significant amenity impacts on adjoining land and the protection of such uses from intrusion by incompatible uses.
 - (c) Ensure that the built form and operation of community facilities are compatible with their neighbourhoods.
 - (d) Where possible, encourage the co-location of community facilities.
 - (e) The location of development is appropriate for the intended use and is consistent with the nature of surrounding development.
 - (f) The Kingaroy and Nanango airports are preserved for the exclusive use of air service and industries or businesses with a direct association with the provision of air service.
 - (g) Existing community uses are intended to continue and intensify if necessary having regard to road and other infrastructure capacity and the amenity of surrounding areas.
 - (h) The form of the development is specific to the facility in recognition of particular operational, functional and locational benchmarks of government functions.
 - (i) Physical infrastructure that has an overbearing nature that cannot be mitigated through design or screening is not located in visually prominent locations.
 - (j) The viability of essential community infrastructure is protected by requiring on-site buffering and separation of new development on adjoining sites that could limit the on-going operation of existing special uses or prejudice appropriate new activities.
 - (k) Social facilities and service establishments are supported by the necessary infrastructure and located in highly accessible locations that promote safe and efficient public transport use, walking and cycling.
 - (l) Development will be provided with a level of infrastructure that is appropriate to the use.
 - (m) Community uses and works are located, designed and managed to maintain safety to people and minimise impacts on adjacent land.

- (n) Adverse impacts on natural features and processes, both on-site and from adjoining areas, are avoided and any unavoidable impacts are minimised through location, design, operation and management of development.
- (o) Should land in this zone cease to be used for community purposes at some future time, redevelopment of the site to a use compatible with the intent of the surrounding zones is encouraged.
- (p) Development is reflective of and responsive to the environmental constraints of the land and the impacts of natural hazards are avoided or safely managed.
- (q) Sites that are contaminated or pose a health risk from prior activities are remediated prior to being developed for sensitive land use (as defined in the Regulation).
- (r) Residential or other sensitive uses are not intensified in the identified separation area around the Swickers Kingaroy Bacon Factory on Overlay Map 11.

6.2.10.3 Criteria for assessment

Table 6.2.10—Accepted development subject to requirements and assessable development

Performance outcomes		Requirements for accepted development and assessment benchmarks	
Section 1 General			
PO1	Buildings and structures must complement the scale of nearby development.	<p>AO1.1 Structures are a maximum height of:</p> <ul style="list-style-type: none">(a) For an educational establishment more than 20m from the Residential zone - 3 storeys and 10m.(b) In all other circumstances - 2 storeys or 8.5m <p>and</p> <p>AO1.2 Buildings are set back not less than:</p> <ul style="list-style-type: none">(a) 10m from the frontage to a State-controlled or arterial road;(b) 6m from the principal road frontage of any other road;(c) 4m from any other road frontage; and(d) 1.5m from any other boundary except where compliance with AO2.1 is required. <p>and</p> <p>AO1.3 Cumulative site cover does not exceed 40%.</p> <p>and</p> <p>AO1.4 The main entrance to the building is visible from, and directly accessible from the street.</p>	
PO2	Development does not adversely impact on the amenity or privacy of the surrounding residential uses.	<p>AO2.1 Buildings are setback from an adjoining residential premises a minimum of 10m.</p> <p>and</p> <p>AO2.2 Active outdoor use areas, site access and car parking, servicing or outdoor storage areas are set back from any boundary adjoining a residential premises a minimum of 4.5m.</p> <p>and</p> <p>AO2.3 New building plant or air-conditioning equipment is located central to the building and screened from view of</p>	

Performance outcomes	Requirements for accepted development and assessment benchmarks
	<p>the street or adjoining residential uses.</p> <p>and</p> <p>AO2.4 Noise generated by any use in the zone does not exceed the background noise levels as follows:</p> <p>(a) 6am – 10pm plus 10db(A);</p> <p>(b) 10pm – 6am plus 3db(A), measured as the adjusted maximum sound pressure level at the property boundary.</p> <p>and</p> <p>AO2.5 Where buildings, car parking, servicing or storage areas are proposed within 10m of any boundary adjoining a residential premises a minimum 1.8m high solid timber, brick or masonry fence is provided.</p> <p>and</p> <p>AO2.6 Outdoor lighting is designed, installed and maintained in accordance with <i>AS4282 – Control of the Obtrusive Effects of Outdoor Lighting</i>.</p> <p>and</p> <p>AO2.7 Community activities adjoining or opposite residential uses are limited to the hours between 6am and 10pm.</p>
<p>PO3 Refuse storage areas are located for convenient collection, screened from public view and provided with facilities for self-contained cleaning.</p>	<p>AO3.1 The refuse storage area is located near the front of the site and allows the collection vehicle to enter and exit in a forward gear. The use of staff car parking areas to accommodate internal manoeuvring is permissible.</p> <p>and</p> <p>AO3.2 The refuse storage area is provided in a building or other enclosed structure screened to a minimum height of 0.2m above the height of the refuse receptacles.</p> <p>and</p> <p>AO3.3 Refuse storage areas are provided with an impervious base that is drained to an approved waste disposal system and provided within a dedicated hose cock.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
<p>PO4 Development is located and designed to ensure that land uses are not exposed to:</p> <ul style="list-style-type: none"> (a) Areas that pose a health risk from previous activities; and (b) Unacceptable levels of contaminants. 	<p>AO4.1 Development does not occur:</p> <ul style="list-style-type: none"> (a) In areas that pose a health risk from previous activities; and (b) On sites listed on the Contaminated Land Register or Environmental Management Register. <p>or</p> <p>AO4.2 Areas that pose a health risk from previous activities and contaminated soils which are subject to development are remediated prior to plan sealing, operational works permit, or issuing of building works permit.</p>
<p>PO5 The proposal does not introduce non-residential traffic into local streets and allows vehicles entering and leaving the site to do so safely and without adversely affecting the efficient functioning of adjacent roads.</p>	<p>AO5.1 Where available, access is provided to a Sub-Arterial Road or higher category road in preference to a local street.</p> <p>and</p> <p>AO5.2 The proposal provides convenient and safe pedestrian access from existing and proposed public transport infrastructure and other public areas.</p> <p>and</p> <p>AO5.3 New vehicle crossovers are separated from any other vehicle crossover by a distance not less than 10m.</p>
<p>PO6 Development must be provided with an acceptable standard of infrastructure.</p>	<p>AO6.1 Where available, development is to be connected to reticulated water supply and sewerage.</p> <p>and</p> <p>AO6.2 Development is provided with a service line connection to the electricity supply and telecommunications networks.</p> <p>and</p> <p>AO6.3 Stormwater discharge must be to a lawful point of discharge or to downstream properties but only with the consent of the affected landowners.</p>
<p>PO7 The site is landscaped so that it makes a positive contribution to the streetscape and to the area generally.</p>	<p>AO7.1 At least 10% of the site is landscaped, including a landscaped strip with a minimum width of 1m along each street frontage.</p> <p>and</p> <p>AO7.2 Where adjoining or opposite residential areas, a 2m wide buffer along the interface boundary of the site is landscaped.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
<p>PO8 Development responds to the slope of steep land in the siting, design and form of buildings and structures, to minimise risk associated with unstable ground.</p>	<p>AO8.1 The development area has a gradient less than 15%.</p> <p>and</p> <p>AO8.2 Building design utilises 'post and pier' type foundations and appear as a series of separate blocks that step down the slope.</p> <p>and</p> <p>AO8.3 The height of benching, cut and fill and the construction of retaining walls does not exceed 1m.</p> <p>and</p> <p>AO8.4 Any voids between the floor of the building and ground level are screened from view by using lattice/batten screening and/or landscaping.</p>
Section 2 Caretaker's accommodation	
<p>PO9 Caretaker's accommodations are subsidiary to and compatible with the principal use on the same site.</p>	<p>AO9.1 Only one caretaker's accommodation is established on the site.</p> <p>and</p> <p>AO9.2 A caretaker's accommodation is not located at the front of the major use on the site.</p> <p>and</p> <p>AO9.3 A caretaker's accommodation is separated from the principal activity areas of the primary use of the site by at least 10m.</p>
<p>PO10 Caretaker's accommodations are compatible with the scale, character and appearance of the setting and provide for the accommodation needs of a caretaker and their family.</p>	<p>AO10.1 A caretaker's accommodation does not exceed 8.5m in height.</p> <p>and</p> <p>AO10.2 Where adjoining land used, or approved for use, for uses in the accommodation activities use group, a caretaker's accommodation is located adjacent to the adjoining use.</p> <p>and</p> <p>AO10.3 A caretaker's accommodation has a floor area no greater than 125m², has a balcony, verandah or deck with a maximum area of 6m² with minimum dimensions of 3m.</p> <p>and</p> <p>AO10.4 A caretaker's accommodation is provided with private open space which is directly accessible from a habitable room.</p> <p>and</p> <p>AO10.5 A caretaker's accommodation is setback:</p> <ul style="list-style-type: none"> (a) A minimum of 1.5m from the common property boundary to an adjoining residential use; or (b) A minimum of 10m from the principal activity areas of an industrial or commercial use on an adjoining allotment.

Performance outcomes	Requirements for accepted development and assessment benchmarks
PO11 Caretaker's accommodation is adequately serviced by access and essential utility infrastructure.	<p>AO11.1 A caretaker's accommodation is connected to reticulated infrastructure to a standard required or expected of new residential development.</p> <p>and</p> <p>AO11.2 The site has a bitumen surfaced road frontage.</p> <p>and</p> <p>AO11.3 The caretaker's residence is provided with 1 car parking space segregated from the car parking supply for the non-residential use of the site.</p>
Section 3 For development affected by one or more overlays	
Airport environs overlay	
Aviation facilities	
PO12 Development does not interfere with the function of aviation facilities.	<p>AO12.1 Development located within the building restricted area identified on Overlay Map 01 does not create:</p> <ul style="list-style-type: none"> (a) permanent or temporary physical obstructions in the line of site between antennas (b) an electrical or electromagnetic field that will interfere with signals transmitted by the facility (c) reflective surfaces that could deflect or interfere with signals transmitted by the facility <p>Editor's Note. A development proposal on land in a building restricted area should be referred to Airservices Australia for assessment. Airservices Australia will provide Council and proponents with authoritative advice about the impact of a proposal on the function of the aviation facility, requirements for risk assessment process and mitigation methods. It is recommended that advice be sought before lodgement of an application to reduce the potential for objection.</p>
Public safety sub-area	
PO13 Development located at the end of runways does not increase the risk to public safety.	<p>AO13.1 Development does not include the following within an airport's public safety area as depicted on Overlay Map 01:</p> <ul style="list-style-type: none"> (a) a significant increase in the number of people living, working or congregating in the public safety area, such as accommodation activities (b) uses that attract large numbers of people (recreation activities, shopping centres, industrial or commercial uses involving large numbers of workers or customers) (c) community activities (e.g. education establishments, hospitals) (d) the manufacture, use or storage of flammable, explosive, (e) hazardous or noxious materials.

Performance outcomes	Requirements for accepted development and assessment benchmarks
Wildlife hazards sub-area	
<p>PO14 Development does not significantly increase the risk of wildlife hazard particularly flying vertebrates, such as birds and bats, intruding within an airport operational airspace.</p>	<p>AO14.1 Development located within 3 km of an airport runway as depicted on Overlay Map 01 does not include turf farms, fruit tree farms, piggeries, show grounds, food processing plants or food, organic waste or putrescible waste facilities. Development for the purposes of dairy or poultry farms, outdoor sport and recreation, non-putrescible waste facility or sewage treatment facilities ensure landscaping and drainage works (including artificial water bodies) minimise bird and bat attracting potential.</p> <p>and</p> <p>AO14.2 Development located between 3 km and 8 km of an airport runway as depicted on Overlay Map 01 for turf farms, fruit tree farms, piggeries, show grounds, food processing plants, food, organic waste or putrescible waste facilities, dairy or poultry farms, outdoor sport and recreation or sewage treatment facilities ensures potential food or waste sources are covered and collected so that they are not accessible to wildlife.</p> <p>and</p> <p>AO14.3 Putrescible waste disposal sites (e.g. landfill and waste transfer facilities) are not located within a 13km radius of an airport as depicted on Overlay Map 01.</p>
Biodiversity overlay	
<p>PO15 Areas of environmental significance, including biodiversity values, are identified, protected and enhanced.</p>	<p>AO15.1 Uses and associated works are confined to areas not identified on Overlay Map 05.</p> <p>or</p> <p>AO15.2 Development is compatible with the environmental values of the area.</p> <p>or</p> <p>AO15.3 Where development within an area identified on Overlay Map 05 is unavoidable, measures recommended by a suitably qualified ecologist are incorporated to protect and retain the environmental values and underlying ecosystem processes within or adjacent to the development site to the greatest extent practical.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
PO16 Biodiversity values of identified areas of environmental significance are protected from the impacts of development	AO16.1 Development adjacent to Protected Areas identified on Overlay Map 05 is set back a minimum of 100m from the park boundaries in the absence of any current 'Management Plans' for these areas.
PO17 There are no significant adverse effects on water quality, ecological and biodiversity values.	<p>AO17.1 Uses and associated works are confined to areas outside overland flow paths and natural drainage features.</p> <p>and</p> <p>AO17.2 All buildings, on-site effluent disposal, external activities or storage areas are located 100m from the top of the bank of a river, creek, stream or wetland identified on Overlay Map 05.</p> <p>Note: This setback does not apply to equipment such as pumps that are necessary to access water or waterway crossings.</p> <p>and</p> <p>AO17.3 The Waterway Corridors identified on Overlay Map 05 are maintained in a natural state.</p>
Bushfire hazard overlay	
PO18 Development is not placed at unacceptable risk from bushfire, does not increase the extent or severity of bushfire and maintains the safety of people and property from bushfire.	<p>AO18.1 Development does not occur in areas mapped as Very High or High Potential Bushfire Intensity Areas on the SPP Interactive Mapping (Plan Making).</p> <p>or</p> <p>AO18.2 A written assessment by a suitably experienced or qualified person confirms that the site is of Low Potential Bushfire Hazard.</p> <p>or</p> <p>AO18.3 For areas mapped as Medium Potential Bushfire Intensity Areas on the SPP Interactive Mapping (Plan Making), bushfire risk is mitigated through a Bushfire Management Plan incorporating:</p> <ul style="list-style-type: none"> (a) Lot design and the siting of buildings and uses so: <ul style="list-style-type: none"> (i) high intensity uses are located on the least bushfire prone area on the site and activities least susceptible to fire are sited closest to the bushfire hazard; and (ii) efficient emergency access is optimised; and (iii) bushfire risk is effectively minimised having regard to aspect, elevation, slope and vegetation. (b) Including firebreaks that provide

Performance outcomes	Requirements for accepted development and assessment benchmarks
	<p>adequate:</p> <ul style="list-style-type: none"> (i) setbacks between buildings/ structures and hazardous vegetation; and (ii) access for fire fighting or other emergency vehicles; and (c) Road access for fire-fighting appliances and firebreaks are provided through a perimeter road that separates the use from areas of bushfire hazard and that road has a minimum cleared width of 20 metres; and (d) Where a reticulated water supply is not available and development involves buildings with a gross floor area greater than 50m², one tank within 100m of each residential building that has: <ul style="list-style-type: none"> (i) fire brigade tank fittings; and (ii) 25,000 litres dedicated for fire fighting purposes.
PO19 Community infrastructure in any area mapped as Very High to Medium (Potential Intensity) Areas are able to function effectively during and immediately after bushfire events.	No outcome specified.
PO20 Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.	AO20.1 No hazardous materials, manufactured or stored in bulk, are on land mapped as Very High to Medium (Potential Intensity) Areas.
Flood hazard overlay	
PO21 Development is not exposed to risk from flood events by responding to flood potential and maintains personal safety at all times.	<p>AO21.1 All new allotments include an area of sufficient size to accommodate the intended land use outside the area identified on Overlay Map 03.</p> <p>and</p> <p>AO21.2 New buildings are not located within the area identified on Overlay Map 03;</p> <p>or</p> <p>AO21.3 Development is sited above the 1%AEP flood event where known, or the highest known flood event, as follows:</p> <ul style="list-style-type: none"> (a) Habitable floor levels - 500mm; (b) Non-habitable floor levels - 300mm; (c) On-site sewage treatment and storage areas for potential contaminants - 300mm; (d) All other development - 0mm. <p>or</p> <p>AO21.4 Building work below the nominated flood level allows for the flow through</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
	<p>of flood water at ground level:</p> <ul style="list-style-type: none"> (a) The structure below flood level is unenclosed; or (b) Any enclosure below flood level aligns with the direction of water flow; or (c) Any enclosure not aligning with the direction of water flow must have openings that are at least 50% of the enclosed area with a minimum opening of 75mm. <p>and</p> <p>AO21.5 Resilient building materials are used below the nominated flood level in accordance with the relevant building assessment provisions.</p> <p>and</p> <p>AO21.6 Signage is provided on site indicating the position and path of all safe evacuation routes off the site.</p>
PO22 Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level, and does not increase the potential for flood damage either on site or other properties.	<p>AO22.1 Works associated with the proposed development do not:</p> <ul style="list-style-type: none"> (a) involve a net increase in filling greater than 50m³; or (b) result in any reductions of on-site flood storage capacity and contain within the site any changes to depth / duration/velocity of flood waters; or (c) change flood characteristics outside the site in ways that result in: <ul style="list-style-type: none"> (i) loss of flood storage; (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows; or (iv) any reduction in flood warning times.
PO23 Development avoids the release of hazardous materials into floodwaters.	<p>AO23.1 Materials manufactured or stored on site are not hazardous in nature.</p> <p>or</p> <p>AO23.2 Hazardous materials and any associated manufacturing equipment are located above the nominated flood level.</p>
PO24 Community infrastructure in any area mapped as Flood Hazard is able to function effectively during and immediately after flood.	No outcome specified.
Regional infrastructure overlay	
PO25 Stock routes and trails identified on Overlay Map 04 are protected from incompatible development.	No outcome specified.

Performance outcomes	Requirements for accepted development and assessment benchmarks
PO26 Development is sufficiently separated from major electricity infrastructure or substations to minimise the likelihood of nuisance or complaint.	AO26.1 Sensitive land use (as defined in the Regulation) maintain the following separation distances from substations or easement for major electricity infrastructure identified on Overlay Map 04: <ul style="list-style-type: none"> (a) 20 m for transmission lines up to 132 kilovolts (b) 30 m for transmission lines between 133 kilovolts and 275 kilovolts and (c) 40 m for transmission lines exceeding 275 kilovolts. <p>Editor's Note: Information relating to the voltage of transmission lines is available from the relevant energy supplier.</p>
PO27 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.	AO27.1 A minimum 3m wide densely planted landscaped buffer is provided along the boundary adjoining the major electricity infrastructure, including provision for advanced trees and shrubs that will grow to a minimum height of 10m.

6.2.11 Emerging community zone

6.2.11.1 Application

This code applies to assessing a material change of use or a reconfiguring a lot for development in the Emerging community zone. When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

6.2.11.2 Purpose

- (1) The purpose of the emerging community zone is to—
 - (a) identify land that is intended for an urban purpose in the future;
 - (b) protect land that is identified for an urban purpose in the future from incompatible uses; and
 - (c) provide for the timely conversion of non-urban land to land for urban purposes.
- (2) The overall outcomes sought for the zone code are as follows:
 - (a) Provide for urban development of identified land at Kingaroy, Nanango, Murgon and Blackbutt for which a full assessment of site constraints and urban infrastructure servicing is required before development can occur.
 - (b) Interim development does not compromise the future development of the area for urban purposes and uses that are incompatible with residential uses are not encouraged.
 - (c) Land is developed in an orderly sequence and in accordance with a structure planning process that includes the provision of infrastructure, consideration of environmental constraints and integration of development sites
 - (d) Development responds to land constraints, including but not limited to topography, bushfire and flooding.
 - (e) Sites that are contaminated or pose a health risk from prior activities are remediated prior to being developed for sensitive land use (as defined in the Regulation).
 - (f) Residential or other sensitive uses are not intensified in the identified separation area around the Swickers Kingaroy Bacon Factory on Overlay Map 11.

- (g) Significant topographic, landscape, recreational and cultural features, as well as waterways, wetlands, natural habitat areas and corridors are protected and enhanced.

6.2.11.3 Criteria for assessment

Table 6.2.11—Accepted development subject to requirements and assessable development

Performance outcomes		Requirements for accepted development and assessment benchmarks
Section 1 General		
PO1	Development of emerging urban areas: (a) appropriately addresses geographical constraints; (b) protects environmental and cultural heritage values; (c) integrates with existing or approved development in the surrounding area; (d) provides appropriate road, cycleway, pedestrian or open space linkages with satisfactory internal connectivity and integration with surrounding development; (e) provides for major stormwater flow paths through the site; (f) protects floodplains and water quality; (g) provides necessary physical infrastructure; and (h) achieve an appropriate level of amenity and safety for adjoining land uses.	<p>AO1.1 Development occurs in accordance with an approved structure plan.</p> <p>or</p> <p>AO1.2 The development application includes a structure plan that provides detailed information addressing site constraints, proposed development, integration with and protection of amenity and safety for surrounding development and provision of urban infrastructure. The structure plan does not confer land use rights.</p> <p>Editor's note— A structure plan is an integrated land use plan setting out the broad environmental, land use, infrastructure and development intent for a specific area. It does not confer land use rights.</p> <p>Editor's note— As a guide, when drafting a structure plan, open space should comprise 10% of the development parcel and be a fair average of its geographic qualities.</p>
PO2	Development is located and designed to ensure that land uses are not exposed to: (a) Areas that pose a health risk from previous activities; and (b) Unacceptable levels of contaminants.	<p>AO2.1 Development does not occur: (a) In areas that pose a health risk from previous activities; and (b) On sites listed on the Contaminated Land Register or Environmental Management Register.</p> <p>or</p> <p>AO2.2 Areas that pose a health risk from previous activities and contaminated soils which are subject to development are remediated prior to plan sealing, operational works permit, or issuing of building works permit.</p>
Section 2 Secondary dwelling		
PO3	A secondary dwelling must be subsidiary to its primary dwelling.	<p>AO3.1 A secondary dwelling is no larger than 70m² in gross floor area or 40% of the gross floor area of the primary dwelling, whichever is less.</p> <p>and</p> <p>AO3.2 Parking is provided for one vehicle and access to it is via the same driveway as the primary dwelling.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
Section 3 For development affected by one or more overlays	
Airport environs overlay	
Wildlife hazards sub-area	
PO4 Development does not significantly increase the risk of wildlife hazard particularly flying vertebrates, such as birds and bats, intruding within an airport operational airspace.	No outcome specified.
Biodiversity overlay	
PO5 Areas of environmental significance, including biodiversity values, are identified, protected and enhanced.	AO5.1 Uses and associated works are confined to areas not identified on Overlay Map 05. or AO5.2 Development is compatible with the environmental values of the area. or AO5.3 Where development within an area identified on Overlay Map 05 is unavoidable, measures recommended by a suitably qualified ecologist are incorporated to protect and retain the environmental values and underlying ecosystem processes within or adjacent to the development site to the greatest extent practical.
PO6 Biodiversity values of identified areas of environmental significance are protected from the impacts of development	AO6.1 Development adjacent to Protected Areas identified on Overlay Map 05 is set back a minimum of 100m from the park boundaries in the absence of any current 'Management Plans' for these areas.
PO7 There are no significant adverse effects on water quality, ecological and biodiversity values.	AO7.1 Uses and associated works are confined to areas outside overland flow paths and natural drainage features. and AO7.2 All buildings, on-site effluent disposal, external activities or storage areas are located 100m from the top of the bank of a river, creek, stream or wetland identified on Overlay Map 05. Note: This setback does not apply to equipment such as pumps that are necessary to access water or waterway crossings. and AO7.3 The Waterway Corridors identified on Overlay Map 05 are maintained in a natural state.
Bushfire hazard overlay	
PO8 Development is not placed at unacceptable risk from bushfire, does not increase the extent or severity of bushfire and maintains the safety of people and property from bushfire	AO8.1 Development does not occur in areas mapped as Very High or High Potential Bushfire Intensity Areas on the SPP Interactive Mapping (Plan Making). or AO8.2 A written assessment by a suitably experienced or qualified person

Performance outcomes	Requirements for accepted development and assessment benchmarks
	<p>confirms that the site is of Low Potential Bushfire Hazard.</p> <p>or</p> <p>AO8.3 For areas mapped as Medium Potential Bushfire Intensity Areas on the SPP Interactive Mapping (Plan Making), bushfire risk is mitigated through a Bushfire Management Plan incorporating:</p> <ul style="list-style-type: none"> (a) Lot design and the siting of buildings and uses so: <ul style="list-style-type: none"> (i) high intensity uses are located on the least bushfire prone area on the site and activities least susceptible to fire are sited closest to the bushfire hazard; and (ii) efficient emergency access is optimised; and (iii) bushfire risk is effectively minimised having regard to aspect, elevation, slope and vegetation. (b) Including firebreaks that provide adequate: <ul style="list-style-type: none"> (i) setbacks between buildings/ structures and hazardous vegetation; and (ii) access for fire fighting or other emergency vehicles; and (c) Road access for fire-fighting appliances and firebreaks are provided through a perimeter road that separates the use from areas of bushfire hazard and that road has a minimum cleared width of 20 metres; and (d) Where a reticulated water supply is not available and development involves buildings with a gross floor area greater than 50m², one tank within 100m of each residential building that has: <ul style="list-style-type: none"> (i) fire brigade tank fittings; and (ii) 5,000 litres dedicated for fire fighting purposes.
PO9 Community infrastructure in any area mapped as Very High to Medium (Potential Intensity) Areas are able to function effectively during and immediately after bushfire events.	No outcome specified.
PO10 Major risks to the safety or property and to the wellbeing of occupants in	AO10.1 New dwellings on land mapped as Very High to Medium (Potential

Performance outcomes	Requirements for accepted development and assessment benchmarks
<p>areas mapped as Very High to Medium (Potential Intensity) Areas is minimised through appropriate siting, servicing and managing of residential premises.</p>	<p>Intensity) Areas are located:</p> <ul style="list-style-type: none"> (a) Centrally within existing cleared areas on a lot which allows a regular shaped area (with a minimum dimension of 50m) of 5,000m² to be identified that: <ul style="list-style-type: none"> (i) is free of highly combustible vegetated areas; and (ii) is on southerly to easterly facing slopes not exceeding 15% gradient; or (iii) on flat lands at the base of north to western facing slopes not exceeding 15% gradient. (b) A fire protection buffer is established around the complete perimeter of the dwelling unit within a lot for a minimum width of 50m.
Flood hazard overlay	
<p>PO11 Development is not exposed to risk from flood events by responding to flood potential and maintains personal safety at all times.</p>	<p>AO11.1 All new allotments include an area of sufficient size to accommodate the intended land use outside the area identified on Overlay Map 03.</p> <p>and</p> <p>AO11.2 New buildings are not located within the area identified on Overlay Map 03;</p> <p>or</p> <p>AO11.3 Development is sited above the 1%AEP flood event where known, or the highest known flood event, as follows:</p> <ul style="list-style-type: none"> (a) Habitable floor levels - 500mm; (b) Non-habitable floor levels - 300mm; (c) On-site sewage treatment and storage areas for potential contaminants - 300mm; (d) All other development - 0mm. <p>and</p> <p>AO11.4 Building work below the nominated flood level allows for the flow through of flood water at ground level:</p> <ul style="list-style-type: none"> (a) The structure below flood level is unenclosed; or (b) Any enclosure below flood level aligns with the direction of water flow; or (c) Any enclosure not aligning with the direction of water flow must have openings that are at least 50% of the enclosed area with a minimum opening of 75mm. <p>and</p> <p>AO11.5 Resilient building materials are used</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
	<p>below the nominated flood level in accordance with the relevant building assessment provisions.</p> <p>and</p> <p>AO11.6 Signage is provided on site indicating the position and path of all safe evacuation routes off the site.</p>
PO12 Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level, and does not increase the potential for flood damage either on site or other properties.	<p>AO12.1 Works associated with the proposed development do not:</p> <ul style="list-style-type: none"> (a) involve a net increase in filling greater than 50m³; or (b) result in any reductions of on-site flood storage capacity and contain within the site any changes to depth / duration/velocity of flood waters; or (c) change flood characteristics outside the site in ways that result in: <ul style="list-style-type: none"> (i) loss of flood storage; (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows; or (iv) any reduction in flood warning times.
PO13 Community infrastructure in any area mapped as Flood Hazard is able to function effectively during and immediately after flood.	No outcome specified.
Regional infrastructure overlay	
PO14 Stock routes and trails identified on Overlay Map 04 are protected from incompatible development.	No outcome specified.
PO15 Development is sufficiently separated from major electricity infrastructure or substations to minimise the likelihood of nuisance or complaint.	<p>AO15.1 Sensitive land use (as defined in the Regulation) maintain the following separation distances from substations or easement for major electricity infrastructure identified on Overlay Map 04:</p> <ul style="list-style-type: none"> (a) 20 m for transmission lines up to 132 kilovolts (b) 30 m for transmission lines between 133 kilovolts and 275 kilovolts and (c) 40 m for transmission lines exceeding 275 kilovolts. <p>Editor's Note: Information relating to the voltage of transmission lines is available from the relevant energy supplier.</p>
PO16 There is sufficient space within the site to establish landscaping which substantively assists in screening and softening obtrusive major electricity infrastructure identified on Overlay	AO16.1 A minimum 3m wide densely planted landscaped buffer is provided along the boundary adjoining the major electricity infrastructure, including provision for advanced trees and shrubs that will

Performance outcomes	Requirements for accepted development and assessment benchmarks
Map 04.	grow to a minimum height of 10m.

6.2.12 Extractive industry zone

6.2.12.1 Application

This code applies to assessing a material change of use or a reconfiguring a lot for development in the Extractive industry zone. When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

6.2.12.2 Purpose

- (1) The purpose of the extractive industry zone code is to provide for extractive industry.
- (2) The local government purpose is to protect areas of identified extractive resources, their buffer areas and haulage routes from development that may significantly diminish their value by encroachment of incompatible uses and to ensure that the public is aware of the intended use. Extractive industry activities are located, designed and operated without significant conflict with existing uses and avoids or minimises, within acceptable levels, any significant risk to the natural or built environment or human well-being or safety.
- (3) The overall outcomes sought for the zone code are as follows:
 - (a) The continuation or establishment of extractive industry operations is facilitated, provided that the significant environmental impacts of such operations are contained within the site.
 - (b) Uses and works are located, designed and managed to maintain safety to people, avoid significant adverse effects on the natural environment and minimise impacts on existing incompatible uses in the surrounding area.
 - (c) Non-industrial uses that directly support the extractive industry are consistent with the purpose of the zone.
 - (d) The scale, character and built form of development contributes to a high standard of amenity.
 - (e) Development has access to appropriate transport infrastructure.
 - (f) Development provides for the effective rehabilitation of land used for extractive industry, once the resource has been exhausted.
 - (g) Development for non-industrial urban purposes is not intended in this Zone.
 - (h) Development adjacent to an extractive resource or haulage route permits the efficient extraction of the entire resource, the safe and efficient transport of materials to and from the site and provides effective and on-going separation of extractive industry activity from any sensitive uses.
 - (i) Development is reflective of and responsive to the environmental constraints and hazards of the land.
 - (j) Sites that are contaminated or pose a health risk from prior activities are remediated prior to being developed for sensitive land use (as defined in the Regulation).

6.2.12.3 Criteria for assessment

Table 6.2.12—Accepted development subject to requirements and assessable development

Performance outcomes	Requirements for accepted development and assessment benchmarks
Section 1 General	
PO1 Extractive industries are designed, implemented and operated to promote the efficient extraction of economic resources in a responsible manner.	AO1.1 Development applications for extractive industries are accompanied by a site based management plan that includes, but is not limited to:

Performance outcomes	Requirements for accepted development and assessment benchmarks
	<ul style="list-style-type: none"> (a) A site description identifying the location and extent of the resource, site access and proposed internal roads, stockpiling areas, water detention/treatment areas and the location of other services and infrastructure; (b) Proposal details describing the resource, proposed staging, geological and geotechnical information, the amount of material to be extracted (both total and annual tonnage), method of extraction and on-site processing and transportation method and frequency of trips; (c) Amenity impacts, including noise and method of amelioration, hours of operation, lighting and landscaping; (d) Environmental impacts including, water quality, management and waste water treatment, overland flows and stormwater controls, vegetation clearing and weed management, evaluation of ecological impacts and processes for monitoring the environmental impacts; (e) Assessment of risks and hazards; (f) Rehabilitation plans.
<p>PO2 Extractive industries incorporate mitigation measures to minimise the likely adverse impacts on environmental, ecological and hydrological processes.</p>	<p>AO2.1 Areas for uses and associated works are located:</p> <ul style="list-style-type: none"> (a) on slopes less than 10% in gradient, (b) on free draining land with a cross fall of at least 0.5-1%, (c) on existing cleared land, (d) outside areas of known salinity, (e) outside natural drainage features, <p>and</p> <p>AO2.2 No vegetation is cleared outside the nominated excavation areas.</p> <p>and</p> <p>AO2.3 No tree clearing occurs on:</p> <ul style="list-style-type: none"> (a) Groundwater recharge and discharge areas, (b) slopes over 15% in grade, (c) land which is 50m each side of the centre of a ridgeline, stormwater discharge points or known salinity outbreaks. <p>and</p> <p>AO2.4 Cleared vegetation is removed or wood-chipped.</p> <p>and</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
	<p>AO2.5 Disturbed areas are revegetated as soon as practicable after operations cease on that area and the planting is maintained until vegetation cover is re-established.</p> <p>and</p> <p>AO2.6 Except for access points, fringes of water bodies are planted with wetland species such that a sustainable aquatic plant community is established.</p> <p>and</p> <p>AO2.7 Earthworks and excavation are located and designed so groundwater is not interrupted or exposed to evaporation or seasonal falls.</p> <p>and</p> <p>AO2.8 Internal vehicle and machinery movement areas:</p> <ul style="list-style-type: none"> (a) do not run parallel to waterways; (b) involving crossing of waterways and drainage lines, occurs by way of bridging at right angles, and (c) drainage of tracks occurs by way of erosion resistant table and cross drains. <p>and</p> <p>AO2.9 Banks or channels are constructed to divert stormwater runoff away from disturbed areas.</p> <p>and</p> <p>AO2.10 Sediment basins and other runoff controls are provided to detain runoff from disturbed areas for treatment by sedimentation, settlement or flocculation.</p> <p>and</p> <p>AO2.11 Lining or other suitable treatment of erosion prone areas is established and maintained at discharge points.</p> <p>and</p> <p>AO2.12 Areas for washing plants, permanent maintenance and cleaning areas for vehicles, equipment and machinery are roofed, sealed and bunded, draining to a sump for first flush holding and treatment prior to discharge of treated waters to settlement ponds.</p> <p>and</p> <p>AO2.13 Harvested water is re-used on site where possible.</p> <p>and</p> <p>AO2.14 Sewerable wastes are disposed of to</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
	sewer, treatment plant or septic tank system. and AO2.15 All waste oil, grease and solvents are taken off-site for recycling, treatment or disposal at a disposal facility.
PO3 Operation of the use minimises adverse impacts on sensitive receptors and the existing rural amenity and scenic nature of the locality.	AO3.1 A 10m wide vegetation buffer is provided to those site boundaries: (a) fronting any collector or higher order road; (b) fronting the Bicentennial Trail; and (c) visible to any adjacent dwelling unit or other sensitive receptor. and AO3.2 A 20m wide vegetation buffer is provided to all other boundaries. and AO3.3 Any areas of significant existing native vegetation form part of the required buffers. and AO3.4 No extractive industry or ancillary activity is conducted within 50m of any boundary of the site. and AO3.5 The open area used for the storage of vehicles machinery, goods and materials used on the site is effectively screened with fencing or vegetation.
PO4 The design, operation and staging of the extractive industry provides for the progressive rehabilitation of the site to provide for the optimal future land use and land form after extraction is completed.	AO4.1 A site rehabilitation plan prepared by a competent person forms part of the application and demonstrates the site will be reclaimed and rehabilitated to a stable, useable and attractive state. and AO4.2 On completion of extraction in each stage of operations, revegetation of these areas occurs prior to the commencement of operations on other parts of the site area. and AO4.3 On-going and final site rehabilitation provides for: (a) Regrading of the site to remove excessive slopes or batters created by the excavation works; (b) Spreading of overburden stockpiles and restoration of the soil profile; (c) Revegetation with local endemic species and maintenance of such revegetation for a period of at least two years; (d) Disused buildings, structures, plant, machinery and other

Performance outcomes	Requirements for accepted development and assessment benchmarks
	<p>materials are removed from the site after extraction is completed.</p> <p>and</p> <p>AO4.4 Where artificial water bodies are present upon cessation, rehabilitation to be such that:</p> <ul style="list-style-type: none"> (a) the water quality of any artificially created water bodies is capable of sustaining flora and fauna; (b) suitable plant species are established in and adjacent to the water bodies (c) the structural stability of embankments does not present a hazard.
<p>P05 Development other than extractive industry does not reduce or preclude the potential for extractive operations on the land.</p>	<p>No outcome specified.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
<p>PO6 The transportation of materials from the site utilises roads of adequate construction capacity and has minimal impact upon the environment, local traffic and premises along the haulage route.</p>	<p>AO6.1 Extraction sites have direct access to a formed, constructed and gazetted road.</p> <p>and</p> <p>AO6.2 The minimum haul road standards are:</p> <ul style="list-style-type: none"> (a) 7m bitumen surface width with cross road drainage; (b) 80kph design speed with standard signage; and (c) Bridges are two lane construction <p>and</p> <p>AO6.3 Acceleration and deceleration lanes are provided to site ingress and egress points or, where site access is to a lower order road than a collector road, at the intersection of that road with a higher order road.</p> <p>and</p> <p>AO6.4 Site accesses and egresses are located to provide:</p> <ul style="list-style-type: none"> (a) a minimum sight distance in all directions of 200m; (b) a maximum gradient of 1:10 (10%) on all roads within 100m of such access or egress; (c) a minimum access/egress width of 12m; and (d) a minimum separation to any road intersection or property access of 50m. <p>and</p> <p>AO6.5 Access roads and haulage routes are not through residential or rural residential areas or along the Bicentennial Trail.</p>
<p>PO7 Development is designed and managed so that it avoids unacceptable impacts on amenity and public safety.</p>	<p>AO7.1 Separation distances between existing residential and community activities and extractive industries are as follows:</p> <ul style="list-style-type: none"> (a) Blasting - 1,000m (b) Non-blasting - 200m <p>and</p> <p>AO7.2 Blasting is limited to 9am to 5pm Monday to Friday.</p> <p>and</p> <p>AO7.3 Other operations including haulage, are limited to the hours of:</p> <ul style="list-style-type: none"> (a) 6am to 6pm, Monday to Friday, and (b) 8am to 1pm on Saturdays. <p>and</p> <p>AO7.4 No operations occur on Sundays or Public Holidays.</p> <p>and</p> <p>AO7.5 Noise levels at any sensitive receptor</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
	<p>are not increased to a level greater than 5dB(A) above the ambient noise level as a result of on-site operations.</p> <p>and</p> <p>AO7.6 Transportation of materials does not generate road traffic noise levels that exceed 63dB(A)_{L10 (18 hour)} or 80dB(A)_{L_{Amax}} at residential dwellings or community uses on the nominated haulage route.</p> <p>and</p> <p>AO7.7 Vibration does not cause a nuisance or damage to other properties.</p> <p>and</p> <p>AO7.8 Illumination levels do not exceed 8lux when measured at a distance 1.5m outside the boundary of the site.</p> <p>and</p> <p>AO7.9 Internal roads are either sealed or subject to other adequate dust suppression techniques.</p> <p>and</p> <p>AO7.10 Loads are covered to prevent the escape of dust or material being transported.</p> <p>and</p> <p>AO7.11 Blasting does not result in materials escaping or being ejected from the site.</p> <p>and</p> <p>AO7.12 A fence of 2m in height is erected around any excavation pits or areas of the site where water may pond to a depth of 1m or greater and all gates in such fence are securely locked when employees or staff are not present on site.</p> <p>and</p> <p>AO7.13 Prior to any blasting, notices of warning which provide warning to those working on the site and to passers-by is erected and kept clearly exhibited on the approaches to, and not less than 800m from the site of the blasting.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
<p>PO8 Development is located and designed to ensure that land uses are not exposed to:</p> <ul style="list-style-type: none"> (a) Areas that pose a health risk from previous activities; and (b) Unacceptable levels of contaminants. 	<p>AO8.1 Development does not occur:</p> <ul style="list-style-type: none"> (a) In areas that pose a health risk from previous activities; and (b) On sites listed on the Contaminated Land Register or Environmental Management Register. <p>or</p> <p>AO8.2 Areas that pose a health risk from previous activities and contaminated soils which are subject to development are remediated prior to plan sealing, operational works permit, or issuing of building works permit.</p>
Section 2 Caretaker's accommodation	
<p>PO9 Caretaker's accommodations are subsidiary to and compatible with the principal use on the same site.</p>	<p>AO9.1 Only one caretaker's accommodation is established on the site.</p> <p>and</p> <p>AO9.2 A caretaker's accommodation is not located at the front of the primary use on the site.</p> <p>and</p> <p>AO9.3 A caretaker's accommodation is separated from the principal activity areas of the primary use of the site by at least 10m.</p>
<p>PO10 Caretaker's accommodations are compatible with the scale, character and appearance of the setting and provide for the accommodation needs of a caretaker and their family.</p>	<p>AO10.1 A caretaker's accommodation does not exceed 8.5m in height.</p> <p>and</p> <p>AO10.2 Where adjoining land used, or approved for use, for uses in the accommodation activities use group, a caretaker's accommodation is located adjacent to the adjoining use.</p> <p>and</p> <p>AO10.3 A caretaker's accommodation has a floor area no greater than 125m², has a balcony, verandah or deck with a maximum area of 6m² with minimum dimensions of 3m.</p> <p>and</p> <p>AO10.4 A caretaker's accommodation is provided with private open space which is directly accessible from a habitable room.</p> <p>and</p> <p>AO10.5 The caretaker's accommodation is provided with 1 car parking space segregated from the car parking supply for the non-residential use of the site.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
Section 3 For development affected by one or more overlays	
Airport environs overlay	
Wildlife hazards sub-area	
PO11 Development does not significantly increase the risk of wildlife hazard particularly flying vertebrates, such as birds and bats, intruding within an airport operational airspace.	No outcome specified.
Biodiversity overlay	
PO12 Areas of environmental significance, including biodiversity values, are identified, protected and enhanced.	AO12.1 Uses and associated works are confined to areas not identified on Overlay Map 05. or AO12.2 Development is compatible with the environmental values of the area. or AO12.3 Where development within an area identified on Overlay Map 05 is unavoidable, measures recommended by a suitably qualified ecologist are incorporated to protect and retain the environmental values and underlying ecosystem processes within or adjacent to the development site to the greatest extent practical.
PO13 Biodiversity values of identified areas of environmental significance are protected from the impacts of development	AO13.1 Development adjacent to Protected Areas identified on Overlay Map 05 is set back a minimum of 100m from the park boundaries in the absence of any current 'Management Plans' for these areas.
PO14 There are no significant adverse effects on water quality, ecological and biodiversity values.	AO14.1 Uses and associated works are confined to areas outside overland flow paths and natural drainage features. and AO14.2 All buildings, on-site effluent disposal, external activities or storage areas are located 100m from the top of the bank of a river, creek, stream or wetland identified on Overlay Map 05. Note: This setback does not apply to equipment such as pumps that are necessary to access water or waterway crossings. and AO14.3 The Waterway Corridors identified on Overlay Map 05 are maintained in a natural state.
Bushfire hazard overlay	
PO15 Development is not placed at unacceptable risk from bushfire, does not increase the extent or severity of bushfire and maintains the safety of people and property from bushfire	AO15.1 With the exception of extraction and processing areas, development does not occur in areas mapped as Very High or High Potential Bushfire Intensity Areas on the SPP Interactive Mapping (Plan Making).

Performance outcomes	Requirements for accepted development and assessment benchmarks
	<p>or</p> <p>AO15.2 A written assessment by a suitably experienced or qualified person confirms that the site is of Low Potential Bushfire Hazard.</p> <p>or</p> <p>AO15.3 For areas mapped as Medium Potential Bushfire Intensity Areas on the SPP Interactive Mapping (Plan Making), bushfire risk is mitigated through a Bushfire Management Plan incorporating:</p> <ul style="list-style-type: none"> (a) Lot design and the siting of buildings and uses so: <ul style="list-style-type: none"> (i) high intensity uses are located on the least bushfire prone area on the site and activities least susceptible to fire are sited closest to the bushfire hazard; and (ii) efficient emergency access is optimised; and (iii) bushfire risk is effectively minimised having regard to aspect, elevation, slope and vegetation. (b) Including firebreaks that provide adequate: <ul style="list-style-type: none"> (i) setbacks between buildings/ structures and hazardous vegetation; and (ii) access for fire fighting or other emergency vehicles; and (c) Road access for fire-fighting appliances and firebreaks are provided through a perimeter road that separates the use from areas of bushfire hazard and that road has a minimum cleared width of 20 metres; and (d) Where a reticulated water supply is not available and development involves buildings with a gross floor area greater than 50m², one tank within 100m of each building that has: <ul style="list-style-type: none"> (i) fire brigade tank fittings; and (ii) 5,000 litres dedicated for fire fighting purposes.

Performance outcomes	Requirements for accepted development and assessment benchmarks
PO16 Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.	AO16.1 No hazardous materials, manufactured or stored in bulk, are on land mapped as Very High to Medium (Potential Intensity) Areas.
Extractive industry overlay	
PO17 The long term availability of the extractive resource, coal or mineral for extraction or processing is maintained.	AO17.1 Development in the resource or processing area depicted on Overlay Map 07 is for: <ul style="list-style-type: none"> (a) extractive, coal or mineral industry or is directly associated with extractive, coal or mineral; industry, or (b) other uses that would not constrain existing or future extractive, coal or mineral activities, or (c) a temporary use.
PO18 Development does not increase the number of people living or working in the separation area.	AO18.1 New residential, business and community activities are not located within the separation area depicted on Overlay Map 07. or AO18.2 Development does not increase the total number of lots within the separation area depicted on Overlay Map 07.
PO19 Extractive, coal or mineral industry development does not compromise the function of the separation area in providing a buffer between extractive/processing operations and any incompatible uses outside the separation area.	AO19.1 Extractive industry does not expand into the separation areas mapped on Overlay Map 07.
PO20 Development does not increase the number of people living in the transport route's separation area.	AO20.1 Development does not involve: <ul style="list-style-type: none"> (a) New residential, business or community activities; or (b) An increase in the total number of lots; within 100m distance each side of a transport route identified on Overlay Map 07. and AO20.2 Access points are designed to avoid adversely affecting the safe and efficient operation of vehicles transporting extractive materials.
Flood hazard overlay	
PO21 Development is not exposed to risk from flood events by responding to flood potential and maintains personal safety at all times.	AO21.1 All new allotments include an area of sufficient size to accommodate the intended land use outside the area identified on Overlay Map 03. and AO21.2 New buildings are not located within the area identified on Overlay Map 03; or AO21.3 With the exception of extraction areas,

Performance outcomes	Requirements for accepted development and assessment benchmarks
	<p>development is sited above the 1%AEP flood event where known, or the highest known flood event, as follows:</p> <ul style="list-style-type: none"> (a) Habitable floor levels - 500mm; (b) Non-habitable floor levels - 300mm; (c) On-site sewage treatment and storage areas for potential contaminants - 300mm; (d) All other development - 0mm. <p>and</p> <p>AO21.4 Building work below the nominated flood level allows for the flow through of flood water at ground level:</p> <ul style="list-style-type: none"> (a) The structure below flood level is unenclosed; or (b) Any enclosure below flood level aligns with the direction of water flow; or (c) Any enclosure not aligning with the direction of water flow must have openings that are at least 50% of the enclosed area with a minimum opening of 75mm. <p>and</p> <p>AO21.5 Resilient building materials are used below the nominated flood level in accordance with the relevant building assessment provisions.</p> <p>and</p> <p>AO21.6 Signage is provided on site indicating the position and path of all safe evacuation routes off the site.</p>
<p>PO22 Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level, and does not increase the potential for flood damage either on site or other properties.</p>	<p>AO22.1 Works associated with the proposed development do not:</p> <ul style="list-style-type: none"> (a) involve a net increase in filling greater than 50m³; or (b) result in any reductions of on-site flood storage capacity and contain within the site any changes to depth / duration/velocity of flood waters; or (c) change flood characteristics outside the site in ways that result in: <ul style="list-style-type: none"> (i) loss of flood storage; (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows; or (iv) any reduction in flood warning times.

Performance outcomes	Requirements for accepted development and assessment benchmarks
PO23 Development avoids the release of hazardous materials into floodwaters.	AO23.1 Materials manufactured or stored on site are not hazardous in nature. or AO23.2 Hazardous materials and any associated manufacturing equipment are located above the nominated flood level.
Landslide hazard overlay	
PO24 Development does not increase the risk of harm to people and property as a result of landslide, by:- (a) avoiding development in a landslide hazard area; or (b) undertaking development in a landslide hazard area only where strictly in accordance with best practice geotechnical principles.	AO24.1 Development, including associated access, is not located in a landslide hazard area as identified on Overlay Map 10. or AO24.2 Development, including associated access, is located in a low or very low land landslide hazard area as determined by a site-specific geotechnical assessment prepared by a competent person.
Regional infrastructure overlay	
PO25 Stock routes and trails identified on Overlay Map 04 are protected from incompatible development on adjoining sites.	No outcome specified.
PO26 Development is sufficiently separated from major electricity infrastructure or substations to minimise the likelihood of nuisance or complaint.	AO26.1 Sensitive land use (as defined in the Regulation) maintain the following separation distances from substations or easement for major electricity infrastructure identified on Overlay Map 04: (a) 20 m for transmission lines up to 132 kilovolts (b) 30 m for transmission lines between 133 kilovolts and 275 kilovolts and (c) 40 m for transmission lines exceeding 275 kilovolts. Editor's Note: Information relating to the voltage of transmission lines is available from the relevant energy supplier.
PO27 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.	AO27.1 A minimum 3m wide densely planted landscaped buffer is provided along the boundary adjoining the major electricity infrastructure, including provision for advanced trees and shrubs that will grow to a minimum height of 10m.

6.2.13 Rural zone

6.2.13.1 Application

This code applies to assessing a material change of use or a reconfiguring a lot for development in the Rural zone. When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

6.2.13.2 Purpose

- (1) The purpose of the rural zone code is to—
 - (a) provide for rural uses and activities;
 - (b) provide for other uses and activities that are compatible with—
 - (i) existing and future rural uses and activities; and
 - (ii) the character and environmental features of the zone; and
 - (c) maintain the capacity of land for rural uses and activities by protecting and managing significant natural resources and processes.
- (2) The overall outcomes sought for the zone code are as follows:
 - (a) Land that is essential to the economic viability of productive Agricultural Land Classification Class A or Class B and rural land uses within the region is conserved.
 - (b) Development comprises a wide range of existing and new rural pursuits, including cropping, intensive horticulture and animal industries, animal husbandry and keeping and other compatible primary production uses.
 - (c) On farm value adding in the form of small scale agri-tourism is supported where associated with the rural use of the site.
 - (d) Infrastructure is provided at a standard normally expected in rural locations.
 - (e) Areas of land used for primary production are conserved and not unnecessarily fragmented.
 - (f) The viability of existing and future rural uses and activities are protected from the intrusion of incompatible uses.
 - (g) Uses that require isolation from urban areas as a consequence of their impacts such as noise or odour may be appropriate where land use conflicts are minimised.
 - (h) Development embraces sustainable land management practices and contributes to the rural amenity and landscape of the area.
 - (i) Development is reflective of and responsive to the surrounding character of the area, natural hazards and the environmental constraints of the land.
 - (j) Sites that are contaminated or pose a health risk from prior activities are remediated prior to being developed for sensitive land use (as defined in the Regulation).
 - (k) Residential or other sensitive land use (as defined in the Regulation) are not intensified in the identified separation area around the Swickers Kingaroy Bacon Factory on Overlay Map 11.
 - (l) New residential development of historic or remote residential subdivisions is inconsistent with the purpose of this zone code.
 - (m) Non-rural development is appropriate only where directly associated with the rural use of the zone and does not compromise the rural use of the land.
 - (n) Natural features such as creeks, gullies, waterways, wetlands and bushland are retained, managed, enhanced and buffered from adjacent development.
 - (o) Water supply catchments are protected from activities that may endanger water quality.

6.2.13.3 Criteria for assessment

Table 6.2.13—Accepted development subject to requirements and assessable development

Performance outcomes	Requirements for accepted development and assessment benchmarks
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Performance outcomes	Requirements for accepted development and assessment benchmarks
Section 1 General	
PO1 Development maintains rural amenity and character.	<p>AO1.1 Buildings are set back 20m from any collector or higher order road and 10m from any other road frontage.</p> <p>and</p> <p>AO1.2 The use does not cause odour, noise or air emissions in excess of the prescribed limits in the <i>Environmental Protection (Air) Policy 1997</i> or the <i>Environmental Protection (Noise) Policy 1997</i>.</p>
PO2 Development does not jeopardise the rural production capacity of the Zone.	<p>Development resulting in lots less than the minimum size in Table 9.4.2 satisfying outcomes –</p> <p>AO2.1 The proposal is necessary for the efficient production and processing of a crop grown in the area.</p> <p>or</p> <p>AO2.2 The proposal provides an alternate productive rural activity that supports regionally significant industry.</p> <p>or</p> <p>AO2.3 An agricultural sustainability report prepared by a suitably qualified agronomist demonstrates that –</p> <ul style="list-style-type: none"> (a) The lot is suitability sized for the proposed activity, including a dwelling house including yard; and (b) There is sufficient water for the proposed activity; and (c) The allotment is capable of being connected to reticulated electricity; and (d) The proposed activity is financially viable, requiring a viability assessment that includes capital costs, operational costs, sustainable yields to support a family, climate, soils and geological factors affecting crop growth, nutrients, salinity, topography, susceptibility to flooding and erosion and an assessment of market robustness (both recent and projected) and alternative practices in the event of failure. <p>and</p> <p>AO2.4 Development is consistent with any Soil Conservation Plan that applies to the locality, as approved by the relevant State agency.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
<p>PO3 Development does not result in any degradation of the natural environment, in terms of the geotechnical, physical, hydrological and environmental characteristics of the site and its setting.</p>	<p>AO3.1 Uses and associated works are confined to existing lawfully cleared land or areas not supporting regulated vegetation.</p> <p>and</p> <p>AO3.2 Uses and associated works are confined to areas outside stormwater discharge points, overland flow paths, watercourses and natural drainage features.</p> <p>and</p> <p>AO3.3 Development, excluding forestry activities and permanent plantations, adjacent to National Parks or State Forests is set back a minimum of 100m from the park boundaries in the absence of any current 'Management Plans' for these areas.</p>
<p>PO4 Development is not exposed to risk from natural hazard relating to land slip.</p>	<p>AO4.1 Uses and associated works are confined to slopes not exceeding:</p> <ul style="list-style-type: none"> (a) 15% for residential uses; (b) 10% for treated effluent disposal areas; (c) 6% for non-residential uses.
<p>PO5 Development is adequately serviced.</p>	<p>AO5.1 A 45kl water tank is provided for consumption purposes.</p> <p>and</p> <p>AO5.2 On-site sewage treatment is provided.</p> <p>and</p> <p>AO5.3 Each dwelling is provided with a service line connection to the electricity supply and telecommunications networks.</p>
<p>PO6 Development is located and designed to ensure that land uses are not exposed to:</p> <ul style="list-style-type: none"> (a) Areas that pose a health risk from previous activities; and (b) Unacceptable levels of contaminants. 	<p>AO6.1 Development does not occur:</p> <ul style="list-style-type: none"> (a) In areas that pose a health risk from previous activities; and (b) On sites listed on the Contaminated Land Register or Environmental Management Register. <p>or</p> <p>AO6.2 Areas that pose a health risk from previous activities and contaminated soils which are subject to development are remediated prior to plan sealing, operational works permit, or issuing of building works permit.</p>
<p>Section 2 Where in the vicinity of an existing intensive animal industry</p>	
<p>PO7 Non-rural development does not compromise the integrity and operations of intensive animal industries.</p>	<p>AO7.1 Non-rural development does not result in an increase in the number of people living or working within 1km from an existing or approved intensive animal industry facility.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
Section 3 Caretaker's accommodation	
PO8 Caretaker's accommodations are subsidiary to and compatible with the principal use on the same site.	<p>AO8.1 Only one caretaker's accommodation is established on the site.</p> <p>and</p> <p>AO8.2 A caretaker's accommodation is not located at the front of the primary use on the site.</p> <p>and</p> <p>AO8.3 A caretaker's accommodation is separated from the principal activity areas of the primary use of the site by at least 10m.</p>
PO9 Caretaker's accommodations are compatible with the scale, character and appearance of the setting and provide for the accommodation needs of a caretaker and their family.	<p>AO9.1 A caretaker's accommodation does not exceed 8.5m in height.</p> <p>and</p> <p>AO9.2 Where adjoining land used, or approved for use, for uses in the accommodation activities use group, a caretaker's accommodation is located adjacent to the adjoining use.</p> <p>and</p> <p>AO9.3 A caretaker's accommodation has a floor area no greater than 125m², has a balcony, verandah or deck with a maximum area of 6m² with minimum dimensions of 3m.</p> <p>and</p> <p>AO9.4 A caretaker's accommodation is provided with private open space which is directly accessible from a habitable room.</p> <p>and</p> <p>AO9.5 A caretaker's accommodation is setback:</p> <ul style="list-style-type: none"> (a) A minimum of 1.5m from the common property boundary to an adjoining residential use; or (b) A minimum of 10m from the principal activity areas of an industrial or commercial use on an adjoining allotment.
Section 4 Home based business	
PO10 Home based businesses are a small-scale component of the principal use on the site.	<p>AO10.1 The area used for a home-based business is:</p> <ul style="list-style-type: none"> (a) for outdoor activities – maximum 20m² (b) in all other circumstances – maximum 50m² <p>and</p> <p>AO10.2 Except for short term accommodation, the home-based business is conducted in, under or within 20m of the principal dwelling.</p> <p>and</p> <p>AO10.3 A home-based business is setback from the road frontage of the site a distance greater than the existing building line.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
	<p>and AO10.4 A home-based business is setback a minimum of 15m from any side or rear boundary.</p> <p>and AO10.5 A structure associated with a home-based business is no higher than 8.5m above ground level.</p> <p>and AO10.6 No more than one non-resident of the site is employed in the home-based business.</p>
<p>PO11 The conduct of home based businesses minimises the off-site impacts on the amenity of the local residential area and the health and safety of its residents.</p>	<p>AO11.1 Except for a bed and breakfast, operating hours are limited to 7am to 8pm Monday to Friday (excluding public holidays) and 8am to 4pm on other days.</p> <p>and AO11.2 The use does not produce noise emissions more than 3dB(A) above background noise levels at the property boundary.</p> <p>and AO11.3 The use does not generate dust or other particle emissions measurable at the property boundary.</p> <p>and AO11.4 The use does not involve the storage of hazardous or noxious materials in quantities beyond that reasonably associated with the dwelling.</p> <p>and AO11.5 The use does not involve the servicing or repair of vehicles not reasonably associated with the use of the dwelling.</p> <p>and AO11.6 The occupation does not rely on transport provided by vehicles larger than a 3-tonne rigid vehicle.</p> <p>and AO11.7 The occupation does not involve the hiring out of any machinery or equipment.</p>
<p>PO12 Car parking and access is provided in a safe, attractive and functional manner.</p>	<p>AO12.1 Except for a bed and breakfast, home-based businesses provide a maximum of one parking space in addition to the requirements of the principal dwelling.</p> <p>and AO12.2 A bed and breakfast provides parking in addition to the requirements of the principal dwelling at the rate of one space per bedroom.</p> <p>and AO12.3 Site access is provided from an all-weather road way with a minimum width of:</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
	(a) 6m for a bed and breakfast (b) 4m in all other circumstances.
PO13 Non-resident workers are provided with adequate open space to accommodate their social, relaxation and recreational needs.	AO13.1 Non-resident workforce accommodation provides communal open space at the rate of 0.2m ² per square metre of gross floor area of the accommodation building. and AO13.2 Communal open space has a minimum dimension of 4m and a depth to width ratio of 2:1. and AO13.3 Ground level open space does not include vehicle parking or manoeuvring areas or clothes drying areas. and AO13.4 An indoor communal area is provided at either 1m ² for each bed space or 25m ² overall, whichever is the greater area and is equipped with toilet, kitchen and storage facilities as a minimum.
Section 5 Secondary dwelling	
PO14 A secondary dwelling must be subsidiary to its primary dwelling.	AO14.1 A secondary dwelling is no larger than 70m ² in gross floor area or 40% of the gross floor area of the primary dwelling, whichever is less. and AO14.2 Parking is provided for one vehicle and access to it is via the same driveway as the primary dwelling.
Section 6 For development affected by one or more overlays	
Agricultural land overlay	
PO15 The productive capacity and utility of agricultural land for rural activities is maintained.	AO15.1 The proposal is not located on agricultural land as identified on SPP Interactive Mapping (Plan Making) . or AO15.2 The proposal is necessary for the efficient production and processing of a crop grown in the area. or AO15.3 The proposal provides an alternate productive rural activity that supports regionally significant industry. or AO15.4 An agricultural sustainability report prepared by a suitably qualified agronomist demonstrates that – <ul style="list-style-type: none"> (a) The lot is suitably sized for the proposed activity. Including a dwelling house including yard; and (b) There is sufficient water for the proposed activity; and (c) The allotment is capable of being connected to reticulated electricity; and

Performance outcomes	Requirements for accepted development and assessment benchmarks
	<p>(d) The proposed activity is financially viable, requiring a viability assessment that includes capital costs, operational costs, sustainable yields to support a family, climate, soils and geological factors affecting crop growth, nutrients, salinity, topography, susceptibility to flooding and erosion and an assessment of market robustness (both recent and projected) and alternative practices in the event of failure.</p> <p>and</p> <p>AO15.5 Development is consistent with any Soil Conservation Plan that applies to the locality, as approved by the relevant State agency.</p>
Airport environs overlay	
Public safety sub-area	
<p>PO16 Development located at the end of runways does not increase the risk to public safety.</p>	<p>AO16.1 Development does not include the following within an airport's public safety area as depicted on Overlay Map 01:</p> <ul style="list-style-type: none"> (a) a significant increase in the number of people living, working or congregating in the public safety area, such as accommodation activities (b) uses that attract large numbers of people (recreation activities, shopping centres, industrial or commercial uses involving large numbers of workers or customers) (c) community activities (e.g. education establishments, hospitals) (d) the manufacture, use or storage of flammable, explosive, (e) hazardous or noxious materials.
Wildlife hazards sub-area	
<p>PO17 Development does not significantly increase the risk of wildlife hazard particularly flying vertebrates, such as birds and bats, intruding within an airport operational airspace.</p>	<p>AO17.1 Development located within 3 km of an airport runway as depicted on Overlay Map 01 does not include turf farms, fruit tree farms, piggeries, show grounds, food processing plants or food, organic waste or putrescible waste facilities.</p> <p>Development for the purposes of dairy or poultry farms, outdoor sport and recreation, non-putrescible waste facility or sewage treatment facilities ensure landscaping and drainage works (including artificial water bodies) minimise bird and bat</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
	<p>attracting potential.</p> <p>and</p> <p>AO17.2 Development located between 3 km and 8 km of an airport runway as depicted on Overlay Map 01 for turf farms, fruit tree farms, piggeries, show grounds, food processing plants, food, organic waste or putrescible waste facilities, dairy or poultry farms, outdoor sport and recreation or sewage treatment facilities ensures potential food or waste sources are covered and collected so that they are not accessible to wildlife.</p> <p>and</p> <p>AO17.3 Putrescible waste disposal sites (e.g. landfill and waste transfer facilities) are not located within a 13km radius of an airport.</p>
Biodiversity overlay	
<p>PO18 Areas of environmental significance, including biodiversity values, are identified, protected and enhanced.</p>	<p>AO18.1 Uses and associated works are confined to areas not identified on Overlay Map 05.</p> <p>or</p> <p>AO18.2 Development is compatible with the environmental values of the area.</p> <p>or</p> <p>AO18.3 Where development within an area identified on Overlay Map 05 is unavoidable, measures recommended by a suitably qualified ecologist are incorporated to protect and retain the environmental values and underlying ecosystem processes within or adjacent to the development site to the greatest extent practical.</p>
<p>PO19 Biodiversity values of identified areas of environmental significance are protected from the impacts of development</p>	<p>AO19.1 Development adjacent to Protected Areas identified on Overlay Map 05 is set back a minimum of 100m from the park boundaries in the absence of any current 'Management Plans' for these areas.</p>
<p>PO20 There are no significant adverse effects on water quality, ecological and biodiversity values.</p>	<p>AO20.1 Uses and associated works are confined to areas outside overland flow paths and natural drainage features.</p> <p>and</p> <p>AO20.2 All buildings, on-site effluent disposal, external activities or storage areas are located 100m from the top of the bank of a river, creek, stream or wetland identified on Overlay Map 05.</p> <p>Note: This setback does not apply to equipment such as pumps that are necessary to access water or waterway crossings.</p> <p>and</p> <p>AO20.3 The Waterway Corridors identified on Overlay Map 05 are maintained in a</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
	natural state.
Bushfire hazard overlay	
PO21 Development is not placed at unacceptable risk from bushfire, does not increase the extent or severity of bushfire and maintains the safety of people and property from bushfire	<p>AO21.1 Development does not occur in areas mapped as Very High or High Potential Bushfire Intensity Areas on the SPP Interactive Mapping (Plan Making).</p> <p>or</p> <p>AO21.2 A written assessment by a suitably experienced or qualified person confirms that the site is of Low Potential Bushfire Hazard.</p> <p>or</p> <p>AO21.3 For areas mapped as Medium Potential Bushfire Intensity Areas on the SPP Interactive Mapping (Plan Making), bushfire risk is mitigated through a Bushfire Management Plan incorporating:</p> <ul style="list-style-type: none"> (a) Lot design and the siting of buildings and uses so: <ul style="list-style-type: none"> (i) high intensity uses are located on the least bushfire prone area on the site and activities least susceptible to fire are sited closest to the bushfire hazard; and (ii) efficient emergency access is optimised; and (iii) bushfire risk is effectively minimised having regard to aspect, elevation, slope and vegetation. (b) Including firebreaks that provide adequate: <ul style="list-style-type: none"> (i) setbacks between buildings/ structures and hazardous vegetation; and (ii) access for fire fighting or other emergency vehicles; and (c) Road access for fire-fighting appliances and firebreaks are provided through a perimeter road that separates the use from areas of bushfire hazard and that road has a minimum cleared width of 20 metres; and (d) Where a reticulated water supply is not available and development involves buildings with a gross floor area greater than 50m², one tank within 100m of each residential building that has: <ul style="list-style-type: none"> (i) fire brigade tank fittings; and (ii) 25,000 litres dedicated for fire fighting purposes.

Performance outcomes	Requirements for accepted development and assessment benchmarks
PO22 Community infrastructure in any area mapped as Very High to Medium (Potential Intensity) Areas are able to function effectively during and immediately after bushfire events.	AO22.1 No outcome specified.
PO23 Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.	AO23.1 No hazardous materials, manufactured or stored in bulk, are on land mapped as Very High to Medium (Potential Intensity) Areas.
PO24 Major risks to the safety or property and to the wellbeing of occupants in areas mapped as Very High to Medium (Potential Intensity) Areas is minimised through appropriate siting, servicing and managing of residential premises.	AO24.1 New dwellings on land mapped as Very High to Medium (Potential Intensity) Areas are located: <ul style="list-style-type: none"> (a) Centrally within existing cleared areas on a lot which allows a regular shaped area (with a minimum dimension of 50m) of 5,000m² to be identified that: <ul style="list-style-type: none"> (i) is free of highly combustible vegetated areas; and (ii) is on southerly to easterly facing slopes not exceeding 15% gradient; or (iii) on flat lands at the base of north to western facing slopes not exceeding 15% gradient. (b) A fire protection buffer is established around the complete perimeter of the dwelling unit within a lot for a minimum width of 50m.
Extractive industry overlay	
PO25 The long term availability of the extractive resource, coal or mineral for extraction or processing is maintained.	AO25.1 Development in the resource or processing area depicted on Overlay Map 07 is for: <ul style="list-style-type: none"> (a) extractive, coal or mineral industry or is directly associated with extractive, coal or mineral; industry, or (b) other uses that would not constrain existing or future extractive, coal or mineral activities, or (c) a temporary use.
PO26 Development does not increase the number of people living or working in the separation area.	AO26.1 New residential, business and community activities are not located within the separation area depicted on Overlay Map 07. or AO26.2 Development does not increase the total number of lots within the separation area depicted on Overlay Map 07.
PO27 Development does not increase the number of people living in the transport route's separation area.	AO27.1 Development does not involve: <ul style="list-style-type: none"> (a) New residential, business or community activities; or

Performance outcomes	Requirements for accepted development and assessment benchmarks
	<p>(b) An increase in the total number of lots; within 100m distance each side of a transport corridor associated with the extractive or mining resource.</p> <p>and</p> <p>AO27.2 Access points are designed to avoid adversely affecting the safe and efficient operation of vehicles transporting extractive materials.</p>
Flood hazard overlay	
<p>PO28 Development is not exposed to risk from flood events by responding to flood potential and maintains personal safety at all times.</p>	<p>AO28.1 All new allotments include an area of sufficient size to accommodate the intended land use outside the area identified on Overlay Map 03.</p> <p>and</p> <p>AO28.2 New buildings are not located within the area identified on Overlay Map 03;</p> <p>or</p> <p>AO28.3 Development is sited above the 1%AEP flood event where known, or the highest known flood event, as follows:</p> <ul style="list-style-type: none"> (a) Habitable floor levels - 500mm; (b) Non-habitable floor levels - 300mm; (c) On-site sewage treatment and storage areas for potential contaminants - 300mm; (d) All other development - 0mm. <p>and</p> <p>AO28.4 Building work below the nominated flood level allows for the flow through of flood water at ground level:</p> <ul style="list-style-type: none"> (a) The structure below flood level is unenclosed; or (b) Any enclosure below flood level aligns with the direction of water flow; or (c) Any enclosure not aligning with the direction of water flow must have openings that are at least 50% of the enclosed area with a minimum opening of 75mm. <p>and</p> <p>AO28.5 Resilient building materials are used below the nominated flood level in accordance with the relevant building assessment provisions.</p> <p>and</p> <p>AO28.6 Signage is provided on site indicating the position and path of all safe evacuation routes off the site.</p>
<p>PO29 Development directly, indirectly and cumulatively avoids any significant</p>	<p>AO29.1 Works associated with the proposed development do not:</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
increase in water flow, velocity or flood level, and does not increase the potential for flood damage either on site or other properties.	<ul style="list-style-type: none"> (a) involve a net increase in filling greater than 50m³; or (b) result in any reductions of on-site flood storage capacity and contain within the site any changes to depth/duration / velocity of flood waters; or (c) change flood characteristics outside the site in ways that result in: <ul style="list-style-type: none"> (i) loss of flood storage; (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows; or (iv) any reduction in flood warning times.
PO30 Development avoids the release of hazardous materials into floodwaters.	AO30.1 Materials manufactured or stored on site are not hazardous in nature. or AO30.2 Hazardous materials and any associated manufacturing equipment are located above the nominated flood level.
PO31 Community infrastructure in any area mapped as Flood Hazard is able to function effectively during and immediately after flood.	No outcome specified.
Historic subdivisions overlay	
PO32 Historic subdivisions are only developed in locations where there is adequate access to physical and social services Editor's Note: This does not apply to outbuildings and extensions to an existing house.	AO32.1 The site is within 5km distance by road of a school if not on a current school bus route.
PO33 A site identified on the Overlay Map 09 is not developed where: <ul style="list-style-type: none"> (a) the site characteristics, including impacts from natural hazards, make it unsuitable for development; and (b) infrastructure, including water, sewerage, stormwater and roads are not adequate or result in environmental harm. 	AO33.1 The site has frontage to a gazetted and constructed road. Editor's Note: The construction standard for unmade roads is defined in the 'Construction of Unmade Roads' policy resolved by South Burnett Regional Council and adopted on 19 August 2009 and AO33.2 The site has sufficient area to provide for on-site effluent disposal in accordance with the requirements of the <i>Queensland Plumbing and Wastewater Code</i> . and AO33.3 The site is: <ul style="list-style-type: none"> (a) within a reticulated town water area, and reticulated water supply is provided, or; (b) outside a reticulated town water area, and a rainwater tank or other supplementary water supply system is installed with a minimum capacity of 45,000 litres. and

Performance outcomes	Requirements for accepted development and assessment benchmarks
	<p>AO33.4 Habitable rooms within new buildings are 300mm above the highest known flood level, located on the highest part of the site and elevated to enhance flood immunity.</p> <p>Editor's Note: Where historical flood data exists, it may be possible to use this information to determine the highest known flood level. Historical data may include:</p> <ul style="list-style-type: none"> ▪ formally recorded gauge heights records for a number of floods; ▪ formally surveyed peak flood levels; ▪ photographs of a historic flood; ▪ 'high-water' marks recorded on public or private property; and ▪ Interviews with long-term residents. <p>and</p> <p>AO33.5 New buildings are provided with a service line connection to the electricity supply and telecommunications networks.</p> <p>and</p> <p>AO33.6 Stormwater drainage is discharged from the boundary of a development site:</p> <ul style="list-style-type: none"> (a) without nuisance and annoyance to adjoining or downstream properties, (b) into natural systems, and (c) with conveyance to a lawful point of discharge including by way of easement where drainage systems traverse private property into natural systems. <p>and</p> <p>AO33.7 New buildings are confined to areas outside of overland flow paths and natural drainage features.</p>
Landslide hazard overlay	
<p>PO34 Development does not increase the risk of harm to people and property as a result of landslide, by:-</p> <ul style="list-style-type: none"> (a) avoiding development in a landslide hazard area; or (b) undertaking development in a landslide hazard area only where strictly in accordance with best practice geotechnical principles. 	<p>AO34.1 Development, including associated access, is not located in a landslide hazard area as identified on Overlay Map 10.</p> <p>or</p> <p>AO34.2 Development, including associated access, is located in a low or very low land landslide hazard area as determined by a site-specific geotechnical assessment prepared by a competent person.</p>
<p>PO35 Community infrastructure in any area mapped as Landslide Hazard is able to function effectively during and immediately after landslide events.</p>	<p>No outcome specified.</p>
Regional infrastructure overlay	
<p>PO36 Stock routes and trails identified on Overlay Map 04 are protected from incompatible development on adjoining sites.</p>	<p>No outcome specified.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
PO37 Development is sufficiently separated from major electricity infrastructure or substations to minimise the likelihood of nuisance or complaint.	AO37.1 Sensitive land use (as defined in the Regulation) maintain the following separation distances from substations or easement for major electricity infrastructure identified on Overlay Map 04: <ul style="list-style-type: none"> (a) 20 m for transmission lines up to 132 kilovolts (b) 30 m for transmission lines between 133 kilovolts and 275 kilovolts and (c) 40 m for transmission lines exceeding 275 kilovolts. <p>Editor's Note: Information relating to the voltage of transmission lines is available from the relevant energy supplier.</p>
PO38 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.	AO38.1 A minimum 3m wide densely planted landscaped buffer is provided along the boundary adjoining the major electricity infrastructure, including provision for advanced trees and shrubs that will grow to a minimum height of 10m.
Water catchments overlay	
PO39 There are no significant adverse effects on the water quality of drinking water supply.	AO39.1 Development within the Bjelke-Petersen Dam Water Resource Catchment Area and the 800m buffer to Boondooma and Gordonbrook Dams shown on Overlay Map 06 has no significant adverse effect on the quantity and availability of raw water for consumption, as determined by a suitably qualified water quality expert. or AO39.2 Development within the Cooyar Creek water supply buffer area shown on Overlay Map 06 complies with the specific outcomes and measures of the <i>Seqwater Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012</i> .

6.2.14 Rural residential zone

6.2.14.1 Application

This code applies to assessing a material change of use or a reconfiguring a lot for development in the Rural residential zone. When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

6.2.14.2 Purpose

- (1) The purpose of the rural residential zone code is to provide for residential uses and activities on large lots, including lots for which the local government has not provided infrastructure and services.
- (2) The overall outcomes sought for the zone code are as follows:

- (a) Development is comprised predominantly of dwelling houses on larger allotments in a clustered settlement pattern that protect residential amenity and the semi-rural landscape associated with the locality.
- (b) The 4,000m² RR1 precinct identifies locations near urban centres where smaller rural residential allotments are preferred.
- (c) Development preserves environmental and topographical features by minimising alteration or disturbance in the design, siting and construction of buildings, roadways and other engineering works.
- (d) Natural features such as creeks, gullies, waterways, wetlands and bushland are retained, enhanced and buffered from the impacts of development. Rural residential development avoids treed ridgelines or ensures that buildings remain below the vegetation canopy on steeper more visible lands.
- (e) The risk to life and property from natural and manmade hazards is not increased as a result of development.
- (f) Sites that are contaminated or pose a health risk from prior activities are remediated prior to being developed for sensitive land use (as defined in the Regulation).
- (g) Residential or other sensitive uses are not intensified in the identified separation area around the Swickers Kingaroy Bacon Factory on Overlay Map 11.
- (h) Residences are provided with an adequate supply of potable water and sustainable means of wastewater treatment and disposal. Access to infrastructure and essential services is of a standard normally expected in isolated communities.
- (i) Conflict with adjoining land in the Rural zone is avoided by the provision of buffers on the site of new development for rural residential purposes.
- (j) The productive capacity of Agricultural Land Classification Class A or Class B, and regional biodiversity is not compromised.
- (k) Non-residential uses do not detrimentally affect residential amenity and meet the day-to-day needs of the residential catchment or have a direct relationship to the land in which it is proposed. The extent and scale of rural activities will be limited.
- (l) Non-residential uses do not detrimentally affect residential amenity and meet the day-to-day needs of the residential catchment or have a direct relationship to the land in which it is proposed. The extent and scale of rural activities will be limited.

6.2.14.3 Criteria for assessment

Table 6.2.14—Accepted development subject to requirements and assessable development

Performance outcomes		Requirements for accepted development and assessment benchmarks
Section 1 General		
PO1	Buildings and structures must complement the semi-rural character of nearby development and protects residential amenity.	AO1.1 Site cover does not exceed 10%. and AO1.2 Buildings and structures are not higher than 8.5m above ground level. and AO1.3 Buildings have a minimum set back of: (a) 10m to the road frontage; (b) 6m to a side or rear boundary. and AO1.4 The maximum length of any façade without articulation or change of materials is 15m. and AO1.5 On-site storage areas visible from outside the site are screened by a 1.8m high fence along intervening boundaries.

Performance outcomes	Requirements for accepted development and assessment benchmarks
	and AO1.6 Outdoor lighting is designed, installed and maintained in accordance with <i>AS4282 – Control of the Obtrusive Effects of Outdoor Lighting</i> .
PO2 Development minimises the potential for reverse amenity impacts for adjoining existing non-residential activities.	AO2.1 A well-maintained vegetative buffer is provided on the residential land between the residential development and adjacent existing non-residential use.
PO3 Dwellings are to be adequately serviced.	AO3.1 Where in a reticulated water supply area, development is to be connected to the supply network. or AO3.2 Where reticulated water supply is not available, a 45kl water tank is provided for each dwelling for consumption purposes and an additional 22.5kl water storage located no more than 10m from the main dwelling is available for fire fighting purposes. and AO3.3 The provision of on-site sewage treatment conforms to the requirements of the <i>Queensland Plumbing and Wastewater Code</i> . and AO3.4 Each dwelling is provided with a service line connection to the electricity supply and telecommunications networks. and AO3.5 Stormwater discharge must be to a lawful point of discharge or to downstream properties but only with the consent of the affected landowners. and AO3.6 Development has direct access to a sealed road.
PO4 Development is located and designed to ensure that land uses are not exposed to: (a) Areas that pose a health risk from previous activities; and (b) Unacceptable levels of contaminants.	AO4.1 Development does not occur: (a) In areas that pose a health risk from previous activities; and (b) On sites listed on the Contaminated Land Register or Environmental Management Register. or AO4.2 Areas that pose a health risk from previous activities and contaminated soils which are subject to development are remediated prior to plan sealing, operational works permit, or issuing of building works permit.

Performance outcomes	Requirements for accepted development and assessment benchmarks
Section 2 Where in the vicinity of an existing intensive animal industry	
PO5 Non-rural development does not compromise the integrity and operations of intensive animal industries.	AO5.1 Non-rural development does not result in an increase in the number of people living or working within 500m from an existing or approved intensive animal industry facility.
Section 3 Home based business	
PO6 The activity, occupation or business is subordinate to the dwelling on the site.	AO6.1 The home-based business is conducted in, under or within 20m of the principal dwelling and is conducted by a person living in the dwelling. or AO6.2 Except for a bed and breakfast, the maximum internal floor area used is the greater of 50m ² of the gross floor area or 20m ² of outdoor area. or AO6.3 The area used for a bed and breakfast has a maximum capacity of 6 people. and AO6.4 No more than one non-resident of the site is employed in the home-based business. and AO6.5 A home-based business is setback from the road frontage of the site a distance greater than the existing building line. and AO6.6 A home-based business is setback a minimum of 15m from any side or rear boundary.
PO7 Car parking and access is provided in a safe, attractive and functional manner.	AO7.1 Except for a bed and breakfast, home-based businesses provide a maximum of one parking space in addition to the requirements of the principal dwelling. or AO7.2 A bed and breakfast provides parking in addition to the requirements of the principal dwelling at the rate of one space per bedroom. and AO7.3 Access is taken from the same crossover and driveway servicing the existing dwelling.

Performance outcomes	Requirements for accepted development and assessment benchmarks
PO8 The amenity of the local residential area is not adversely affected.	<p>AO8.1 Except for a bed and breakfast, operating hours are limited to 7am to 8pm Monday to Friday and 8am to 4pm Saturday, Sunday and public holidays.</p> <p>and</p> <p>AO8.2 The home-based business does not rely on transport provided by vehicles larger than a 3-tonne rigid vehicle.</p> <p>and</p> <p>AO8.3 The home-based-business does not involve the storage of hazardous or noxious materials in quantities beyond that reasonably associated with the dwelling.</p> <p>and</p> <p>AO8.4 The home-based business does not involve servicing, repair or hiring of vehicles, machinery or equipment.</p> <p>and</p> <p>AO8.5 The home-based business does not necessitate an environmental licence.</p>
Section 4 Secondary dwelling	
PO9 A secondary dwelling must be subsidiary to its primary dwelling.	<p>AO9.1 A secondary dwelling is no larger than 70m² in gross floor area or 40% of the gross floor area of the primary dwelling, whichever is less.</p> <p>and</p> <p>AO9.2 Parking is provided for one vehicle and access to it is via the same driveway as the primary dwelling.</p>
Section 5 For development affected by one or more overlays	
Airport environs overlay	
Public safety sub-area	
PO10 Development located at the end of runways does not increase the risk to public safety.	<p>AO10.1 Development does not include the following within an airport's public safety area as depicted on Overlay Map 01:</p> <ul style="list-style-type: none"> (a) a significant increase in the number of people living, working or congregating in PSAs, such as accommodation activities (b) uses that attract large numbers of people (recreation activities, shopping centres, industrial or commercial uses involving large numbers of workers or customers); (c) community activities (e.g. education establishments, hospitals) (d) the manufacture, use or storage of flammable, explosive, (e) hazardous or noxious materials.
Wildlife hazards sub-area	
PO11 Development does not significantly increase the risk of wildlife hazard particularly flying vertebrates, such as	AO11.1 Development located within 3 km of an airport runway as depicted on Overlay Map 01 does not include turf farms, fruit

Performance outcomes	Requirements for accepted development and assessment benchmarks
birds and bats, intruding within an airport operational airspace.	<p>tree farms, piggeries, show grounds, food processing plants or food, organic waste or putrescible waste facilities. Development for the purposes of dairy or poultry farms, outdoor sport and recreation, non-putrescible waste facility or sewage treatment facilities ensure landscaping and drainage works (including artificial water bodies) minimise bird and bat attracting potential.</p> <p>and</p> <p>AO11.2 Development located between 3 km and 8 km of an airport runway as depicted on Overlay Map 01 for turf farms, fruit tree farms, piggeries, show grounds, food processing plants, food, organic waste or putrescible waste facilities, dairy or poultry farms, outdoor sport and recreation or sewage treatment facilities ensures potential food or waste sources are covered and collected so that they are not accessible to wildlife.</p>
Biodiversity overlay	
PO12 Areas of environmental significance, including biodiversity values, are identified, protected and enhanced.	<p>AO12.1 Uses and associated works are confined to areas not identified on Overlay Map 05.</p> <p>or</p> <p>AO12.2 Development is compatible with the environmental values of the area.</p> <p>or</p> <p>AO12.3 Where development within an area identified on Overlay Map 05 is unavoidable, measures recommended by a suitably qualified ecologist are incorporated to protect and retain the environmental values and underlying ecosystem processes within or adjacent to the development site to the greatest extent practical.</p>
PO13 Biodiversity values of identified areas of environmental significance are protected from the impacts of development	AO13.1 Development adjacent to Protected Areas identified on Overlay Map 05 is set back a minimum of 100m from the park boundaries in the absence of any current 'Management Plans' for these areas.

Performance outcomes	Requirements for accepted development and assessment benchmarks
<p>PO14 There are no significant adverse effects on water quality, ecological and biodiversity values.</p>	<p>AO14.1 Uses and associated works are confined to areas outside overland flow paths and natural drainage features.</p> <p>and</p> <p>AO14.2 All buildings, on-site effluent disposal, external activities or storage areas are located 100m from the top of the bank of a river, creek, stream or wetland identified on Overlay Map 05.</p> <p>Note: This setback does not apply to equipment such as pumps that are necessary to access water or waterway crossings.</p> <p>and</p> <p>AO14.3 The Waterway Corridors identified on Overlay Map 05 are maintained in a natural state.</p>
Bushfire hazard overlay	
<p>PO15 Development is not placed at unacceptable risk from bushfire, does not increase the extent or severity of bushfire and maintains the safety of people and property from bushfire</p>	<p>AO15.1 Development does not occur in areas mapped as Very High or High Potential Bushfire Intensity Areas on the SPP Interactive Mapping (Plan Making).</p> <p>or</p> <p>AO15.2 A written assessment by a suitably experienced or qualified person confirms that the site is of Low Potential Bushfire Hazard.</p> <p>or</p> <p>AO15.3 For areas mapped as Medium Potential Bushfire Intensity Areas on the SPP Interactive Mapping (Plan Making), bushfire risk is mitigated through a Bushfire Management Plan incorporating:</p> <ul style="list-style-type: none"> (a) Lot design and the siting of buildings and uses so: <ul style="list-style-type: none"> (i) high intensity uses are located on the least bushfire prone area on the site and activities least susceptible to fire are sited closest to the bushfire hazard; and (ii) efficient emergency access is optimised; and (iii) bushfire risk is effectively minimised having regard to aspect, elevation, slope and vegetation. (b) Including firebreaks that provide adequate: <ul style="list-style-type: none"> (i) setbacks between buildings/ structures and hazardous vegetation; and (ii) access for fire fighting or other emergency vehicles;

Performance outcomes	Requirements for accepted development and assessment benchmarks
	<p>and</p> <ul style="list-style-type: none"> (c) Road access for fire-fighting appliances and firebreaks are provided through a perimeter road that separates the use from areas of bushfire hazard and that road has a minimum cleared width of 20 metres; and (d) Where a reticulated water supply is not available and development involves buildings with a gross floor area greater than 50m², one tank within 100m of each residential building that has: <ul style="list-style-type: none"> (i) fire brigade tank fittings; and (ii) 25,000 litres dedicated for fire fighting purposes.
PO16 Community infrastructure in any area mapped as Very High to Medium (Potential Intensity) Areas are able to function effectively during and immediately after bushfire events.	No outcome specified.
PO17 Major risks to the safety or property and to the wellbeing of occupants in areas mapped as Very High to Medium (Potential Intensity) Areas is minimised through appropriate siting, servicing and managing of residential premises.	<p>AO17.1 New dwellings on land mapped as Very High to Medium (Potential Intensity) are located:</p> <ul style="list-style-type: none"> (a) Centrally within existing cleared areas on a lot which allows a regular shaped area (with a minimum dimension of 50m) of 5,000m² to be identified that: <ul style="list-style-type: none"> (i) is free of highly combustible vegetated areas; and (ii) is on southerly to easterly facing slopes not exceeding 15% gradient; or (iii) on flat lands at the base of north to western facing slopes not exceeding 15% gradient. (b) A fire protection buffer is established around the complete perimeter of the dwelling unit within a lot for a minimum width of 50m.

Performance outcomes	Requirements for accepted development and assessment benchmarks
Flood hazard overlay	
<p>PO18 Development is not exposed to risk from flood events by responding to flood potential and maintains personal safety at all times.</p>	<p>AO18.1 All new allotments include an area of sufficient size to accommodate the intended land use outside the area identified on Overlay Map 03.</p> <p>and</p> <p>AO18.2 New buildings are not located within the area identified on Overlay Map 03.</p> <p>or</p> <p>AO18.3 Development is sited above the 1%AEP flood event where known, or the highest known flood event, as follows:</p> <ul style="list-style-type: none"> (a) Habitable floor levels - 500mm; (b) Non-habitable floor levels - 300mm; (c) On-site sewage treatment and storage areas for potential contaminants - 300mm; (d) All other development - 0mm. <p>and</p> <p>AO18.4 Building work below the nominated flood level allows for the flow through of flood water at ground level:</p> <ul style="list-style-type: none"> (a) The structure below flood level is unenclosed; or (b) Any enclosure below flood level aligns with the direction of water flow; or (c) Any enclosure not aligning with the direction of water flow must have openings that are at least 50% of the enclosed area with a minimum opening of 75mm. <p>and</p> <p>AO18.5 Resilient building materials are used below the nominated flood level in accordance with the relevant building assessment provisions.</p> <p>and</p> <p>AO18.6 Signage is provided on site indicating the position and path of all safe evacuation routes off the site.</p>
<p>PO19 Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level, and does not increase the potential for flood damage either on site or other properties.</p>	<p>AO19.1 Works associated with the proposed development do not:</p> <ul style="list-style-type: none"> (a) involve a net increase in filling greater than 50m³; or (b) result in any reductions of on-site flood storage capacity and contain within the site any changes to depth / duration/velocity of flood waters; or (c) change flood characteristics outside the site in ways that result in: <ul style="list-style-type: none"> (i) loss of flood storage; (ii) loss of/changes to flow paths;

Performance outcomes	Requirements for accepted development and assessment benchmarks
	<ul style="list-style-type: none"> (iii) acceleration or retardation of flows; or (iv) any reduction in flood warning times.
PO20 Community infrastructure in any area mapped as Flood Hazard is able to function effectively during and immediately after flood.	No outcome specified.
Landslide hazard overlay	
PO21 Development does not increase the risk of harm to people and property as a result of landslide, by:- <ul style="list-style-type: none"> (a) avoiding development in a landslide hazard area; or (b) undertaking development in a landslide hazard area only where strictly in accordance with best practice geotechnical principles. 	AO21.1 Development, including associated access, is not located in a landslide hazard area as identified on Overlay Map 10. or AO21.2 Development, including associated access, is located in a low or very low land landslide hazard area as determined by a site-specific geotechnical assessment prepared by a competent person.
PO22 Community infrastructure in any area mapped as Landslide Hazard is able to function effectively during and immediately after landslide events.	No outcome specified.
In the Rural Residential 4,000 RR1 Precinct PO23 New lots are not constrained by: <ul style="list-style-type: none"> (a) excessive slope; (b) poor drainage; or (c) instability. 	In the Rural Residential 4,000 RR1 Precinct AO23.1 New lots are not on land steeper than 15% over 50% or more of the lot. or AO23.2 Where lots are proposed on land steeper than 15%, the proposal is supported by a geotechnical assessment prepared by a suitably qualified specialist that demonstrates that each lot has a building envelope 25m x 40m suitable for construction of a house and outbuildings.
Regional infrastructure overlay	
PO24 Stock routes and trails identified on Overlay Map 04 are protected from incompatible development on adjoining sites.	No outcome specified.
PO25 Development is sufficiently separated from major electricity infrastructure or substations to minimise the likelihood of nuisance or complaint.	AO25.1 Sensitive land use (as defined in the Regulation) maintain the following separation distances from substations or easement for major electricity infrastructure identified on Overlay Map 04: <ul style="list-style-type: none"> (a) 20 m for transmission lines up to 132 kilovolts (b) 30 m for transmission lines between 133 kilovolts and 275 kilovolts and (c) 40 m for transmission lines exceeding 275 kilovolts.
Editor's Note: Information relating to the voltage of	

Performance outcomes	Requirements for accepted development and assessment benchmarks
	transmission lines is available from the relevant energy supplier.
PO26 There is sufficient space within the site to establish landscaping which substantively assists in screening and softening obtrusive major electricity infrastructure identified on Overlay Map 04.	AO26.1 A minimum 3m wide densely planted landscaped buffer is provided along the boundary adjoining the major electricity infrastructure, including provision for advanced trees and shrubs that will grow to a minimum height of 10m.
Water catchments overlay	
PO27 There are no significant adverse effects on the water quality of the Region's drinking water supply.	AO27.1 Development within the Bjelke-Petersen Dam Water Resource Catchment Area and the 800m buffer to Boondooma and Gordonbrook Dams shown on Overlay Map 06 has no significant adverse effect on the quantity and availability of raw water for consumption, as determined by a suitably qualified water quality expert.

6.2.15 Specialised centre zone

6.2.15.1 Application

This code applies to assessing a material change of use or a reconfiguring a lot for development in the Specialised centre zone. When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

6.2.15.2 Purpose

- (1) The purpose of the specialised centre zone code provides for 1 or more specialised uses including, for example, conference centres, entertainment centres, education and research facilities or university campuses.
- (2) The overall outcomes sought for the zone code are as follows:
 - (a) Development is to be of a moderate scale and intensity, commensurate with a commercial environment in a rural town.
 - (b) Development is to be compatible with the intended commercial environment. Land uses are to be a mix of large commercial and low impact industrial activities. Due to the likely presence of families, frequent movements by large trucks are to be minimised, either through scale, nature of the use, site planning or operating hours restrictions that would not generally apply in an industrial zone.
 - (c) Recognise and facilitate the role played by dedicated showroom areas in accommodating retail showrooms and other large commercial activities where goods sold are insufficiently portable to be accommodated in the principal or local centres without disrupting a desirable continuous passage of pedestrians along their streets.
 - (d) Due to the commercial environment, development is to present a high quality, public-friendly street environment.
 - (e) Development standards reflect the level of infrastructure otherwise apparent in the town.
 - (f) Sites that are contaminated or pose a health risk from prior activities are remediated prior to being developed for sensitive land use (as defined in the Regulation).

6.2.15.3 Criteria for assessment

Table 6.2.15—Accepted development subject to requirements and assessable development

Performance outcomes		Requirements for accepted development and assessment benchmarks
Section 1 General		
PO1	The scale, bulk and design of buildings provides a safe and welcoming built environment that reflects a commercial environment despite the industrial scaled and proportioned buildings.	<p>AO1.1 Buildings are a maximum of 10m high. and</p> <p>AO1.2 Buildings are set back at least 6m from the street alignment. and</p> <p>AO1.3 Architectural features are used to make building entrances clearly distinguishable from the street. and</p> <p>AO1.4 At least 50% of parking sits behind the front building line. and</p> <p>AO1.5 The façade incorporates substantial articulation or fenestration. and</p> <p>AO1.6 Plant and service equipment (air conditioning, exhaust fans, lift motor rooms, refuse bins, telecommunication devices, etc) are integrated into buildings.</p>
PO2	Development provides a safe and secure environment.	<p>AO2.1 Development provides:</p> <ul style="list-style-type: none"> (a) opportunities for casual surveillance and sightlines to and from open spaces, streets and adjacent development; (b) activity areas adjacent to pedestrian pathways; (c) pathways, underpasses and other spaces that minimise sudden changes of grade and blind corners; (d) lighting of external areas; (e) increased visibility of high risk areas such as car parks, stairwells and the like; (f) entrances to buildings that are oriented to face open or 'active' spaces; and (g) clear sight lines from within the building at the entry point. <p>and</p> <p>AO2.2 Parking areas with more than 20 parking spaces provide dedicated, obvious and direct pedestrian paths linking parking spaces with public streets and/or entry points to on-site commercial premises. and</p> <p>AO2.3 Pedestrian movement areas involve minimal vehicle conflict points and facilitate equitable access. and</p> <p>AO2.4 The ground level of buildings facing</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
	the primary frontage comprises at least 50% glass.
PO3 Development is adequately serviced.	AO3.1 Development is connected to reticulated water supply and sewerage. and AO3.2 Stormwater is discharged to a lawful point of discharge.
PO4 Refuse storage areas are located for convenient collection, screened from public view and provided with facilities for self-contained cleaning.	AO4.1 Refuse storage areas allow the appropriately-sized collection vehicle to enter and exit in a forward gear. The use of staff car parking areas to accommodate internal manoeuvring is permissible. and AO4.2 The refuse storage area is provided in a building or other enclosed structure screened to a minimum height of 0.2m above the height of the refuse receptacles. and AO4.3 Refuse storage areas are provided with an impervious base that is drained to an approved waste disposal system and provided within a dedicated hose cock.
PO5 Development is located and designed to ensure that land uses are not exposed to: (a) Areas that pose a health risk from previous activities; and (b) Unacceptable levels of contaminants.	AO5.1 Development does not occur: (a) In areas that pose a health risk from previous activities; and (b) On sites listed on the Contaminated Land Register or Environmental Management Register. or AO5.2 Areas that pose a health risk from previous activities and contaminated soils which are subject to development are remediated prior to plan sealing, operational works permit, or issuing of building works permit.
Section 2 For development affected by one or more overlays	
Airport environs overlay	
Wildlife hazards sub-area	
PO6 Development does not significantly increase the risk of wildlife hazard particularly flying vertebrates, such as birds and bats, intruding within an airport operational airspace.	No outcome specified.

6.2.16 Township zone

6.2.16.1 Application

This code applies to assessing a material change of use or a reconfiguring a lot for development in the Township zone. When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

6.2.16.2 Purpose

- (1) The purpose of the township zone code is to provide for—
 - (a) small to medium urban areas in a rural or coastal area; and
 - (b) a variety of uses and activities to service local residents, including, for example, business, community, education, industrial, open space, recreation, residential or retail uses or activities; and
 - (c) tourist attractions and short-term accommodation, if appropriate for the area.
- (3) The overall outcomes sought for the zone code are as follows:
 - (a) A range of small-scale non-residential uses such as retail, commercial, industrial and cultural activities supports a predominantly low density residential area.
 - (b) Maintain the distinctive form and limited geographical spread of the smaller villages of Benarkin, Kumbia, Maidenwell, Memerambi, Wooroolin, Tingoora, Hivesville and Proston. Development provides for the limited growth of these villages, provides a high level of amenity and protects and enhances their local or historic character and compact settlement pattern.
 - (c) Development services the needs of local residents and visitors.
 - (d) Development has access to infrastructure and essential services of a standard normally expected in isolated communities.
 - (e) The quality of the surrounding natural environment is maintained and protected from any detriment caused by urban waste.
 - (f) Development is reflective of and responsive to the environmental constraints of the land and the impacts of natural hazards are avoided or safely managed.
 - (g) Sites that are contaminated or pose a health risk from prior activities are remediated prior to being developed for sensitive land use (as defined in the Regulation).
 - (h) Community facilities and infrastructure which directly supports the local community is facilitated.

6.2.16.3 Criteria for assessment

Table 6.2.16—Accepted development subject to requirements and assessable development

Performance outcomes		Requirements for accepted development and assessment benchmarks
Section 1 General		
PO1	The extent of development complements the intended low-density character of the Zone.	AO1.1 For residential uses, site cover does not exceed 50%. and AO1.2 For non-residential uses, site cover does not exceed 60%.
PO2	The scale, bulk and design of development are consistent with established scale, character, street presentation and streetscape in the locality.	AO2.1 Buildings are a maximum of 8.5m above natural ground level. and AO2.2 Buildings are built the same distance from the road alignment as the average of the 2 adjoining buildings. and AO2.3 If no adjoining buildings, or if the average setback of adjoining buildings from road alignments exceeds 6m, buildings are at least 3m from road alignments.
PO3	Development is to be adequately serviced.	AO3.1 Development in Benarkin, Kumbia, Wooroolin, Tingoora and Proston is connected to the reticulated water supply network and, in the case of Kumbia and Wooroolin, supplemented by a 9,000L roofwater storage. or

Performance outcomes	Requirements for accepted development and assessment benchmarks
	<p>AO3.2 In all other circumstances, development is provided with water supply of:</p> <ul style="list-style-type: none"> (a) For residential uses – a 45,000L rainwater tank per dwelling; (b) For non-residential uses – a potable supply at 140L/head/day and fire-fighting supply at 3,000L/hour for a 5 hour period. <p>and</p> <p>AO3.3 Development in Proston is connected to Council's common effluent drainage scheme.</p> <p>or</p> <p>AO3.4 In all other circumstances, the provision of on-site sewage treatment conforms to the requirements of the <i>Queensland Plumbing and Wastewater Code</i>.</p> <p>and</p> <p>AO3.5 Stormwater discharge must be to a lawful point of discharge or to downstream properties but only with the consent of the affected landowners.</p> <p>and</p> <p>AO3.6 Development has direct access to a sealed road.</p> <p>and</p> <p>AO3.7 Development is provided with a connection to the electricity supply and telecommunications networks.</p>
<p>PO4 Development is located and designed to ensure that land uses are not exposed to:</p> <ul style="list-style-type: none"> (a) Areas that pose a health risk from previous activities; and (b) Unacceptable levels of contaminants. 	<p>AO4.1 Development does not occur:</p> <ul style="list-style-type: none"> (a) In areas that pose a health risk from previous activities; and (b) On sites listed on the Contaminated Land Register or Environmental Management Register. <p>or</p> <p>AO4.2 Areas that pose a health risk from previous activities and contaminated soils which are subject to development are remediated prior to plan sealing, operational works permit, or issuing of building works permit.</p>
Section 2 Residential activities	
<p>PO5 The density of development complements the intended low-density character of the Zone.</p>	<p>AO5.1 Dwelling density does not exceed 1 dwelling per 500m² of site area.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
Section 3 Residences within 100m of an existing industrial use	
<p>PO6 Residential development is not subject to the adverse impacts associated with existing or intended industrial development.</p>	<p>AO6.1 The main living areas of new dwellings are oriented away from adjoining or nearby industrial areas.</p> <p>and</p> <p>AO6.2 New residential development provides 2m of dense landscaping to a mature height of 5m to the common boundary where adjoining an industrial site.</p> <p>and</p> <p>AO6.3 An acoustic barrier no less than 1.8m is located opposite any outdoor activities or building openings of an adjoining industrial use.</p>
Section 4 Caretaker's accommodation	
<p>PO7 Caretaker's accommodations are subsidiary to and compatible with the principal use on the same site.</p>	<p>AO7.1 Only one caretaker's accommodation is established on the site.</p> <p>and</p> <p>AO7.2 A caretaker's accommodation is not located at the front of the major use on the site.</p> <p>and</p> <p>AO7.3 A caretaker's accommodation is separated from the principal activity areas of the primary use of the site by at least 10m.</p>
<p>PO8 Caretaker's accommodations are compatible with the scale, character and appearance of the setting and provide for the accommodation needs of a caretaker and their family.</p>	<p>AO8.1 Where adjoining land used, or approved for use, for uses in the accommodation activities use group, a caretaker's accommodation is located adjacent to the adjoining use.</p> <p>and</p> <p>AO8.2 A caretaker's accommodation has a floor area no greater than 125m², has a balcony, verandah or deck with a maximum area of 6m² with minimum dimensions of 3m.</p> <p>and</p> <p>AO8.3 A caretaker's accommodation is provided with private open space which is directly accessible from a habitable room.</p> <p>and</p> <p>AO8.4 A caretaker's accommodation is setback:</p> <ul style="list-style-type: none"> (a) A minimum of 1.5m from the common property boundary to an adjoining residential use; or (b) A minimum of 10m from the principal activity areas of an industrial or commercial use on an adjoining allotment. <p>and</p> <p>AO8.5 The caretaker's accommodation is provided with 1 car parking space segregated from the car parking supply for the non-residential use of the site.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
Section 5 Dual occupancy	
PO9 Dual occupancies are dispersed to maintain the intended low density residential character of the Zone.	AO9.1 No dual occupancy is established on a site adjoining an existing or approved dual occupancy.
PO10 Development provides sufficient open space to meet the recreational and privacy needs of residents.	<p>AO10.1 Each dwelling in a dual occupancy is provided with private open space of a minimum consolidated area of 40m² with a minimum dimension of 3m.</p> <p>and</p> <p>AO10.2 Private open space is directly accessible from the living areas of the dwelling and is screened from adjoining development.</p> <p>and</p> <p>AO10.3 Internal screen fencing of ground level private open space is provided to a minimum height of 1.5m.</p>
Section 6 Home-based business	
PO11 Home based businesses are a small-scale component of the principal use on the site.	<p>AO11.1 The area used for a home-based business is:</p> <ul style="list-style-type: none"> (a) for a bed and breakfast – bedrooms with a maximum capacity of 6 people (b) for outdoor activities – maximum 20m² (c) in all other circumstances – maximum 50m² <p>and</p> <p>AO11.2 Except for a bed and breakfast, the home-based business is conducted in, under or with 20m of the principal dwelling.</p> <p>or</p> <p>AO11.3 A home-based business is setback from the road frontage of the site a distance greater than the existing building line.</p> <p>and</p> <p>AO11.4 No more than one non-resident of the site is employed in the home-based business.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
<p>PO12 The conduct of home based businesses minimises the off-site impacts on the amenity of the local residential area and the health and safety of its residents.</p>	<p>AO12.1 Except for a bed and breakfast, operating hours are limited to 7am to 8pm Monday to Friday (excluding public holidays) and 8am to 4pm on other days.</p> <p>and</p> <p>AO12.2 The use does not produce noise emissions more than 3dB(A) above background noise levels at the property boundary.</p> <p>and</p> <p>AO12.3 The use does not generate dust or other particle emissions measurable at the property boundary.</p> <p>and</p> <p>AO12.4 The use does not involve the storage of hazardous or noxious materials in quantities beyond that reasonably associated with the dwelling.</p> <p>and</p> <p>AO12.5 The use does not involve the servicing or repair of vehicles not reasonably associated with the use of the dwelling.</p> <p>and</p> <p>AO12.6 The occupation does not rely on transport provided by vehicles larger than a 3-tonne rigid vehicle.</p> <p>and</p> <p>AO12.7 The occupation does not involve the hiring out of any machinery or equipment.</p>
<p>PO13 Car parking and access is provided in a safe, attractive and functional manner.</p>	<p>AO13.1 Except for a bed and breakfast, home-based businesses provide a maximum of one parking space in addition to the requirements of the principal dwelling.</p> <p>or</p> <p>AO13.2 A bed and breakfast provides parking in addition to the requirements of the principal dwelling at the rate of one space per bedroom.</p>
<p>Section 7 Secondary dwelling</p>	
<p>PO14 A secondary dwelling must be subsidiary to its primary dwelling.</p>	<p>AO14.1 A secondary dwelling is no larger than 70m² in gross floor area or 40% of the gross floor area of the primary dwelling, whichever is less.</p> <p>and</p> <p>AO14.2 Parking is provided for one vehicle and access to it is via the same driveway as the primary dwelling.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
Section 8 Business activities	
PO15 The scale, bulk and design of buildings provides a safe and welcoming built environment and is consistent with the intended streetscape character in the township.	<p>AO15.1 Buildings are a maximum of 2 storeys above ground level.</p> <p>and</p> <p>AO15.2 Building entrances are clearly visible from the street.</p> <p>and</p> <p>AO15.3 Development incorporates an all-weather awning built to a line 0.5m short of all carriageways with at least 3m vertical clearance.</p> <p>and</p> <p>AO15.4 Plant and service equipment (air conditioning, exhaust fans, lift motor rooms, refuse bins, telecommunication devices, etc) are integrated into buildings.</p>
PO16 Development respects the amenity and intended urban form of adjoining residential sites.	<p>AO16.1 Where adjoining land is used, or approved for use, for a residential use, development provides:</p> <ul style="list-style-type: none"> (a) 1.8m high screen fencing to all side and rear boundaries; and (b) minimum 5m side and rear boundary setbacks; and (c) minimum 3m boundary setback to street frontages.
PO17 Buildings maximise shop-front exposure to streets.	<p>AO17.1 Buildings are built to side boundaries, except for pedestrian and vehicular access.</p> <p>and</p> <p>AO17.2 The ground level comprises display windows and active space (e.g. shops, cafés, offices, personal services, hotels, medical facilities and small showrooms).</p> <p>and</p> <p>AO17.3 Buildings incorporate windows and doors opening to the street.</p>
PO18 Refuse storage areas are located for convenient collection, screened from public view and provided with facilities for self-contained cleaning.	<p>AO18.1 Refuse storage areas are located behind the front building line.</p> <p>and</p> <p>AO18.2 The refuse storage area is provided in a building or other enclosed structure screened to a minimum height of 0.2m above the height of the refuse receptacles.</p> <p>and</p> <p>AO18.3 Refuse storage areas are provided with an impervious base that is drained to an approved waste disposal system and provided within a dedicated hose cock.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
Section 9 Industrial activities	
PO19 Buildings are sited to achieve an acceptable standard of visual amenity.	<p>AO19.1 Where adjoining land used, or approved for use, for a residential use, buildings are setback a minimum of 10m from the common property boundary.</p> <p>or</p> <p>AO19.2 Where adjoining land is used, or approved for use, for industrial use, buildings have no minimum setbacks to the common property boundary.</p> <p>and</p> <p>AO19.3 In all other circumstances, buildings are setback a minimum of 4m from the common property boundary.</p>
PO20 Development presents a high quality appearance when viewed from public areas.	<p>AO20.1 Where adjoining land is used, or approved for use, for uses in the residential or accommodation activities use group, the maximum length of any wall without articulation or change of material is no more than half the length of the common boundary.</p> <p>or</p> <p>In all other circumstances, the maximum length of any wall without articulation or change of material is no more than 30m.</p> <p>and</p> <p>AO20.2 All parts of the building facades visible from an arterial or higher order road are constructed predominantly of brick or coloured concrete or masonry and do not incorporate highly reflective materials.</p> <p>and</p> <p>AO20.3 Buildings include variation in parapet design, roofing heights and treatments.</p> <p>and</p> <p>AO20.4 The main entry to the building is easily identifiable from and directly accessible from the principal street frontage of the site and any ancillary office or sales area is located at the front of the building.</p>
PO21 Landscaping is provided to enhance the established streetscape, protect visual amenity, preserve sight lines and offer effective screening of unsightly activities.	<p>AO21.1 A minimum of 3% of the site is used to provide landscaping.</p> <p>and</p> <p>AO21.2 Landscaping comprising large trees and spreading groundcovers is provided along all road frontages of the site, for a minimum depth of:</p> <ul style="list-style-type: none"> (a) 2m along a State-controlled road or an arterial road; or (b) 1m along any other road frontage.

Performance outcomes	Requirements for accepted development and assessment benchmarks
	<p>and</p> <p>AO21.3 Landscaping is provided to side and rear boundaries for a minimum depth of:</p> <ul style="list-style-type: none"> (a) 2m where adjoining a sensitive receptor; (b) 0m where adjoining an industrial use; or (c) 1m in all other circumstances. <p>and</p> <p>AO21.4 Existing trees that already contribute to these requirements are retained where their removal is not required to site the use.</p>
<p>PO22 Site access facilitates the efficient, effective, safe and convenient functioning of transport infrastructure.</p>	<p>AO22.1 Access arrangements preclude the need for vehicles to reverse on or off the site.</p> <p>and</p> <p>AO22.2 Site access is provided that is at least 15m from an uncontrolled intersection or 30m from an intersection with traffic lights or islands.</p> <p>and</p> <p>AO22.3 Where practical, adjoining industrial uses utilise a shared access point.</p>
<p>PO23 Development does not adversely affect the safety and security of people and property.</p>	<p>AO23.1 Storage of dangerous goods and combustible liquids is limited to Classes 1.2-1.6, 2.2, 3 and 5.1 items of the <i>Australian Code for the Transport of Dangerous Goods by Road and Rail</i> in amounts not exceeding 50 kilograms or litres and stored internally or under cover.</p> <p>and</p> <p>AO23.2 The office component is designed with 25% of un-obscured glazing in facades facing public areas of the site and the street.</p>
<p>PO24 Development minimises disturbance to the geotechnical, hydrological, and environmental characteristics of the site and its setting.</p>	<p>AO24.1 Development is located on land with less than 10% slope.</p> <p>and</p> <p>AO24.2 Development occurs in areas outside of stormwater discharge points, overland flow paths and natural drainage features.</p> <p>and</p> <p>AO24.3 Stormwater is directed away from areas of potential contamination.</p> <p>and</p> <p>AO24.4 Areas where potentially contaminating substances are stored or used are covered and bundled.</p> <p>and</p> <p>AO24.5 Provision is made for spills to be controlled on-site for removal and disposal by an approved means.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
	and AO24.6 Liquid or solid wastes are not discharged directly to land or waters.
PO25 Refuse storage areas are located for convenient collection, screened from public view and provided with facilities for self-contained cleaning.	AO25.1 Refuse storage areas are located behind the front building line. and AO25.2 The refuse storage area is provided in a building or other enclosed structure screened to a minimum height of 0.2m above the height of the refuse receptacles. and AO25.3 Refuse storage areas are provided with an impervious base that is drained to an approved waste disposal system and provided within a dedicated hose cock.
PO26 The operation of the development does not adversely impact on the amenity of any nearby residential or other sensitive land use (as defined in the Regulation).	AO26.1 Outdoor lighting is designed, installed and maintained in accordance with <i>AS4282 – Control of the Obtrusive Effects of Outdoor Lighting</i> . and AO26.2 Noise emission from the use meets the standards prescribed in the <i>Environmental Protection (Noise) Policy 2008</i> . and AO26.3 New plant, equipment and service areas are located no less than 2m from the landscape buffer required by AO19.3 of this Code or are housed in the building. and AO26.4 Outdoor activities and heavy vehicle movements are restricted to between 7am to 7pm Monday to Saturday. and AO26.5 Indoor activities occurring between 7pm and 7am or on Sundays are limited to office and administrative tasks or are not audible or visible from outside the building. and AO26.6 All on-site manoeuvring areas are sealed. and AO26.7 No building openings occur in walls facing a common boundary shared with a residential or accommodation activity. and AO26.8 Where the site is on the opposite side of the road to a public park or residential zone, all on-site activity, open storage and servicing is located at the rear of the building. or The full length of the property

Performance outcomes	Requirements for accepted development and assessment benchmarks
	<p>boundary, excluding site access, between external storage areas and road frontages, public parks or residential zones are provided with a 1.8m high screen fence. The screen fence includes a 5m return along any side boundary.</p> <p>and</p> <p>AO26.9 Where the site has a common boundary with a sensitive receptor, effective acoustic screening is provided to all areas where work could be conducted outside the building, including refuse collection.</p>
Section 10 For development affected by one or more overlays	
Biodiversity overlay	
PO27 Areas of environmental significance, including biodiversity values, are identified, protected and enhanced.	<p>AO27.1 Uses and associated works are confined to areas not identified on Overlay Map 05.</p> <p>or</p> <p>AO27.2 Development is compatible with the environmental values of the area.</p> <p>or</p> <p>AO27.3 Where development within an area identified on Overlay Map 05 is unavoidable, measures recommended by a suitably qualified ecologist are incorporated to protect and retain the environmental values and underlying ecosystem processes within or adjacent to the development site to the greatest extent practical.</p>
PO28 Biodiversity values of identified areas of environmental significance are protected from the impacts of development	AO28.1 Development adjacent to Protected Areas identified on Overlay Map 05 is set back a minimum of 100m from the park boundaries in the absence of any current 'Management Plans' for these areas.
PO29 There are no significant adverse effects on water quality, ecological and biodiversity values.	<p>AO29.1 Uses and associated works are confined to areas outside overland flow paths and natural drainage features.</p> <p>and</p> <p>AO29.2 All buildings, on-site effluent disposal, external activities or storage areas are located 100m from the top of the bank of a river, creek, stream or wetland identified on Overlay Map 05.</p> <p>Note: This setback does not apply to equipment such as pumps that are necessary to access water or waterway crossings.</p> <p>and</p> <p>AO29.3 The Waterway Corridors identified on Overlay Map 05 are maintained in a natural state.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
Bushfire hazard	

Performance outcomes	Requirements for accepted development and assessment benchmarks
<p>PO30 Development is not placed at unacceptable risk from bushfire, does not increase the extent or severity of bushfire and maintains the safety of people and property from bushfire</p>	<p>AO30.1 Development does not occur in areas mapped as Very High or High Potential Bushfire Intensity Areas on the SPP Interactive Mapping (Plan Making).</p> <p>or</p> <p>AO30.2 A written assessment by a suitably experienced or qualified person confirms that the site is of Low Potential Bushfire Hazard.</p> <p>or</p> <p>AO30.3 For areas mapped as Medium Potential Bushfire Intensity Areas on the SPP Interactive Mapping (Plan Making), bushfire risk is mitigated through a Bushfire Management Plan incorporating:</p> <ul style="list-style-type: none"> (a) Lot design and the siting of buildings and uses so: <ul style="list-style-type: none"> (i) high intensity uses are located on the least bushfire prone area on the site and activities least susceptible to fire are sited closest to the bushfire hazard; and (ii) efficient emergency access is optimised; and (iii) bushfire risk is effectively minimised having regard to aspect, elevation, slope and vegetation. (b) Including firebreaks that provide adequate: <ul style="list-style-type: none"> (i) setbacks between buildings/ structures and hazardous vegetation; and (ii) access for fire fighting or other emergency vehicles; and (c) Road access for fire-fighting appliances and firebreaks are provided through a perimeter road that separates the use from areas of bushfire hazard and that road has a minimum cleared width of 20 metres; and (d) Where a reticulated water supply is not available and development involves buildings with a gross floor area greater than 50m², one tank within 100m of each residential building that has: <ul style="list-style-type: none"> (i) fire brigade tank fittings; and (ii) 25,000 litres dedicated for fire fighting purposes.

Performance outcomes	Requirements for accepted development and assessment benchmarks
PO31 Community infrastructure in any area mapped as Very High to Medium (Potential Intensity) Areas are able to function effectively during and immediately after bushfire events.	No outcome specified.
PO32 Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.	AO32.1 No hazardous materials, manufactured or stored in bulk, are on land mapped as Very High to Medium (Potential Intensity) Areas.
PO33 Major risks to the safety or property and to the wellbeing of occupants in areas mapped as Very High to Medium (Potential Intensity) Areas is minimised through appropriate siting, servicing and managing of residential premises.	AO33.1 New dwellings on land mapped as Very High to Medium (Potential Intensity) Areas are located: <ul style="list-style-type: none"> (a) Centrally within existing cleared areas on a lot which allows a regular shaped area (with a minimum dimension of 50m) of 5,000m² to be identified that: <ul style="list-style-type: none"> (i) is free of highly combustible vegetated areas; and (ii) is on southerly to easterly facing slopes not exceeding 15% gradient; or (iii) on flat lands at the base of north to western facing slopes not exceeding 15% gradient. (b) A fire protection buffer is established around the complete perimeter of the dwelling unit within a lot for a minimum width of 50m.
Flood hazard overlay	
PO34 Development is not exposed to risk from flood events by responding to flood potential and maintains personal safety at all times.	AO34.1 All new allotments include an area of sufficient size to accommodate the intended land use outside the area identified on Overlay Map 03. and AO34.2 New buildings are not located within the area identified on Overlay Map 03. or AO34.3 Development is sited above the 1%AEP flood event where known, or the highest known flood event, as follows: <ul style="list-style-type: none"> (a) Habitable floor levels - 500mm; (b) Non-habitable floor levels - 300mm; (c) On-site sewage treatment and storage areas for potential contaminants - 300mm; (d) All other development - 0mm. and AO34.4 Building work below the nominated flood level allows for the flow through of flood water at ground level: <ul style="list-style-type: none"> (a) The structure below flood level is

Performance outcomes	Requirements for accepted development and assessment benchmarks
	<p>unenclosed; or</p> <p>(b) Any enclosure below flood level aligns with the direction of water flow; or</p> <p>(c) Any enclosure not aligning with the direction of water flow must have openings that are at least 50% of the enclosed area with a minimum opening of 75mm.</p> <p>and</p> <p>AO34.5 Resilient building materials are used below the nominated flood level in accordance with the relevant building assessment provisions.</p> <p>and</p> <p>AO34.6 Signage is provided on site indicating the position and path of all safe evacuation routes off the site.</p>
PO35 Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level, and does not increase the potential for flood damage either on site or other properties.	<p>AO35.1 Works associated with the proposed development do not:</p> <p>(a) involve a net increase in filling greater than 50m³; or</p> <p>(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</p> <p>(c) change flood characteristics outside the site in ways that result in:</p> <p>(i) loss of flood storage;</p> <p>(ii) loss of/changes to flow paths;</p> <p>(iii) acceleration or retardation of flows; or</p> <p>(iv) any reduction in flood warning times.</p>
PO36 Development avoids the release of hazardous materials into floodwaters.	<p>AO36.1 Materials manufactured or stored on site are not hazardous in nature.</p> <p>or</p> <p>AO36.2 Hazardous materials and any associated manufacturing equipment are located above the nominated flood level.</p>
PO37 Community infrastructure in any area mapped as Flood Hazard is able to function effectively during and immediately after flood.	No outcome specified.
Historic subdivisions overlay	
<p>PO38 Historic subdivisions are only developed in locations where there is adequate access to physical and social services</p> <p>Editor's Note: This does not apply to outbuildings and extensions to an existing house.</p>	<p>AO38.1 The site is within 5km distance by road of a school if not on a current school bus route.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
<p>PO39 A site identified on the Overlay Map 09 is not developed where:</p> <ul style="list-style-type: none"> (a) the site characteristics, including impacts from natural hazards, make it unsuitable for development; and (b) infrastructure, including water, sewerage, stormwater and roads are not adequate or result in environmental harm. 	<p>AO39.1 The site has frontage to a gazetted and constructed road.</p> <p>Editor's Note: The construction standard for unmade roads is defined in the 'Construction of Unmade Roads' policy resolved by South Burnett Regional Council and adopted on 19 August 2009</p> <p>and</p> <p>AO39.2 The site has sufficient area to provide for on-site effluent disposal in accordance with the requirements of the <i>Queensland Plumbing and Wastewater Code</i>.</p> <p>and</p> <p>AO39.3 The site is:</p> <ul style="list-style-type: none"> (a) within a reticulated town water area, and reticulated water supply is provided, or; (b) outside a reticulated town water area, and a rainwater tank or other supplementary water supply system is installed with a minimum capacity of 45,000 litres. <p>and</p> <p>AO39.4 Habitable rooms within new buildings are 300mm above the highest known flood level, located on the highest part of the site and elevated to enhance flood immunity.</p> <p>Editor's Note: Where historical flood data exists, it may be possible to use this information to determine the highest known flood level. Historical data may include:</p> <ul style="list-style-type: none"> ▪ formally recorded gauge heights records for a number of floods; ▪ formally surveyed peak flood levels; ▪ photographs of a historic flood; ▪ 'high-water' marks recorded on public or private property; and ▪ Interviews with long-term residents. <p>and</p> <p>AO39.5 New buildings are provided with a service line connection to the electricity supply and telecommunications networks.</p> <p>and</p> <p>AO39.6 Stormwater drainage is discharged from the boundary of a development site:</p> <ul style="list-style-type: none"> (a) without nuisance and annoyance to adjoining or downstream properties, (b) into natural systems, and (c) with conveyance to a lawful point of discharge including by way of easement where drainage systems traverse private property into natural systems. <p>and</p> <p>AO39.7 New buildings are confined to areas outside of overland flow paths and natural drainage features.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
Water catchments overlay	
PO40 There are no significant adverse effects on the water quality of the Region's drinking water supply.	AO40.1 Development within the Bjelke-Petersen Dam Water Resource Catchment Area and the 800m buffer to Boondooma and Gordonbrook Dams shown on Overlay Map 06 has no significant adverse effect on the quantity and availability of raw water for consumption, as determined by a suitably qualified water quality expert.

Part 7 Overlays

7.1 Preliminary

- (1) Overlays identify areas within the planning scheme that reflect state and local level interests and that have one or more of the following characteristics:
 - (a) there is a particular sensitivity to the effects of development;
 - (b) there is a constraint on land use or development outcomes;
 - (c) there is the presence of valuable resources;
 - (d) there are particular opportunities for development.
- (2) Overlays are mapped and included in Schedule 2.
- (3) The changed categories of development or assessment, if applicable, for development affected by an overlay are in Part 5.
- (4) Some overlays may be included for information purposes only. This should not result in a change to the category of development or assessment or any additional assessment benchmarks.
- (5) Assessment benchmarks for an overlay may be contained in one or more of the following:
 - (a) a map for an overlay
 - (b) a code for an overlay
 - (c) a zone code
 - (d) a local plan code
 - (e) a development code
- (6) Where development is proposed on premises partly affected by an overlay, the assessment benchmarks for the overlay only relates to the part of the premises affected by the overlay.
- (7) The following overlays for the planning scheme without code(s) are:
 - (a) Agricultural land overlay;
 - (b) Airport environs overlay;
 - (i) Public safety sub-area;
 - (ii) Wildlife hazards sub-area;
 - (iii) Aviation facility sub-area;
 - (iv) Aviation navigational facilities sub-area;
 - (c) Biodiversity overlay;
 - (i) Waterway corridors sub area;
 - (ii) Matters of State environmental significance sub-area;
 - (d) Bushfire hazard overlay;
 - (e) Extractive resources overlay;
 - (f) Flood hazard overlay;
 - (g) Historic subdivisions overlay;
 - (h) Landslide hazard overlay;
 - (i) Regional infrastructure overlay;
 - (j) Sensitive uses separation overlay;
 - (k) Water catchments overlay;
 - (i) Water resource catchment sub-area;
 - (ii) Dam buffer sub-area;

Part 8 Development codes

8.1 Preliminary

- (1) Development codes are codes for assessment where identified as an applicable code in Part 5.
- (2) The following codes and requirements apply to development under schedule 6 of the Regulation are relevant for the planning scheme.
- (3) Use codes and other development codes are specific to each local government area.
- (4) The following are the codes and requirements under the Regulation for development in the planning scheme area:
 - (a) Community residence code requirements applying to development that may not be made assessable development under the planning scheme;
 - (b) Cropping (involving forestry for wood production code) applying to development that may not be made assessable development under the planning scheme;
 - (c) Reconfiguring a lot (subdividing one lot into two lots) and associated operational works code applying to development for which code assessment is required under schedule 10, part 12 and schedule 10, part 14, division 2 of the Regulation.
- (5) There are no use codes for the planning scheme.
- (6) The following are the other development codes for the planning scheme:
 - (a) Reconfiguring a lot code;
 - (b) Services and works code;
 - (c) Local heritage place code; and
 - (d) Third party sign code.

8.2 Development that cannot be made assessable in accordance with schedule 6 of the Planning Regulation 2017

Editor's note—The following schedules of the Regulation are relevant to the South Burnett Regional Council Planning Scheme 2017:

- Schedule 6, Part 2, 6 of the Regulation, Material change of use for community residence;
- Schedule 12 of the Regulation, Particular reconfiguring a lot requiring code assessment;
- Schedule 13 of the Regulation, Requirements for cropping involving forestry for wood production.

8.3 Use codes

There are no use codes for the planning scheme area.

8.4 Other development codes

8.4.1 Reconfiguring a lot code

8.4.1.1 Application

This code applies to assessing development for reconfiguring a lot, with the exception of lot amalgamation, where identified as code or impact assessable in Part 5. When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

8.4.1.2 Purpose

- (1) The purpose of the Reconfiguring a lot code is to ensure development:
 - (a) Provides a compact urban form of safe, attractive and well-connected neighbourhoods that provide a variety of housing options and convenient access to services.
 - (b) Provides opportunities for rural residential living with good access to services.
 - (c) Manages the potential risks from natural and man-made hazards.
 - (d) Avoids unnecessary impacts on the natural environmental, features and resources.

- (e) Allows for the efficient and sequential provision of urban infrastructure and an enhanced open space network.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Lots are of a size and dimension suitable for their intended use and have due regard to local geographical constraints, identified hazards, fragmentation of agricultural land and community expectations of residential separation and character.
 - (b) Reconfiguring a lot contributes to good urban design outcomes, safe and attractive neighbourhoods and functional industrial areas that are consistent with the intended character of the particular locality.
 - (c) In-fill and consolidation of existing urban areas is maximised where consistent with the intended nature of the zone.
 - (d) Reconfiguring a lot does not compromise the viability and productivity of identified agricultural land, extractive and coal resources and the Swickers Bacon Factory and maintains appropriate buffers to these resources.
 - (e) Areas or features of environmental significance are not adversely impacted by habitat loss, fragmentation or isolation.
 - (f) A structured road hierarchy is created that provides safe, convenient and efficient connectivity and circulation for vehicles, cyclists and pedestrians.
 - (g) An integrated public open space network is available to meet the needs of the community for outdoor recreation and social activities and the protection of valuable features.
 - (h) Lots are provided with water supply, stormwater disposal, sustainable effluent and waste disposal, telecommunications and power, to standards appropriate for the zone.

8.4.1.3 Criteria for assessment

Table 8.4.1—Assessable development

Performance outcomes	Assessment benchmarks
Section 1 Boundary realignment	
PO1 The boundary realignment: <ul style="list-style-type: none"> (a) results in lots that are consistent with the established subdivision pattern of the local area; (b) maintains or improves the utility of the lots; (c) does not create a situation where the use or buildings on the resulting lots become unlawful. 	AO1.1 Development provides that allotment area, dimension and shape are in accordance with the standards in Table 9.4.2, except where the reconfiguration is boundary realignment and the outcome is preferable to the current allotment configuration. and AO1.2 The utility of the lots is maintained or improved where: <ul style="list-style-type: none"> (a) a frontage to depth ratio exceeds that of the existing allotments; (b) access is provided to an allotment that previously had no access or an unsuitable access; (c) an existing boundary encroachment by a building or areas is corrected; and AO1.3 The realignment does not result in a building contravening the setback, standards required by this Planning Scheme or relevant building regulations. and AO1.4 The realignment results in a larger lot that is a more viable farming unit.

Performance outcomes	Assessment benchmarks
PO2 The boundary realignment facilitates the creation or consolidation of a viable farming unit.	AO2.1 Where covered by the Overlay Map 08: (a) new lot boundaries enhance viable farming units; and (b) the boundaries ensure that a new dwelling is not on agricultural land. and (c) the reconfiguration satisfies the acceptable outcomes in section 6 of the Rural Zone code.
Section 2 Reconfiguration under a Community Title Scheme	
PO3 Community Title Scheme development for a specific use does not detract from the character of surrounding areas as the result of increased density or the introduction of an incompatible land use.	AO3.1 The Community Title Scheme is approved as part of or following approval of a Material Change of Use application over the site. or AO3.2 Where it is proposed to register a Community Title Scheme over land on which there is an existing building or buildings, the lots include only the area of the building on the lot, except that multiple dwelling buildings lots may include a balcony, courtyard, veranda and garage.
PO4 The setback of residential buildings makes efficient use of the site, provides privacy and amenity for residents and contributes to positive urban design.	AO4.1 The minimum separation between the front of buildings on either side of an access way is 8m. and AO4.2 Except for private landscaped courtyards, all landscaped open space, landscaped setbacks to frontages and buffer areas are included within common property. and AO4.3 The common property is used for street access, utilities and recreation.
PO5 Adequate access is provided to public utilities for servicing, maintenance and repair.	AO5.1 Suitable easements are granted (at no cost to the Council) to contain all public utility service mains which traverse the site under the control of the Council.
PO6 Fire hydrants are easily accessible in times of emergency and are of a standard consistent with service needs.	AO6.1 Fire hydrant installation is provided in accordance with the requirements of the relevant Australian Standard.

Performance outcomes	Assessment benchmarks
Section 3 All other reconfiguration	
PO7 Allotments are of sufficient size and dimensions to meet the requirements of the users and provide for servicing of the intended use.	<p>AO7.1 Development provides that allotment area, dimension and shape are in accordance with the standards in Table 9.4.2.</p> <p>and</p> <p>AO7.2 The minimum allotment size for any rear allotment shall be calculated exclusive of the area of the access corridor of the allotment.</p> <p>and</p> <p>AO7.3 Irregularly shaped allotments are designed to allow a building area of 15m by 10m to be setback 6m from the site frontage.</p>
PO8 Lots have lawful, safe and practical access.	<p>AO8.1 Access is provided via either:</p> <ul style="list-style-type: none"> (a) Direct road frontage; (b) Access strip with a minimum width of 3.5m (for rear lots only); or (c) Access easement with a minimum width of 6m (where lots only have legal road frontage that does not provide, safe or practical access to the existing street network). <p>and</p> <p>AO8.2 Newly created lots do not have direct access to sub-arterial or higher order roads.</p> <p>and</p> <p>AO8.3 Except in the Rural Zone, new lots, are provided with access to a sealed road.</p>
PO9 The number of rear lots is minimised having regard to the outlook, topography of the site, intended land use and general amenity of the area.	<p>AO9.1 Only one rear lot is provided behind each full street frontage regular lot.</p> <p>and</p> <p>AO9.2 No more than two rear lot access strips directly adjoin each other.</p> <p>and</p> <p>AO9.3 No more than two rear lots gain access from the head of a cul-de-sac.</p> <p>and</p> <p>AO9.4 Rear lots are only created where the site gradient is greater than 5%.</p>

Performance outcomes	Assessment benchmarks
PO10 The design and construction of new roads: (a) Maintain safe and efficient access to the transport network; (b) Creates integrated neighbourhoods; and (c) Are constructed to a standard that is commensurate with the intended use of allotments.	AO10.1 Intersection shall be spaced at no less than 45m from any other intersection. and AO10.2 Any intersections with existing roads shall be treated with a T-intersection or a roundabout. and AO10.3 The road layout indicates connections to adjoining development sites. and AO10.4 Other than in the Rural or Rural Residential Zones, new streets are provided with layback kerb and channel. or AO10.5 In the Rural Residential Zone, new streets are provided with concrete flush kerbs and swale drains.
PO11 The provision of services is resistant to inclement weather and does not degrade the character of the area.	AO11.1 Where the reconfiguration involves the opening of a new road, all electricity and telecommunications services are located underground.
PO12 Reconfiguration facilitates integration of walking and cycling networks that provide a safe and convenient environment for users having regard to appropriate gradients and distances to be travelled.	No outcome specified.
PO13 Public open space is provided in response to community need.	AO13.1 Public open space is provided in accordance with the Priority Infrastructure Plan.
PO14 Reconfiguration into allotments less than 400m ² in the Medium Density Residential zone is facilitated where design outcomes are consistent with expectations for the zone.	AO14.1 Reconfiguration in the Medium Density Residential zone involving allotments less than 400m ² where creating allotments for individual units in an approved and completed multiple dwelling or dual occupancy.
PO15 Reconfiguration into allotments less than 400m ² in the Medium Density Residential zone is to provide for suitable living environments.	For allotments less than 400m ² – AO15.1 All lots are orientated to within 20° of north. AO15.2 All lots are to be sized and shaped to accommodate a 10m x 20m rectangle.
Section 4 All reconfiguring a lot subject to an overlay	
Agricultural land overlay	
PO16 The productive capacity and utility of agricultural land for rural activities is maintained.	AO16.1 In the Rural zone only, no additional allotments are created in the area identified as agricultural land on SPP Interactive Mapping (Plan Making); or AO16.2 In the Rural zone only, a Farm management plan prepared by a suitably qualified agronomist demonstrates that the existing productivity of the land area is not reduced.

Performance outcomes	Assessment benchmarks
Airport environs overlay	
Public safety sub-area	
PO17 Development located at the end of runways does not increase the risk to public safety.	AO17.1 Development does not include a significant increase in the number of people living, working or congregating in an airport's public safety area as depicted on Overlay Map 01
Biodiversity overlay	
PO18 Development avoids, minimises or mitigates adverse impacts on environmentally significant areas and values.	AO18.1 Development is confined to areas not mapped as high or general ecological significance on Overlay Map 05. or AO18.2 Proposed boundaries do not create additional barriers to species movement. and AO18.3 Proposed allotments do not create circumstances where additional accepted development clearing of protected vegetation may occur.
Bushfire hazard overlay	
PO19 Development is not placed at unacceptable risk from bushfire, does not increase the extent or severity of bushfire and maintains the safety of people and property from bushfire.	AO19.1 Development does not occur in areas mapped as Very High, High or Medium Potential Bushfire Intensity Areas on the SPP Interactive Mapping (Plan Making). or AO19.2 A written assessment by a suitably experienced or qualified person confirms that the site is of Low Potential Bushfire Hazard. or AO19.3 Bushfire risk is mitigated through a Bushfire Management Plan incorporating: <ul style="list-style-type: none"> (a) Lot design that <ul style="list-style-type: none"> (i) Locates high intensity uses on the least bushfire prone area on the site and activities least susceptible to fire closest to the bushfire hazard; and (ii) Optimises efficient emergency access; and (iii) Considers the bushfire risk associated with aspect, elevation, slope and vegetation. (b) Firebreaks to protected vegetation included in the subdivision layout providing access for fire fighting or other emergency vehicles and AO19.4 Road layouts facilitate easy and safer access and movement by emergency vehicles in the event of encroaching fire and provides that an alternative safe access (if one direction is blocked in the event of fire) is

Performance outcomes	Assessment benchmarks
	maintained at all times.
Flood hazard overlay	
PO20 Development is not exposed to risk from flood events by responding to flood potential and maintains personal safety at all times	AO20.1 All new allotments include an area of sufficient size to accommodate the intended land use outside the area identified on Overlay Map 03.
PO21 Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level, and does not increase the potential for flood damage either on site or other properties.	AO21.1 Works associated with the proposed development do not: <ul style="list-style-type: none"> (a) involve a net increase in filling greater than 50m³; or (b) result in any reductions of on-site flood storage capacity and contain within the site any changes to depth / duration/velocity of flood waters; or (c) change flood characteristics outside the site in ways that result in: <ul style="list-style-type: none"> (i) loss of flood storage; (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows; or (iv) any reduction in flood warning times.
Regional infrastructure overlay	
PO22 Infrastructure networks and trails identified on Overlay Map 04 are protected from incompatible development on adjoining sites.	AO22.1 No new allotments are created within or adjacent to the networks and trails identified on Overlay Map 04.
Waterways, wetlands and catchments overlay	
PO23 There are no significant adverse effects on water quality, including drinking water, ecological and biodiversity values.	<p>AO23.1 Development and associated works are confined to areas outside overland flow paths and natural drainage features.</p> <p>and</p> <p>AO23.2 New allotments in the waterway and wetland buffer areas identified on Overlay Map 06 include a building envelope of sufficient size to accommodate the intended land use outside the buffer area.</p> <p>and</p> <p>AO23.3 Development within the Bjelke-Petersen Dam Water Resource Catchment Area and the 800m buffer to Boondooma and Gordonbrook Dams shown on Overlay Map 06 has no significant adverse effect on the quantity and availability of raw water for consumption, as determined by a suitably qualified water quality expert.</p> <p>or</p> <p>AO23.4 Development within the Cooyar Creek water supply buffer area shown on Overlay Map 06 complies with the specific outcomes and measures of the <i>Seqwater Development Guidelines: Development Guidelines for Water Quality Management in</i></p>

Performance outcomes	Assessment benchmarks
	<i>Drinking Water Catchments 2012.</i>

Table 8.4.2— Minimum Lot Dimensions

Zone	Minimum Area ^(a)	Minimum road frontage	Minimum rectangle contained within a lot ^(b)
Low density residential zone	600m ²	Standard lot – 17m Corner lot – 25m Rear lot – 6m	10m x 20m
Medium density residential zone	400m ²	Standard lot – 14m Corner lot – 20m	10m x 20m
Principal centre zone	400m ²	Not specified	Not specified
Local centre zone	400m ²	Not specified	Not specified
Low impact industry zone	1,000m ²	20m	20m x 25m
Medium impact industry zone	1,500m ²	20m	20m x 25m
Emerging community zone	600m ²	Standard lot – 17m Corner lot – 25m Rear lot – 6m	10m x 15m
Rural zone	100ha	100m	Not specified.
Rural residential zone other than in a precinct	2ha	Standard lot – 80m Rear lot – 10m	60m x 90m
Rural residential zone (4,000m ² RR1 precinct)	4,000m ²	Standard lot – 30m Rear lot – 10m	25 x 40m
Township zone	1,000m ²	20m	15m x 20m
All other circumstances (including community titles scheme in any zone)	Not specified	Not specified	Not specified

^(a) For rear allotments, the minimum area excludes the area of the proposed access way.

^(b) A minimum street frontage setback of 6m applies to this rectangle.

8.4.2 Services and works code

8.4.2.1 Application

This code applies to assessing material change of use, reconfiguring a lot and operational works (where not associated with a material change of use or reconfiguring a lot) for where identified as code assessment or impact assessment). When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

8.4.2.2 Purpose

- (1) The purpose of the Works and services code is to provide for the adequate provision of services and control of operational works.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Infrastructure is provided in a cost-effective, efficient and co-ordinated manner to a standard ordinarily expected in the locality.
 - (b) Development is planned, designed, constructed and operated to manage stormwater and wastewater in ways that protect environmental values and achieve water quality objectives;
 - (c) Development is provided with sufficient vehicle parking and servicing in a manner that provides safe and efficient access and circulation.
 - (d) Landscaping enhances visual amenity, integrates the built and natural environments, maximises water efficiency, minimises soil loss, provides shade in large paved areas and does not adversely impact on infrastructure.
 - (e) Filling or excavation maintains the amenity and health of the community and environment.
 - (f) Development is reflective of and responsive to the environmental constraints of the land and is established where the impacts of natural hazards are avoided or safely managed.

8.4.2.3 Criteria for assessment

Table 8.4.3—Assessable development

Performance outcomes		Assessment benchmarks
Section 1 General		
PO1	The development is planned and designed considering the land use constraints of the site for achieving stormwater design objectives.	AO1.1 A stormwater quality management plan provides for achievable stormwater quality treatment measures that meet the design objectives identified in Table 9.4.4.
PO2	Development does not discharge wastewater to a waterway or off-site unless demonstrated to be best practice environmental management for that site.	AO2.1 A wastewater management plan prepared by a suitably qualified person and addresses : (a) wastewater type; (b) climatic conditions; (c) water quality objectives; (d) best-practice environmental management; and AO2.2 Wastewater is managed in accordance with a waste management hierarchy that: (a) avoids wastewater discharge to waterways; or (b) minimises wastewater discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water and groundwater.
PO3	Construction activities avoid or minimise adverse impacts on stormwater quality.	AO3.1 An erosion and sediment control plan addresses the design objectives for the construction phase in Table 9.4.4.
PO4	Operational activities avoid or minimise changes to waterway hydrology from adverse impacts of altered stormwater quality and flow.	AO4.1 Development incorporates stormwater flow control measures to achieve the design objectives for the post-construction phase in Table 9.4.4.
Section 2 Infrastructure		
PO5	Development is provided with infrastructure which: (a) conforms with industry standards for quality; (b) is reliable and service failures are minimised; and (c) is functional and readily augmented.	AO5.1 Except in the Rural zone, all development occurs on a site with frontage to a sealed road. and AO5.2 Infrastructure is designed and constructed in accordance with the standards contained in PSP1 – Design and Construction Standards.

Performance outcomes	Assessment benchmarks
Section 3 Vehicle parking	
PO6 Vehicle parking and access is provided to meet the needs of occupants, employees, visitors and other users.	<p>AO6.1 Vehicle parking spaces are provided on-site in accordance with Table 9.4.5.</p> <p>and</p> <p>AO6.2 A service bay is provided on-site for the service vehicle nominated in Table 9.4.5.</p> <p>and</p> <p>AO6.3 Driveway crossings are provided to the standard contained in PSP1 – Design and Construction Standards.</p> <p>and</p> <p>AO6.4 Vehicle parking and manoeuvring areas are provided in accordance with the standards contained in PSP1 – Design and Construction Standards.</p>
Section 4 Landscaping	
PO7 Landscaping is appropriate to the setting and enhances local character and amenity.	<p>AO7.1 Landscaping is provided in accordance with the relevant zone code provisions.</p> <p>and</p> <p>AO7.2 Where shade tree planting is required in vehicle parking areas each planting bed has a minimum area of 2m² and is unsealed and permeable.</p> <p>and</p> <p>AO7.3 Plantings along frontages or boundaries are in the form of defined gardens with three tier planting comprised of groundcovers, shrubs (understorey), and trees (canopy) and provided with a drip irrigation system, mulching and border barriers.</p>
PO8 Plant species avoid adverse impacts on the natural and built environment, infrastructure and the safety of road networks.	<p>AO8.1 Landscaping utilises plant species that are appropriate for the location and intended purpose of the landscaping.</p> <p>and</p> <p>AO8.2 Species selection avoids non-invasive plants.</p> <p>Editor's Note. Guidance on plant selection is provided in Branching Out - Your Handy Guide to tree Planting in the South Burnett available from Council.</p>

Performance outcomes	Assessment benchmarks
Section 5 Filling and excavation	
PO9 Development results in ground levels that retain: <ul style="list-style-type: none"> (a) access to natural light; (b) aesthetic amenity; (c) privacy; and (d) safety. 	AO9.1 The depth of: <ul style="list-style-type: none"> (a) fill is less than 2m above ground level; or (b) excavation is less than 2m below ground level. and AO9.2 The toe of the fill, or top of the excavation is not less than 0.5m inside the site property boundary. and AO9.3 Works do not occur on slopes over 15% in grade. and AO9.4 Retaining walls over 1m in height are terraced 1.5m for every 1m in height and landscaped. and AO9.5 Batter slopes are not steeper than 25% and are grassed and terraced 1.5m for every 1m in height. and AO9.6 Filling or excavation for the purpose or retention of water: <ul style="list-style-type: none"> (a) is certified by an RPEQ engineer to safely withstand the hydraulic loading; (b) directs overflow such that no scour damage or nuisance occurs on adjoining lots.
PO10 Filling or excavation does not cause damage to public utilities.	AO10.1 Filling or excavation does not occur within 2m horizontally of any part of an underground water supply, sewerage, stormwater, electricity or telecommunications system.
PO11 Filling and excavation avoids water ponding on the premises or nearby premises that will adversely impact on the health of the community.	AO11.1 Following filling or excavation: <ul style="list-style-type: none"> (a) the premises: <ul style="list-style-type: none"> (i) are self-draining; and, (ii) has a minimum slope of 0.25%; and, (b) surface water flow is: <ul style="list-style-type: none"> (i) directed away from neighbouring properties; or (ii) discharged into a stormwater drainage system designed and constructed in accordance with AS3500 section 3.2.
Section 6 All operational work subject to an overlay	
Biodiversity overlay	
PO12 Development avoids, minimises or mitigates adverse impacts on areas of environmental significance.	AO12.1 Uses and associated works are confined to areas not identified on Overlay Map 05. or AO12.2 Development is compatible with the environmental values of the area. or

Performance outcomes	Assessment benchmarks
	AO12.3 Where development within an area identified on Overlay Map 05 is unavoidable, measures recommended by a suitably qualified ecologist are incorporated to protect and retain the environmental values and underlying ecosystem processes within or adjacent to the development site to the greatest extent practical.
PO13 Biodiversity values of identified areas of environmental significance are protected from the impacts of development	AO13.1 Development adjacent to Protected Areas identified on Overlay Map 05 is set back a minimum of 100m from the park boundaries in the absence of any current 'Management Plans' for these areas.
PO14 There are no significant adverse effects on water quality, ecological and biodiversity values.	AO14.1 Uses and associated works are confined to areas outside overland flow paths and natural drainage features. and AO14.2 The Waterway Corridors identified on Overlay Map 05 are maintained in a natural state.
Flood hazard overlay	
PO15 Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level, and does not increase the potential for flood damage either on site or other properties.	AO15.1 Works associated with the proposed development do not: <ul style="list-style-type: none"> (a) involve a net increase in filling greater than 50m³ in the area identified on Overlay Map 03; (b) result in any reductions of on-site flood storage capacity and contain within the site any changes to depth / duration/velocity of flood waters; or (c) change flood characteristics outside the site in ways that result in: <ul style="list-style-type: none"> (i) loss of flood storage; (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows; or (iv) any reduction in flood warning times.
Regional infrastructure overlay	
PO16 Earthworks do not restrict access to and along major electricity infrastructure corridors by the electricity providers, using their normal vehicles and equipment.	AO16.1 Earthworks do not alter levels along the boundaries of existing easements by more than 300mm and do not result in increased inundation of electricity infrastructure.
PO17 There is no worsening of drainage or erosion conditions affecting the bulk supply and linear infrastructure.	No outcome specified.

Performance outcomes	Assessment benchmarks
Water catchments overlay	
PO18 There are no significant adverse effects on the water quality of the Region's drinking water supply.	<p>AO18.1 Development within the Bjelke-Petersen Dam Water Resource Catchment Area and the 800m buffer to Boondooma and Gordonbrook Dams shown on Overlay Map 06 has no significant adverse effect on the quantity and availability of raw water for consumption, as determined by a suitably qualified water quality expert.</p> <p>or</p> <p>AO18.2 Development within the Cooyar Creek water supply buffer area shown on Overlay Map 06 complies with the specific outcomes and measures of the <i>Seqwater Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012</i>.</p>

Table 8.4.4—Stormwater management design objectives

Construction phase		
Issue		Design objectives
Drainage control	Temporary drainage works	<p>(1) Design life and design storm for temporary drainage works</p> <p>(a) Disturbed area open for < 12 months – 50%AEP event</p> <p>(b) Disturbed area open for 12-24 months – 20%AEP event</p> <p>(c) Disturbed area open for > 24 months – 10%AEP event</p> <p>(2) Design capacity excludes minimum 150mm freeboard</p> <p>(3) Temporary culver crossing – minimum 100%AEP hydraulic capacity</p>
Erosion control	Erosion control measures	<p>(1) Minimise exposure of disturbed soil at any time</p> <p>(2) Divert run-off around disturbed areas</p> <p>(3) Determine the erosion risk rating using local rainfall erosivity, rainfall depth, soil-loss rate or other acceptable method</p> <p>(4) Implement erosion control methods corresponding to erosion risk rating</p>
Sediment control	<p>Sediment control measures</p> <p>Design storm for sediment control basins</p> <p>Sediment basin dewatering</p>	<p>(1) Determine appropriate sediment control measure using:</p> <p>(a) Potential soil loss rate; or</p> <p>(b) Monthly erosivity; or</p> <p>(c) Average monthly rainfall</p> <p>(2) Collect and drain stormwater to a sediment basin to accommodate a 80th five-day event or similar</p> <p>(3) Site discharge during dewatering:</p> <p>(a) TSS < 50mg/L;</p> <p>(b) Turbidity not >10% receiving water turbidity; and</p> <p>(c) pH 6.5-8.5</p>

Water quality	Litter and other waste, hydrocarbons and other contaminants	(1) Avoid wind-blown litter; (2) Remove gross pollutants; (3) Ensure there is no visible oil or grease sheen on released waters; (4) Dispose of contaminated waste at authorised facilities		
Waterway stability and flood flow management	Changes to the natural waterway hydraulics and hydrology	For peak flow for the 100%AEP and 1%AEP event, use constructed sediment basins to attenuate rate of stormwater discharge		
Post-construction phase				
Design objectives Minimum reductions in mean annual load from unmitigated development (%)		Application		
Total suspended solids	Total phosphorus	Total nitrogen	Gross pollutants > 5mm	
85	60	45	90	Development for urban purposes on centres greater than 3.000 people.

Table 8.4.5—Vehicle parking and service vehicle requirements

Use type	Minimum car parking spaces	Service vehicle
Agricultural supplies store	1 space per 50m ² gross floor area	AV
Animal keeping	1 space per employee and 1 space per 30 animals	SRV
Bulk landscape supplies	1 space per 150m ² total use area (minimum 6 spaces)	AV
Car wash	1 space per wash bay	Not specified
Child care centre	1 space per 3 employees and 1 space per 5 children On-site queuing space for 3 vehicles	Not specified
Club	30 spaces	MRV
Community use	1 space per 2 employees and 1 space per 50m ² gross floor or public assembly area	AV
Dual occupancy	1 space per unit plus 1 visitor space	Not specified
Food and drink outlet	In the Retail core precinct – 1 space per 20m ² gross floor area Otherwise – 1 space per 15m ² gross floor area On-site queuing space for 10 vehicles per drive-through facility	SRV
Function facility	1 space per 2 employees and 1 space per 50m ² gross floor or public assembly area	AV
Funeral parlour	1 space per 50m ² gross floor area and 1 space per 10 chapel seats	Not specified
Garden centre	1 space per 150m ² total use area	AV
Hardware and trade supplies	1 space per 40m ² gross floor area	AV
Health care service	1 space per 30m ² gross floor area	Ambulance
Industry	1 space per 50m ² gross floor area for first 500m ² , then 1 space per 100m ² gross floor area thereafter	AV
Hospital	1 space per 4 beds plus 1 space per 2 employees plus 1 space per 50m ² gross floor area	AV plus one ambulance space per 50 beds
Hotel	1 space per 2m ² barroom areas plus 1 space per 14m ² lounge or beer garden floor area plus 1 space per 3 employees plus 1 space per accommodation room (on-site queuing for 12 vehicles per drive through facility)	AV

Use type	Minimum car parking spaces	Service vehicle
Indoor sport and recreation	1 space per 20m ² gross floor area; or 1 space per 5 spectator seats; or 4 spaces per court/lane/pitch; or 15 spaces per playing field Whichever is the greater	AV
Market	1 space per 20m ² gross floor area; or 1 space per stall Whichever is the greater	HRV
Motor sport facility	1 space per 5 spectator seats	AV
Multiple dwelling	1 space per unit plus 1 visitor space per 5 units	SRV where more than 10 units
Nightclub	1 space per 2m ² bar areas plus 1 space per 3 employees	AV
Office	In the Retail core precinct – 1 space per 70m ² gross floor area Otherwise – 1 space per 50m ² gross floor area	Not specified
Outdoor sales	1 space per 150m ² total use area (minimum 6 spaces)	AV
Outdoor sport and recreation	1 space per 5 spectator seats; or 30 spaces per playing field; or 30 spaces per club house; or 6 spaces per tennis court Whichever is the greater	AV
Place of worship	1 space per 30m ² gross floor area; and 1 space per 10 people able to be seated in any facility for the conduct of services.	Not specified
Residential care facility	1 space per 4 beds plus 1 space per 2 employees	Ambulance
Rooming accommodation	1 space per 2 rooms plus 1 space per employee	SRV
Service station	5 spaces	AV
Shop	In the Retail core precinct – 1 space per 25m ² gross floor area 1 space per 20m ² gross floor area	HRV
Shopping centre	In the Retail core precinct – 1 space per 25m ² for first 2,000m ² gross floor area then 1 space per 20m ² gross floor area thereafter Otherwise – 1 space for 20m ² for first 2,000m ² gross floor area then 1 space per 15m ² gross floor area thereafter	AV
Short term accommodation	1 space plus 1 space per accommodation unit plus 1 space per 20m ² gross floor area of restaurant / conference facility	MV
Showroom	1 space for 20m ² for first 2,000m ² gross floor area then 1 space per 15m ² gross floor area thereafter	AV
Theatre	1 space per 20m ² gross floor area; or 1 space per 5 seats Whichever is the greater	MRV
Tourist park	1 space per site plus 1 space per 10 cabins/van sites plus 1 space per 3 employees	HRV
Transport depot	1 space per 2 employees	AV
Veterinary services	1 space per 30m ² gross floor area	SRV

Use type	Minimum car parking spaces	Service vehicle
Warehouse	1 space per tenancy plus 1 space per 500m ² gross floor area	AV
Wholesale nursery	1 space per 150m ² total use area (minimum 6 spaces)	AV
All other circumstances	Sufficient vehicle and bus parking having regard to the nature, scale and intensity of the use.	
Where the calculated number of vehicle parking spaces results in a fraction, the required number is rounded up to the next whole number.		

8.4.3 Local heritage place code

8.4.3.1 Application

This code applies to assessing building work and operational work where identified as code assessable in Part 5. When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

8.4.3.2 Purpose

- (1) The purpose of the Local heritage place code is to protect and enhance the cultural heritage significance of local heritage places, townscapes and streetscapes.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) The built heritage values of historic streetscapes and individual sites within those streetscapes are protected and (where feasible) enhanced;
 - (b) Development on or adjacent to a Heritage Place will not have an adverse impact in terms of visibility, public accessibility, physical change, damage or removal;

8.4.3.3 Criteria for assessment

Table 8.4.6—Accepted development subject to requirements and assessable development

Performance outcomes	Requirements for accepted development and assessment benchmarks
Section 1 Accepted development subject to requirements and assessable development	
PO1 Development conserves the features and values of the local heritage place that contribute to its cultural heritage significance.	AO1.1 Significant features of the place remain unaltered, intact and visible.
Section 2 Assessable development	
PO2 Local heritage places are retained in their setting, unless there is no feasible alternative to the demolition.	AO2.1 Engineering documentary evidence is provided to substantiate demolition need. and AO2.2 Recording of buildings or structures is undertaken by a suitably qualified person.
PO3 Changes to a local heritage place occur appropriately and sensitively.	AO3.1 Development is compatible with a conservation management plan prepared in accordance with the Australia ICOMOS Charter for Places of Cultural Heritage Significance.

Performance outcomes	Requirements for accepted development and assessment benchmarks
PO4 Filling or excavation does not have a detrimental impact on sites of local heritage significance.	<p>AO4.1 The impact of excavation is minor and limited to parts of the local heritage place disturbed by previous excavation.</p> <p>AO4.2 If involving a high level of surface or subsurface disturbance an investigation precedes the commencement of work to confirm that the local heritage values of the site are undiminished.</p>

8.4.4 Third party sign code

8.4.4.1 Application

This code applies to assessing operational work where identified as code assessable in Part 5. When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.


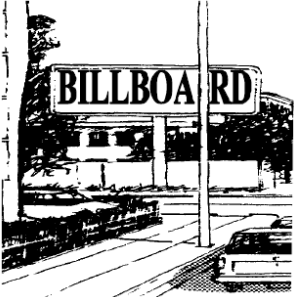
8.4.4.2 Purpose

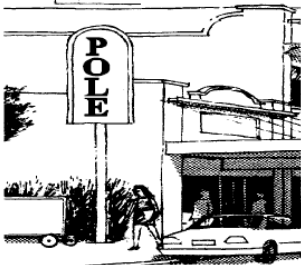
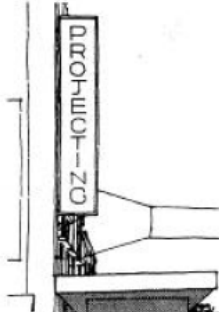

- (1) The purpose of the Third party sign code is to manage the visual and other off-site impacts of advertising signs that promote products, services, events or activities on sites other than the site on which they are erected.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Third party signs contribute to a cohesive built form for the locality in which they are placed;
 - (b) Third party signs are placed so that the appearance of the surrounding area is not adversely affected by a proliferation of signs;
 - (c) Light impacts from third party signs are managed to avoid any adverse impacts on surrounding properties or the safety of the road network;
 - (d) Third party signs provide for the safe and unhindered movement of vehicles and pedestrians;
 - (e) Personal and property safety is not compromised by unstable third party signs;



8.4.4.3 Criteria for assessment

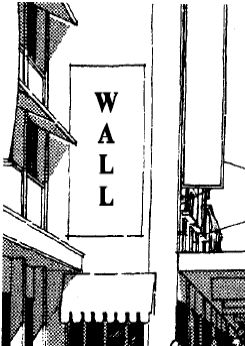
Table 8.4.7—Assessable development

Performance outcomes	Requirements for accepted development and assessment benchmarks
<p>PO1 An above awning sign is consistent with the scale and design of buildings and other works in the area, does not contribute to visual clutter and maintains recognised acceptable limits of light emissions.</p> <p>Editor's Note. An example of an above awning sign is provided below.</p>	<p>AO1.1 The above awning sign:</p> <ol style="list-style-type: none"> (i) does not have a face area in excess of 2.5m² or more than 2 faces; (ii) where it has 2 faces — has a maximum angle between each face of 45 degrees; (iii) has a maximum height of 1.5m above the awning on which it is displayed; (iv) is not displayed less than 3m from another above awning sign; (v) is displayed less than 1.5m from any side boundary; (vi) has a face area length greater than the face area height; (vii) if illuminated — does not result

Performance outcomes	Requirements for accepted development and assessment benchmarks
	<p>in light nuisance on a light-sensitive use off-site;</p> <p>(viii) is installed without “guide wires” or exposed supporting framework</p>
<p>PO2 A billboard/hoarding sign is consistent with the scale of development in the area and does not contribute to visual clutter.</p> <p>Editor’s Note. An example of a billboard/hoarding sign is provided below.</p> 	<p>AO2.1 The sign:</p> <ul style="list-style-type: none"> (a) has a maximum face area of 45m²; (b) has a maximum height of 15m; (c) does not directly face adjoining premises unless it is more than 3m from each boundary of the premises; (d) is not located or constructed so as to expose an unsightly back view of the sign; (e) does not have more than 2 faces; <p>and</p> <p>AO2.2 If the sign has 2 faces — has a maximum angle between each face of 45 degrees;</p> <p>and</p> <p>AO2.3 Only 1 double-sided sign is displayed on premises except where the street front boundary of the premises exceeds 100m.</p> <p>and</p> <p>AO2.4 If the street front boundary of the premises exceeds 100m, more than 1 double-sided sign is permitted, however, the signs are a minimum 100m apart.</p> <p>and</p> <p>AO2.5 The sign is not displayed less than 3m from any side boundary.</p> <p>and</p> <p>AO2.6 The sign is installed without “guide wires” or exposed supporting framework.</p>
<p>PO3 A pole sign is consistent with the scale of development in the area and does not contribute to visual clutter.</p> <p>Editor’s Note. An example of a pole sign is provided below.</p>	<p>AO3.1 The sign has a maximum height of 5m above ground level.</p> <p>and</p> <p>AO3.2 The sign is not displayed less than 3m from any side boundary.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
	
<p>PO4 A projecting sign is consistent with the scale of development in the area, does not obstruct vehicle movement and does not contribute to visual clutter.</p> <p>Editor's Note. An example of a projecting sign is provided below.</p> 	<p>AO4.1 The front elevation of the sign does not project beyond the outline of the wall to which it is attached.</p> <p>and</p> <p>AO4.2 The sign is positioned and designed in a manner which is compatible with the architecture of the building to which it is attached.</p> <p>and</p> <p>AO4.3 The sign maintains a minimum clearance of 2.4m from any road related area directly adjacent to the sign.</p> <p>and</p> <p>AO4.4 The sign is installed without "guide wires" or exposed supporting framework.</p>
<p>PO5 A pylon sign is consistent with the scale of development in the area and does not contribute to visual clutter.</p> <p>Editor's Note. An example of a pylon sign is provided below.</p> 	<p>AO5.1 If the sign has 2 faces — has a maximum angle between each face of 45 degrees.</p> <p>and</p> <p>AO5.2 The sign has a maximum face area of 40m².</p> <p>and</p> <p>AO5.3 The sign has a maximum height of 15m above ground level.</p> <p>and</p> <p>AO5.4 Only 1 double-sided sign is displayed on premises except where the street front boundary of the premises exceeds 100m.</p> <p>and</p> <p>AO5.5 If the street front boundary of the premises exceeds 100m, more than 1 double-sided sign is permitted, however, the signs are a minimum 100m apart.</p> <p>and</p> <p>AO5.6 The sign is not located or constructed so as to expose an unsightly back view of the sign.</p> <p>and</p> <p>AO5.7 The sign is not displayed less than 3m from any side boundary.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
	and AO5.8 The sign is installed without “guide wires” or exposed supporting framework.
<p>PO6 A roof/sky sign is consistent with the scale of development in the area, does not contribute to visual clutter, maintains recognised acceptable limits of light emissions and does not represent a hazard to public safety.</p> <p>Editor's Note. An example of a roof/sky sign is provided below.</p> 	<p>AO6.1 The sign is contained within the existing or created outline of the building on which it is displayed.</p> <p>or</p> <p>AO6.2 The sign is designed to appear as if it were part of the original building, or in some other way match or complement the architecture of the building.</p> <p>and</p> <p>AO6.3 The sign does not extend horizontally beyond the edge of the roof of the building on which it is displayed.</p> <p>and</p> <p>AO6.4 The sign is not less than 3m from any other roof/sky sign displayed on the building and the signs match, align or are otherwise compatible with each other.</p> <p>and</p> <p>AO6.5 The sign is installed without “guide wires” or exposed supporting framework.</p> <p>and</p> <p>AO6.6 The sign may be internally illuminated but does not cause excessive light spill.</p> <p>and</p> <p>AO6.7 For signs with a face area greater than 1.2m², an engineer's certificate for any supporting structure for the sign is obtained.</p>
<p>PO7 A sign-written roof sign is consistent with the scale of development in the area, does not contribute to visual clutter and results in no light nuisance off-site.</p> <p>Editor's Note. An example of a sign-written roof sign is provided below.</p> 	<p>AO7.1 The sign is contained within the existing or created outline of the building on which it is displayed.</p> <p>and</p> <p>AO7.2 The sign does not cover more than 25% of the roof of the building on which it is displayed.</p> <p>and</p> <p>AO7.3 The sign does not extend horizontally beyond the edge of the building roof.</p> <p>and</p> <p>AO7.4 The sign is visually compatible with other sign written roof signs on the building.</p> <p>and</p> <p>AO7.5 The sign is not visible from any residential building located adjacent to the building on which it is displayed.</p> <p>and</p> <p>AO7.6 The sign is not illuminated.</p>
<p>PO8 A wall sign is consistent with the scale of development in the area and</p>	<p>AO8.1 The sign does not project in excess of 100mm from the wall to which it is</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks
<p data-bbox="370 275 735 327">maintains recognised acceptable limits of light emissions.</p> <p data-bbox="289 352 751 394">Editor's Note. An example of a wall sign is provided below.</p> 	<p data-bbox="899 275 980 296">affixed.</p> <p data-bbox="820 302 867 323">and</p> <p data-bbox="820 329 1321 382">AO8.2 The sign does not project beyond any edge of the wall.</p> <p data-bbox="820 388 867 409">and</p> <p data-bbox="820 415 1289 499">AO8.3 The sign integrates, and is compatible, with the architecture of the building on which it is placed.</p> <p data-bbox="820 506 867 527">and</p> <p data-bbox="820 533 1321 585">AO8.4 The shape of the sign is similar to the shape of the wall on which it is placed.</p> <p data-bbox="820 592 867 613">and</p> <p data-bbox="820 619 1289 703">AO8.5 The face area of the sign does not cover more than 75% of the area of the wall on which it is placed.</p> <p data-bbox="820 709 867 730">and</p> <p data-bbox="820 737 1289 810">AO8.6 The sign is installed without “guide wires” or exposed supporting framework.</p> <p data-bbox="820 816 867 837">and</p> <p data-bbox="820 844 1289 957">AO8.7 The sign may be internally but not externally illuminated and does not result in light nuisance on a light-sensitive use off-site</p>

Schedule 1 Definitions

SC1.1 Use definitions

- (1) Use definitions have a specific meaning for the purpose of the planning scheme.
- (2) Any use not listed in Table SC1.1.2 column 1 is an undefined use.

Note—development comprising a combination of defined uses is not considered to be an undefined use.

- (3) A use listed in Table SC1.1.2 column 1 has the meaning set out beside that term in column 2.
- (4) The use definitions listed here are the definitions used in this planning scheme.
- (5) Column 3 of Table SC1.1.2 identifies examples of the types of activities that are consistent with the use identified in column 1.
- (6) Column 4 of Table SC1.1.2 identifies examples of activities that are not consistent with the use identified in column 1.
- (7) Columns 3 and 4 of Table SC1.1.2 are not exhaustive lists.
- (8) Uses listed in Table SC1.1.2 columns 3 and 4 that are not listed in column 1, do not form part of the definition.

Table SC 1.1.1-Index of use definitions

Index of use definitions		
<ul style="list-style-type: none"> • Agricultural supplies store • Air service • Animal husbandry • Animal keeping • Aquaculture • Bulk landscape supplies • Caretaker's accommodation • Car wash • Cemetery • Child care centre • Club • Community care centre • Community residence • Community use • Crematorium • Cropping • Dual occupancy • Dwelling house • Dwelling unit • Educational establishment • Emergency services • Environment facility • Extractive industry • Food and drink outlet • Function facility • Funeral parlour • Garden centre 	<ul style="list-style-type: none"> • Hardware and trade supplies • Health care service • High impact industry • Home-based business • Hospital • Hotel • Indoor sport and recreation • Intensive animal husbandry • Intensive horticulture • Low impact industry • Major electricity infrastructure • Market • Medium impact industry • Motor sport facility • Multiple dwelling • Nature-based tourism • Nightclub entertainment facility • Non-resident workforce accommodation • Office • Outdoor sales • Outdoor sport and recreation • Park • Permanent plantation 	<ul style="list-style-type: none"> • Place of worship • Relocatable home park • Residential care facility • Retirement facility • Roadside stall • Rooming accommodation • Rural industry • Rural workers' accommodation • Sales office • Service industry • Service station • Shop • Shopping centre • Short-term accommodation • Showroom • Special industry • Substation • Telecommunications facility • Theatre • Tourist park • Transport depot • Utility installation • Veterinary service • Warehouse • Wholesale nursery • Winery

Table SC 1.1.2-Use definitions

Use	Definition	Examples include	Does not include the following examples
Agricultural supplies store	Premises used for the sale of agricultural supplies and products.	Animal feed, bulk veterinary supplies, chemicals, farm clothing, fertilisers, irrigation materials, saddlery, seeds	Bulk landscape supplies, garden centre, outdoor sales, wholesale nursery
Air service	Premises used for any of the following: (a) the arrival and departure of aircraft; (b) the housing, servicing, refuelling, maintenance and repair of aircraft; (c) the assembly and dispersal of passengers or goods on or from an aircraft; (d) training and education facilities relating to aviation; (e) aviation facilities; (f) an activity that— (i) is ancillary to an activity or facility state in paragraphs (a) to (e); and (ii) directly services the needs of aircraft passengers.	Airport, airstrip, helipad, public or private airfield	
Animal husbandry	Premises used for— (a) producing animals or animal products on native or improved pastures or vegetation; or (b) a yard, stable, temporary holding facility or machinery repairs and servicing, if the use is ancillary to the use in paragraph (a).	Cattle studs, grazing of livestock, non-feedlot dairy	Animal keeping, intensive animal industry, aquaculture, feedlots, piggeries

Use	Definition	Examples include	Does not include the following examples
Animal keeping	Premises used for— (a) boarding, breeding or training animals; or (b) a holding facility or machinery repairs and servicing, if the use is ancillary to the use in paragraph (a).	Aviaries, catteries, kennels, stables, wildlife refuge	Aquaculture, cattle studs, domestic pets, feedlots, grazing of livestock, non-feedlot dairying, piggeries, poultry meat and egg production, animal husbandry
Aquaculture	Premises used for cultivating, in a confined area, aquatic animals or plants for sale.	Pond farms, tank systems, hatcheries, raceway system, rack and line systems, sea cages	Intensive animal husbandry
Bulk landscape supplies	Premises used for bulk storage and sale of mainly non-packaged landscaping and gardening supplies, including, for example, soil, gravel, potting mix or mulch.		Garden centre, outdoor sales, wholesale nursery
Caretaker's accommodation	Premises used for a dwelling for a caretaker of a non-residential use on the same premises.		Dwelling house
Car wash	Premises used for the commercial cleaning of motor vehicles.		Service station
Cemetery	Premises used for interment of bodies or ashes after death.	Burial ground, crypt, columbarium, lawn cemetery, pet cemetery, mausoleum	Crematorium, funeral parlour
Child care centre	Premises used for the care, education and minding, but not residence, of children.	Crèche, early childhood centre, kindergarten, before and after school care, vacation care	Educational establishment, home based child care, family day care

Use	Definition	Examples include	Does not include the following examples
Club	Premises used for– (a) an association established for social, literary, political, sporting, athletic or other similar purposes; or (b) preparing and selling food and drink, if the use is ancillary to the use in paragraph (a).	Club house, guide and scout clubs, surf lifesaving club, RSL, bowls club	Hotel, nightclub entertainment facility, place of worship, theatre
Community care centre	(a) Premises used for– (i) providing social support to members of the public; or (ii) Providing medical care to members of the public, if the use is ancillary to the use in subparagraph (i); but (b) Does not include the use of premises for providing accommodation to members of the public.	Disability support services, drop in centre, respite centre, integrated Indigenous support centre	Childcare centre, family day care, home based child care, health care services, residential care facility

Use	Definition	Examples include	Does not include the following examples
Community residence	<p>(a) means the use of premises for–</p> <p>(i) No more than–</p> <p>(A) 6 children, if the accommodation is provided as part of a program or service under the <i>Youth Justice Act 1992</i>; or</p> <p>(B) 6 persons who require assistance or support with daily living needs; and</p> <p>(ii) No more than 1 support worker; and</p> <p>(b) Includes a building or structure that is reasonably associated with the use in paragraph (a).</p>	Hospice	Dwelling house, dwelling unit, residential care facility, rooming accommodation, short-term accommodation
Community use	<p>Premises used for–</p> <p>(a) providing artistic, social or cultural facilities or community support services to the public;</p> <p>(b) preparing and selling food and drink, if the use is ancillary to the use in paragraph (a).</p>	Art gallery, community centre, community hall, library, museum	Cinema, club, hotel, nightclub entertainment facility, place of worship
Crematorium	Premises used for the cremation or aquamation of bodies.		Cemetery

Use	Definition	Examples include	Does not include the following examples
Cropping	<p>Premises used for–</p> <p>(a) growing and harvesting plants, or plant material, that are cultivated in soil, for commercial purposes; or</p> <p>(b) harvesting, storing or packing plants or plant material grown on the premises, if the use is ancillary to the use in paragraph (a); or</p> <p>(c) repairing and servicing machinery used on the premises, if the use is ancillary to the use in paragraph (a).</p>	<p>Fruit, nut, vegetable and grain production, forestry for wood production, fodder and pasture production, plant fibre production, sugar cane growing, vineyard</p>	<p>Permanent plantations, intensive horticulture, rural industry</p>
Dual occupancy	<p>(a) Means a residential use of premises for two households involving–</p> <p>(i) 2 dwellings (whether attached or detached) on a single lot or 2 dwellings (whether attached or detached) on separate lots that share a common property; and</p> <p>(ii) Any domestic outbuilding associated with the dwelling; but</p> <p>(b) Does not include a residential use of premises that involves a secondary dwelling.</p>	<p>Duplex, two dwellings on a single lot (whether or not attached), two dwellings within one single community title scheme under the <i>Body Corporate and Community Management Act 1997</i>, two dwellings within the one body corporate to which the <i>Building Units and Group Title Act 1980</i> continues to apply.</p>	<p>Dwelling house, multiple dwelling</p>

Use	Definition	Examples include	Does not include the following examples
Dwelling house	A residential use of premises involving— (a) 1 dwelling for a single household and any domestic outbuildings associated with the dwelling; or (b) 1 dwelling for a single household, a secondary dwelling and any domestic outbuildings associated with either dwelling.		Caretaker's accommodation, dual occupancy, rooming accommodation, short-term accommodation, student accommodation, multiple dwelling
Dwelling unit	Use of premises containing a non-residential use for a single dwelling, other than a dwelling for a caretaker of the non-residential use.	"Shop-top" apartment	Caretaker's accommodation, dwelling house
Educational establishment	Premises used for— (a) training and instruction to impart knowledge and develop skills; or (b) Student accommodation, before or after school care, or vacation care, if the use is ancillary to the use in paragraph (a)	Pre-preparatory, preparatory and primary school, secondary school, special education, college, university, technical institute, outdoor education centres	Childcare centre, home based child care, family day care
Emergency services	Premises used by a government entity or community organisation to provide— (a) essential emergency services; or (b) disaster management services or (c) management support facilities for the services.	State emergency service facility, ambulance station, rural fire brigade, auxiliary fire and rescue station, urban fire and rescue station, police station, emergency management support facility, evacuation centres	Community use, hospital, residential care facility

Use	Definition	Examples include	Does not include the following examples
Environment facility	<p>(a) means the use of premises for a facility for the appreciation, conservation or interpretation of an area of cultural, environmental or heritage value; but</p> <p>(b) does not include the use of premises to provide accommodation for tourists and travellers</p>	Nature-based attractions, walking tracks, seating, shelters, boardwalks, observation decks, bird hides	
Extractive industry	<p>Premises used for–</p> <p>(a) extracting or processing extractive resources; and</p> <p>(b) Any related activities, including, for example, transporting the resources to market.</p>	Quarry	
Food and drink outlet	<p>Premises used for–</p> <p>(a) Preparing and selling food and drink for consumption on or off the premises; or</p> <p>(b) providing liquor for consumption on the premises, if the use is ancillary to the use in paragraph (a).</p>	Bistro, café, coffee shop, drive-through facility, kiosk, milk bar, restaurant, snack bar, takeaway, tea room	Bar, club, hotel, shop, theatre, nightclub entertainment facility
Function facility	<p>Premises used for–</p> <p>(a) receptions or functions; or</p> <p>(b) preparing and providing food and liquor for consumption on the premises as part of a reception or function.</p>	Conference centre, reception centre	Community use, hotel

Use	Definition	Examples include	Does not include the following examples
Funeral parlour	(a) Premises used for— <ul style="list-style-type: none"> (i) arranging and conducting funerals, memorial and other similar events; or (ii) a mortuary; or (iii) storing and preparing bodies for burial or cremation; but (b) does not include the use of premises for the burial or cremation of bodies.		Cemetery, crematorium, place of worship
Garden centre	Premises used for— <ul style="list-style-type: none"> (a) selling plants; or (b) selling gardening and landscape products and supplies that are mainly in pre-packaged form; or (c) a food and drink outlet that is ancillary to the use in paragraph (a). 	Retail plant nursery	Bulk landscape supplies, wholesale nursery, outdoor sales
Hardware and trade supplies	Premises used for selling, displaying or hiring hardware and trade supplies, including, for example, house fixtures, timber, tools, paint, wallpaper or plumbing supplies.		Shop, showroom, outdoor sales and warehouse
Health care services	Premises used for medical purposes, paramedical purposes, alternative health therapies or general health care, if overnight accommodation is not provided on the premises.	Dental clinics, medical centres, natural medicine practices, nursing services, physiotherapy clinic	Community care centre, hospital
High impact industry	Premises used for an industrial activity— <ul style="list-style-type: none"> (a) that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and 	Abattoirs, concrete batching plant, boiler making and engineering and metal foundry Note—additional examples are shown in SC1.1.2 industry thresholds.	Tanneries, rendering plants, oil refineries, waste incineration, manufacturing or storing explosives, power plants, manufacturing fertilisers, service industry, low impact

Use	Definition	Examples include	Does not include the following examples
	<p>(b) that a local planning instrument applying to the premises states is a high impact industry; and</p> <p>(c) that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity.</p>		industry, medium impact industry, special industry
Home based business	The use of a dwelling or domestic outbuilding on premises for a business activity that is subordinate to the residential use of the premises.	Bed and breakfast, home office, home based childcare	Hobby, office, shop, warehouse, transport depot
Hospital	<p>Premises used for—</p> <p>(a) the medical or surgical care or treatment of patients, whether or not the care or treatment requires overnight accommodation; or</p> <p>(b) providing accommodation for patients; or</p> <p>(c) providing accommodation for employees, or any other use, if the use is ancillary to the use in paragraph (a) or (b).</p>		Health care services, residential care facility

Use	Definition	Examples include	Does not include the following examples
Hotel	<p>(a) means the use of premises for—</p> <p>(i) selling liquor for consumption on the premises; or</p> <p>(ii) a dining or entertainment activity, or providing accommodation to tourists or travellers, if the use is ancillary to the use in subparagraph (i); but</p> <p>(b) does not include a bar.</p>	Pub, tavern	Nightclub entertainment facility
Indoor sport and recreation	Premises used for a leisure, sport or recreation activity conducted wholly or mainly indoors.	Amusement parlour, bowling alley, gymnasium, squash courts, enclosed tennis courts	Cinema, hotel, nightclub entertainment facility, theatre
Intensive animal industry	<p>(a) Premises used for—</p> <p>(i) the intensive production of animals or animal products, in an enclosure, that requires the food and water to be provided mechanically or by hand; or</p> <p>(ii) Storing and packing feed and produce, if the use is ancillary to the use in subparagraph (i); but</p> <p>(b) Does not include the cultivation of aquatic animals.</p>	Feedlots, piggeries, poultry and egg production	Animal husbandry, aquaculture, drought feeding, milking sheds, shearing sheds, weaning pens

Use	Definition	Examples include	Does not include the following examples
Intensive horticulture	<p>(a) Premises used for—</p> <p>(i) the intensive production of plants or plant material carried out indoors on imported media; or</p> <p>(ii) the intensive production of plants or plant material carried out outside using artificial lights or containers; or</p> <p>(iii) storing and packing plants or plant material grown on the premises, if the use is ancillary to the use in subparagraph (i) or (ii); but</p> <p>(ii) Does not include the cultivation of aquatic plants.</p>	Greenhouse and shade house plant production, hydroponic farms, mushroom farms	Wholesale nursery
Low impact industry	<p>Premises used for an industry activity—</p> <p>(a) that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and</p> <p>(b) that a local planning instrument applying to the premises states is a low impact industry; and</p> <p>(c) that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity.</p>	<p>Repairing motor vehicles, fitting and turning workshop</p> <p>Note—additional examples are shown in SC1.1.2 industry thresholds.</p>	Panel beating, spray painting or surface coating, tyre recycling, drum re-conditioning, wooden and laminated product manufacturing, service industry, medium impact industry, high impact industry, special industry

Use	Definition	Examples include	Does not include the following examples
Major electricity infrastructure	<p>(a) means the use of premises for—</p> <p>(i) a transmission grid or supply network; or</p> <p>(ii) a telecommunication facility, if the use is ancillary to the use in subparagraph (i); but</p> <p>(b) does not include the use of premises for a supply network or private electricity works stated in schedule 6, section 26 (5), unless the use involves—</p> <p>(i) a new zone substation or bulk supply substation; or</p> <p>(ii) the augmentation of a zone substation or bulk supply substation that significantly increases the input or output standard voltage.</p>	Powerlines greater than 66kV	Minor electricity infrastructure, substation
Market	<p>Premises used on a regular basis for—</p> <p>(a) selling goods to the public mainly from temporary structures, including, for example, stalls, booths or trestle tables; or</p> <p>(b) providing entertainment, if the use is ancillary to the use in paragraph (a).</p>	Flea market, farmers market, car boot sales	Shop, roadside stall

Use	Definition	Examples include	Does not include the following examples
Medium impact industry	<p>Premises used for an industrial activity—</p> <p>(a) that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and</p> <p>(b) that a local planning instrument applying to the premises states is a medium impact industry; and</p> <p>(c) that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity.</p>	<p>Spray painting and surface coating, wooden and laminated product manufacturing (including cabinet making, joining, timber truss making or wood working)</p> <p>Note—additional examples are shown in SC1.1.2 industry thresholds.</p>	<p>Concrete batching, tyre manufacturing and retreading, metal recovery (involving a fragmentiser), textile manufacture, chemically treating timber and plastic product manufacture, service industry, low impact industry, high impact industry, special industry</p>
Motor sport facility	<p>Premises used for—</p> <p>(a) organised or recreational motor sports;</p> <p>(b) facilities for spectators, including, for example, stands, amenities and food and drink outlets, if the use is ancillary to the use in paragraph (a).</p>	<p>Go-karting, lawn mower race tracks, trail bike parks, 4WD and all terrain parks, motocross tracks, off road motorcycle facility, motorcycle or car race tracks</p>	<p>Major sport, recreation and entertainment facility, outdoor sport and recreation</p>
Multiple dwelling	<p>A residential use of premises involving 3 or more dwellings, whether attached or detached, for separate households.</p>	<p>Apartments, flats, units, townhouses, row housing, triplex</p>	<p>Rooming accommodation, dual occupancy, duplex, granny flat, residential care facility, retirement facility</p>

Use	Definition	Examples include	Does not include the following examples
Nature-based tourism	The use of premises for a tourism activity, including accommodation for tourists, for the appreciation, conservation or interpretation of— (a) An area of environmental, cultural or heritage value; or (b) A local ecosystem; or (iii) The natural environment.	Environmentally responsible accommodation facilities including lodges, cabins, huts and tented camps	Environment facility
Nightclub entertainment facility	Premises used for— (a) providing entertainment that is cabaret, dancing or music; or (b) selling liquor, and preparing and selling food, for consumption on the premises, if the use is ancillary to the use in paragraph (a).		Club, hotel, tavern, pub, indoor sport and recreation, theatre, concert hall
Non-resident workforce accommodation	Premises used for— (a) accommodation for non-resident workers; or (b) recreation and entertainment facilities for persons residing at the premises and their visitors, if the use is ancillary to the use in paragraph (a).	Contractor's camp, construction camp, single person's quarters, temporary workers' accommodation	Relocatable home park, short-term accommodation, tourist park.

Use	Definition	Examples include	Does not include the following examples
Office	<p>(a) Premises used for–</p> <p>(i) providing an administrative, financial, management or secretarial service or function;</p> <p>(ii) the practice of a profession;</p> <p>(iii) Providing business or professional advice or services; but</p> <p>(b) Does not include the use of premises for making, selling or hiring goods.</p>	Bank, real estate agent, administration building	Home based business, home office, shop, outdoor sales
Outdoor sales	<p>Premises used for–</p> <p>(a) displaying, selling, hiring or leasing of vehicles, boats, caravans, machinery, equipment or other similar products, if the use is mainly conducted outdoors; or</p> <p>(b) repairing, servicing, selling or fitting accessories for the products stated in paragraph (a), if the use is ancillary to the use in paragraph (a).</p>	Agricultural machinery sales yard, motor vehicles sales yard	Bulk landscape supplies, market
Outdoor sport and recreation	<p>Premises used for–</p> <p>(a) a recreation or sporting activity that is carried on outdoors and requires areas of open space; or</p> <p>(b) providing and selling food and drink, change room facilities or storage facilities, if the use is ancillary to the use in paragraph (a).</p>	Driving range, golf course, swimming pool, tennis courts, football ground, cricket oval	Major sport, recreation and entertainment facility, motor sport, park, community use
Park	Use of premises, accessible to the public free of charge, for sport, recreation and leisure	Urban common	Tourist attraction, outdoor sport and recreation

Use	Definition	Examples include	Does not include the following examples
	activities and facilities.		
Permanent plantation	Premises used for growing, but not harvesting, plants for carbon sequestration, biodiversity, natural resource management or another similar purpose.	Permanent plantations for carbon sequestration, biodiversity or natural resource management	Forestry for wood production, biofuel production
Place of worship	Premises used for— (a) Organised worship and other religious activities; or (b) social, educational and charitable activities, if the use is ancillary to the use in paragraph (a).	Church, chapel, mosque, synagogue, temple	Community use, child care centre, funeral parlour, crematorium
Relocatable home park	Premises used for— (a) relocatable dwellings for long-term residential accommodation; or (b) Amenity facilities, food and drink outlets, a manager's residence, or recreation facilities for the exclusive use of residents, if the use is ancillary to the use in paragraph (a).		Tourist park
Residential care facility	Premises used for supervised accommodation, and medical and other support services, for persons who— (a) can not live independently; and (b) require regular nursing or personal care	Convalescent home, nursing home	Community residence, dwelling house, dual occupancy, hospital, multiple dwelling, retirement facility
Retirement facility	A residential use of premises for— (a) accommodation for older members of the community, or retired persons, in independent living units or serviced units; or (b) amenity and	Retirement village	Residential care facility

Use	Definition	Examples include	Does not include the following examples
	community facilities, a manager's residence, health care and support services, preparing food and drink or staff accommodation, if the use is ancillary to the use in paragraph (a).		
Roadside stall	Premises used for the roadside display and sale of goods in a rural area.	Produce stall	Market

Use	Definition	Examples include	Does not include the following examples
Rooming accommodation	<p>Premises used for–</p> <p>(a) Residential accommodation, if each resident–</p> <p>(i) has the right to occupy 1 or more rooms on the premises; and</p> <p>(ii) does not have a right to occupy the whole of the premises; and</p> <p>(iii) does not occupy a self-contained unit, as defined under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i>, schedule 2, or has only limited facilities available for private use; and</p> <p>(iv) shares other rooms, facilities, furniture or equipment outside of the resident's room with 1 or more other residents, whether or not the rooms, facilities, furniture or equipment are on the same or different premises; or</p> <p>(b) a manager's residence, an office or providing food or other services to residents, if the use is ancillary to the use in paragraph (a).</p>	Boarding house, hostel, monastery, offsite student accommodation	Hospice, community residence, dwelling house, short-term accommodation, multiple dwelling

Use	Definition	Examples include	Does not include the following examples
Rural industry	Premises used for— (a) storing, processing or packaging products from a rural use carried out on the premises or adjoining premises; or (b) selling products from a rural use carried out on the premises or adjoining premises, if the use is ancillary to the use in paragraph (a).	Packing shed	Intensive animal husbandry, intensive horticulture, roadside stall, wholesale nursery, winery, abattoir, agricultural supply store
Rural workers' accommodation	Any premises used as accommodation, whether or not self-contained, for employees of a rural use, if— (a) The premises, and the premises where the rural use is carried out, are owned by the same person; and (b) the employees are not non-resident workers.	Farm workers' accommodation	Short-term accommodation, caretaker's accommodation, dual occupancy, dwelling house, nature or rural based tourist accommodation, non-resident workforce accommodation, multiple dwellings
Sales office	The use of premises for the temporary display of land parcels or buildings that— (a) are for sale or proposed to be sold; or (b) can be won as a prize in a competition.	Display dwelling	Bank, office
Service industry	Premises used for an industrial activity that – (a) does not result in off-site air, noise or odour emissions; and (b) is suitable for location with other non-industrial uses.	Audio visual equipment repair, film processing bicycle repairs, clock and watch repairs, computer repairs, dry cleaning, hand engraving, jewellery making, laundromat, locksmith, picture framing, shoe repairs, tailor	Small engine mechanical repair workshop, cabinet making, shop fitting, sign writing, tyre depot, low impact industry, medium impact, high impact industry, special industry

Use	Definition	Examples include	Does not include the following examples
Service station	Premises used for— (a) selling fuel, including, for example, petrol, liquid petroleum gas, automotive distillate or alternative fuels; or (b) a food and drink outlet, shop, trailer hire, or maintaining, repairing, servicing or washing vehicles, if the use is ancillary to the use in paragraph (a).		Car wash
Shop	Premises used for— (a) displaying, selling or hiring goods; or (b) providing personal services or betting to the public.	Hairdresser, liquor store, department store, discount department store, discount variety stores, betting agencies, supermarket, corner store	Adult store, food and drink outlet, showroom, market
Shopping centre	Use of premises for an integrated shopping complex consisting mainly of shops.		
Short-term accommodation	(a) premises used for— (i) Providing accommodation of less than 3 consecutive months to tourists or travellers; or (ii) A manager's residence, office or recreation facilities for the exclusive use of guests, if the use is ancillary to the use in subparagraph (i); but (b) Does not include a hotel, nature-based tourism, resort complex or tourist park.	Motel, backpackers accommodation, cabins, serviced apartments, hotel, farm stay	Hostel, rooming accommodation, tourist park
Showroom	Premises used for the sale of goods that are of— (a) a related product line;	Bulky goods sales, motor vehicles sales showroom,	Food and drink outlet, shop, outdoor sales

Use	Definition	Examples include	Does not include the following examples
	<p>and</p> <p>(b) a size, shape or weight that requires—</p> <p>(i) a large area for handling, display or storage; and</p> <p>(ii) direct vehicle access to the building that contains the goods by members of the public, to enable the loading and unloading of the goods.</p>	bulk stationary supplies	
Special industry	<p>Premises used for an industrial activity—</p> <p>(a) that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and</p> <p>(b) That a local planning instrument applying to the premises states is a special industry; and</p> <p>(c) That complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufacture or the level of emissions produces by the activity.</p>	<p>Tanneries, rendering plants, oil refineries, waste incineration, manufacturing or storing explosives, power plants, manufacturing fertilisers</p> <p>Note—additional examples are shown in SC1.1.2 industry thresholds.</p>	Low impact industry, medium impact industry, high impact industry, service industry
Substation	<p>Use of premises—</p> <p>(a) as part of a transmission grid or supply network to—</p> <p>(i) convert or transform electrical energy</p>	Substations, switching yards	Major electricity infrastructure, minor electricity infrastructure

Use	Definition	Examples include	Does not include the following examples
	<p>from one voltage to another; or</p> <p>(ii) regulate voltage in an electrical circuit; or</p> <p>(iii) control electrical circuits; or</p> <p>(iv) switch electrical current between circuits; or</p> <p>(b) for a telecommunications facility for—</p> <p>(i) works as defined under the <i>Electricity Act 1994</i>, section 12(1); or</p> <p>(ii) workforce operational and safety communications.</p>		
Telecommunications facility	Premises used for a facility that is capable of carrying communications and signals by guided or unguided electromagnetic energy.	Telecommunication tower, broadcasting station, television station	Aviation facility, “low-impact telecommunications facility” as defined under the <i>Telecommunications Act 1997</i>
Theatre	<p>Premises used for—</p> <p>(a) presenting movies, live entertainment or music to the public; or</p> <p>(b) the production of film or music; or</p> <p>(c) The following activities or facilities, if the use is ancillary to a use in paragraph (a) or (b)—</p> <p>(i) preparing and selling food and drink for consumption on the premises;</p> <p>(ii) facilities for editing and post-production;</p> <p>(iii) facilities for wardrobe, laundry and make-up;</p> <p>(iv) set construction workshop;</p> <p>(v) sound stages.</p>	Cinema, movie house, concert hall, dance hall, film studio, music recording studio	Community hall, hotel, indoor sport and recreation facility, temporary film studio

Use	Definition	Examples include	Does not include the following examples
Tourist park	Premises used for– (a) holiday accommodation in caravans, self-contained cabins, tents or other similar structures; or (b) amenity facilities, a food and drink outlet, a manager's residence, offices, recreation facilities for the use of occupants and their visitors, or staff accommodation, if the use is ancillary to the use in paragraph (a).	Camping ground, caravan park, holiday cabins	Relocatable home park, tourist attraction, short-term accommodation, non-resident workforce accommodation
Transport depot	Premises used for– (a) storing vehicles, or machinery, that are used for a commercial or public purpose; or (b) cleaning, repairing or servicing vehicles or machinery, if the use is ancillary to the use in paragraph (a).	Contractor's depot, bus depot, truck yard, heavy machinery yard	Home based business, warehouse, low impact industry, service industry
Utility installation	Premises used for– (a) a service for supplying or treating water, hydraulic power or gas; or (b) a sewerage, drainage or stormwater service; or (c) a transport service; or (d) a waste management service; or (e) a maintenance depot, storage depot or other facility for a service state in paragraphs (a) to (d).	Sewage treatment plant, mail depot, pumping station, water treatment plant	Telecommunications tower, major electricity infrastructure, minor electricity infrastructure, substation, renewable energy facility, transport depot

Use	Definition	Examples include	Does not include the following examples
Veterinary services	Premises used for— (a) The medical or surgical treatment of animals; or (b) The short-term stay of animals, if the use is ancillary to the use in paragraph (a).		Animal keeping
Warehouse	Premises used for— (a) storing or distributing goods, whether or not carried out in a building; or (b) the wholesale of goods, if the use is ancillary to the use in paragraph (a).	Self-storage sheds	Hardware and trade supplies, outdoor sales, showroom, shop
Wholesale nursery	Premises used for— (a) the wholesale of plants grown on or next to the premises; or (b) selling gardening materials, if the use is ancillary to the use in paragraph (a).		Bulk landscape supplies, garden centre
Winery	Premises used for— (a) making wine; or (b) selling wine that is made on the premises.		Rural industry

SC1.1.1 Industry thresholds

- (1) The industry thresholds listed below are to be used in conjunction with the defined use terms listed in Table SC1.1.2—low impact industry, medium impact industry, high impact industry and special industry.

Table SC 1.1.3-Industry thresholds

Column 1 Use	Column 2 Additional examples include
Low impact industry	<ul style="list-style-type: none"> (1) Repairing and servicing motor vehicles, including mechanical components, radiators, electrical components, wheel alignments, exhausts, tyres, suspension or air conditioning, not including spray painting; (2) Repairing and servicing lawn mowers and outboard engines; (3) Fitting and turning workshop; (4) Assembling or fabricating products from sheet metal or welding steel, producing less than 10 tonnes a year and not including spray painting; (5) Assembling wood products not involving cutting, routing, sanding or spray painting; (6) Dismantling automotive or mechanical equipment, not including debonding brake or clutch components.
Medium impact	<ul style="list-style-type: none"> (1) Metal foundry producing less than 10 tonnes of metal castings per annum; (2) Boiler making or engineering works producing less than 10,000 tonnes of

Column 1 Use	Column 2 Additional examples include
industry	<p>metal product per annum;</p> <p>(3) Facility, goods yard or warehouse for the storage and distribution of dangerous goods not involving manufacturing processes and not a major hazard facility under the Work Health and Safety Act 2011;</p> <p>(4) Abrasive blasting facility using less than 10 tonnes of abrasive material per annum;</p> <p>(5) Enamelling workshop using less than 15,000 litres of enamel per annum;</p> <p>(6) Galvanising works using less than 100 tonnes of zinc per annum;</p> <p>(7) Anodising or electroplating workshop where tank area is less than 400 square metres;</p> <p>(8) Powder coating workshop using less than 500 tonnes of coating per annum;</p> <p>(9) Spray painting workshop (including spray painting vehicles, plant, equipment or boats) using less than 20,000 litres of paint per annum;</p> <p>(10) Scrap metal yard (not including a fragmentiser), dismantling automotive or mechanical equipment including debonding brake or clutch components;</p> <p>(11) Manufacturing clay or ceramic products including bricks, tiles, pipes and pottery goods, less than 200 tonnes per annum;</p> <p>(12) Processing, smoking, drying, curing, milling, bottling or canning food, beverages or pet food, less than 200 tonnes per annum;</p> <p>(13) Vegetable oil or oilseed processing in works with a design production capacity of less than 1,000 tonnes per annum;</p> <p>(14) Manufacturing wooden products including cabinet making, joinery, wood working, producing less than 500 tonnes per annum;</p> <p>(15) Manufacturing medium density fibreboard, chipboard, particle board, plywood, laminated board or wood veneer products, less than 250 tonnes per annum;</p> <p>(16) Sawmilling, wood chipping and kiln drying timber and logs, producing less than 500 tonnes per annum;</p> <p>(17) Recycling and reprocessing batteries;</p> <p>(18) Repairing or maintaining boats;</p> <p>(19) Manufacturing substrate for mushroom growing;</p> <p>(20) Manufacturing or processing plaster, producing less than 5,000 tonnes per annum;</p> <p>(21) Recycling or reprocessing tyres including retreading;</p> <p>(22) Printing advertising material, magazines, newspapers, packaging and stationery;</p> <p>(23) Transport depot, distribution centre, contractors depot and storage yard;</p> <p>(24) Manufacturing fibreglass, foam plastic, composite plastic or rigid fibre-reinforced plastic or plastic products, less than 5 tonnes per annum (except fibreglass boats, tanks and swimming pools);</p> <p>(25) Manufacturing PET, PETE, polypropylene and polystyrene plastic or plastic products, less than 10,000 tonnes per annum;</p> <p>(26) Reconditioning metal or plastic drums;</p> <p>(27) Glass fibre manufacture less than 200 tonnes per annum;</p> <p>(28) Manufacturing glass or glass products, where not glass fibre, less than 250 tonnes per annum.</p>
High impact industry	<p>(1) Metal foundry producing 10 tonnes or greater of metal castings per annum;</p> <p>(2) Boiler making or engineering works producing 10,000 tonnes or greater of metal product per annum;</p> <p>(3) greater of metal product per annum;</p> <p>(4) Major hazard facility for the storage and distribution of dangerous goods not involving manufacturing processes;</p> <p>(5) Scrap metal yard including a fragmentiser;</p> <p>(6) Manufacturing clay or ceramic products including bricks, tiles, pipes and pottery goods, greater than 200 tonnes per annum;</p> <p>(7) Vegetable oil or oilseed processing in works with a design production capacity of greater than 1,000 tonnes per annum;</p> <p>(8) Manufacturing wooden products including cabinet making, joinery, wood</p>

Column 1 Use	Column 2 Additional examples include
	<p>working, producing greater than 500 tonnes per annum;</p> <p>(9) Manufacturing medium density fibreboard, chipboard, particle board, plywood, laminated board or wood veneer products, 250 tonnes or greater per annum;</p> <p>(10) Sawmilling, wood chipping and kiln drying timber and logs, producing greater than 500 tonnes per annum;</p> <p>(11) Manufacturing or processing plaster, producing greater than 5,000 tonnes per annum;</p> <p>(12) Enamelling workshop using 15,000 litres or greater of enamel per annum;</p> <p>(13) Galvanising works using 100 tonnes or greater of zinc per annum;</p> <p>(14) Anodising or electroplating workshop where tank area is 400 square metres or greater;</p> <p>(15) Powder coating workshop using 500 tonnes or greater of coating per annum;</p> <p>(16) Spray painting workshop (including spray painting vehicles, plant, equipment or boats) using 20,000 litres or greater of paint per annum;</p> <p>(17) Concrete batching and producing concrete products;</p> <p>(18) Treating timber for preservation using chemicals including copper, chromium, arsenic, borax and creosote;</p> <p>(19) Manufacturing soil conditioners by receiving, blending, storing, processing, drying or composting organic material or organic waste, including animal manures, sewage, septic sludges and domestic waste;</p> <p>(20) Manufacturing fibreglass pools, tanks and boats;</p> <p>(21) Manufacturing, fibreglass, foam plastic, composite plastic or rigid fibre-reinforced plastic or plastic products, 5 tonnes or greater per annum (except fibreglass boats, tanks and swimming pools);</p> <p>(22) Manufacturing PET, PETE, polypropylene and polystyrene plastic or plastic products, 10,000 tonnes or greater per annum;</p> <p>(23) Manufacturing tyres, asbestos products, asphalt, cement, glass or glass fibre, mineral wool or ceramic fibre;</p> <p>(24) Recycling chemicals, oils or solvents;</p> <p>(25) Waste disposal facility (other than waste incinerator);</p> <p>(26) Recycling, storing or reprocessing regulated waste;</p> <p>(27) Manufacturing batteries;</p> <p>(28) Manufacturing wooden products including cabinet making, joinery, wood working, producing greater than 500 tonnes per annum;</p> <p>(29) Abrasive blasting facility using 10 tonnes or greater of abrasive material per annum;</p> <p>(30) Glass fibre manufacture producing 200 tonnes or greater per annum;</p> <p>(31) Manufacturing glass or glass products, where not glass fibre, less than 250 tonnes per annum.</p>
Special industry	<p>(1) Oil refining or processing;</p> <p>(2) Producing, refining or processing gas or fuel gas;</p> <p>(3) Distilling alcohol in works producing greater than 2 500 litres per annum;</p> <p>(4) Processing, smoking, drying, curing, milling, bottling or canning food, beverages or pet food, greater than 200 tonnes per annum;</p> <p>(5) Power station;</p> <p>(6) Producing, quenching, cutting, crushing or grading coke;</p> <p>(7) Waste incinerator;</p> <p>(8) Sugar milling or refining;</p> <p>(9) Pulp or paper manufacturing;</p> <p>(10) Tobacco processing;</p> <p>(11) Abattoir;</p> <p>(12) Tannery or works for curing animal skins, hides or finishing leather;</p> <p>(13) Textile manufacturing, including carpet manufacturing, wool scouring or carbonising, cotton milling, or textile bleaching, dyeing or finishing;</p> <p>(14) Rendering plant;</p> <p>(15) Manufacturing chemicals, poisons and explosives;</p>

Column 1 Use	Column 2 Additional examples include
	(16) Manufacturing fertilisers involving ammonia; (17) Manufacturing polyvinyl chloride plastic.

SC1.2 Administrative terms

- (1) Administrative terms and definitions assist with the interpretation of the planning scheme but do not have a meaning in relation to a use term.
- (2) An administrative term listed in Table SC1.2.2 column has the meaning set out beside that administrative term in column 2 under the heading.
- (3) The administrative terms and definitions listed here are the terms and definitions for the purpose of the planning scheme.

Table SC 1.2.1-Index of administrative definitions

Index of administrative definitions		
Average width	Ground level	Service catchment
Base date	Minor building work	Setback
Building height	Minor electricity infrastructure	Site
Commercial building	Net developable area	Site cove
Demand unit	Planning assumptions	Storey
Domestic outbuilding	Plot ratio	Temporary use
Dwelling	Projection area(s)	Third party sign
Gross floor area	Secondary dwelling	Total use area
		Urban purpose

Table SC 1.2.2

Column 1 Term	Column 2 Definition
Agricultural land	Means Agricultural Land Classification Class A and Class B.
Average width	In regard to a lot, the distance measured in metres, between the midpoint on each side boundary of the lot.
Base date	The date from which a local government has estimated its future infrastructure demands and costs for the local government area.
Building height	(a) the vertical distance, measured in metres, between the ground level of the building and the highest point on the roof of the building, other than a point that is part of an aerial, chimney, flagpole or load-bearing antenna; or (b) the number of storeys above ground level
Commercial building	Any building lawfully used for food and drink outlet, office, service industry, shop, shopping centre and health care services or any combination thereof.
Demand unit	Means a unit of measurement for measuring the level of demand for infrastructure.
Domestic outbuilding	Non-habitable Class 10a building that is— (a) a shed, garage and carport; and (b) Ancillary to a residential use carried out on the premises where the building is.
Dwelling	All or part of a building that— (a) Is used or capable of being used, as a self-contained residence; and (b) contains— (i) food preparation facilities; and (ii) a bath or shower; and (iii) a toilet; and (iv) a wash basin; and (v) facilities for washing clothes.
Gross floor area	For a building, means the total floor area of all storeys of a building, measured from the outside of the external walls and the centre of any common walls of the building, other than areas used for—building services, plant and equipment; or (a) access between levels; or (b) ground floor public lobby; or (c) a mall; or (d) parking, loading and manoeuvring vehicles; or

Column 1 Term	Column 2 Definition
	(e) unenclosed private balconies whether roofed or not.
Ground level	Means— (a) the level of the natural ground; or (b) if the level of the natural ground has been changed, the level as lawfully changed.
Minor building work	Building work that increase the gross floor area of the building by no more than the lesser of the following— a) 50m ² ; b) An area equal to 5% of the gross floor area of the building.
Minor electricity infrastructure	Means development state in the Planning Regulation 2017, schedule 6, section 26(5)
Net developable area	The area of the premises that— a) Is able to be developed; and b) Is not subject to a development constraint, including for example, a constraint relating to acid sulphate soils, flooding or slope. Note—for the purpose of a local government infrastructure plan, net developable area is usually measured in hectares, net developable hectares (net dev ha).
Planning assumptions	Means an assumption about the type, scale, location and timing of future growth in the local government area.
Plot ratio	The ratio of gross floor area of a building on a site to the area of the site.
Projection area	Means a part of the local government area for which the local government has carried out demand growth projection.
Secondary dwelling	A dwelling, whether attached or detached, that is used in conjunction with, and subordinate to, a dwelling house on the same lot.
Service catchment	An area serviced by an infrastructure network.
Setback	For a building or structure, means the shortest distance, measured horizontally, between the outermost projection of the building or structure to the vertical projection of the boundary of the lot where the building or structure is.
Site cover	Means the proportion of the site, expressed as a percentage, that will be covered by a building or structure, measured to its outermost projection, after the development is carried out, other than a building or structure, that is— a) In a landscaped or open space area, including, for example, a gazebo or shed structure; or b) A basement that is completely below ground level and used for car parking; or c) The eaves of a building; or d) A sun shade.
Storey	(a) A space within a building between 2 floors levels, or a floor level and a ceiling or roof, other than— (i) a space containing only a lift shaft, stairway or meter room; or

Column 1 Term	Column 2 Definition
	<ul style="list-style-type: none"> (ii) a space containing only a bathroom, shower room, laundry, toilet, or other sanitary compartment; or (iii) a space containing only a combination of the things stated in subparagraph (i) or (ii); or (iv) a basement with a ceiling that is not more than 1m above ground level; and <p>b) includes—</p> <ul style="list-style-type: none"> (i) a mezzanine; and (ii) roofed structure that is on, or part of, a rooftop, if the structure does not only accommodate building plant and equipment.
Temporary use	Means a use that— <ul style="list-style-type: none"> (a) Is carried out on a non-permanent basis; and (b) Does not involve the construction of, or significant changes to, permanent buildings or structures.
Third party sign	An advertising device that promotes a product, service, event or activity that is not supplied, available or occurring on the site on which the device is placed. For the purposes of the Planning Scheme, third party signs are limited to the sign types defined in Table SC1.2.3 below.
Total use area	<p>The sum of all parts of the lot used for that particular “use”, including any ancillary use, but does not include areas used for:</p> <ul style="list-style-type: none"> (a) car parking; (b) landscaping; and (c) vehicle manoeuvring. <p>For the purpose of calculating car parking requirements the term includes the total floor area of all “buildings”.</p>
Urban purpose	For the purpose of priority infrastructure plans, urban purposes includes residential (other than rural residential), retail, commercial, industrial, community and government related purposes.

Table SC 1.2.3

Sign type	Definition
Above awning sign	an advertising device located on top of an awning or verandah of a building used for purposes other than residential purposes, with no part of the advertising device projecting: <ul style="list-style-type: none"> (a) above the roof, parapet or ridge line of the building (b) beyond the edge of the awning or verandah
Billboard/hoarding sign	an advertising device which <ul style="list-style-type: none"> (a) is free-standing; and (b) has a face area greater than 2.4m²; and (c) has a face area width greater than its face area height; and (d) is normally elevated from the ground and supported by 1 or more vertical columns, pylons or poles
Pole sign	an advertising device which is free-standing on 1 or more vertical supports which has a face area not in excess of 2.4m ² on any side and may have a face area consisting of separate slats, panels or components which are removable and replaceable
Projecting sign	an advertising device which: <ul style="list-style-type: none"> (a) is displayed on the wall of a building; and (b) projects at right angles to the building more than 1.5m from the wall on which it is displayed; and (c) does not project higher than the height of the building to which it is attached.
Pylon sign	an advertising device which may have a face area consisting of separate slats, panels or components which are removable and replaceable and: <ul style="list-style-type: none"> (a) is free-standing; and (b) has a face area greater than 2.4m²; and (c) has a face area height greater than its face area width; and (d) is normally elevated from the ground and supported by 1 or more vertical columns, pylons or poles
Roof/sky sign	an advertising device fitted to the roof of a building
Sign-written roof sign	an advertising device which is painted or otherwise affixed to the roof of a building and directed at, or visible from, a road
Wall sign	an advertising device painted or otherwise affixed flat to the wall of a building that does not protrude from the wall more than 100mm

Schedule 2 Mapping

SC2.1 Map index

- (1) The table below lists any strategic framework, zoning, local plan and overlay maps applicable to the planning scheme area.

Editor's note—mapping for the LGIP is contained within Schedule 3 of the planning scheme.

Table SC 2.1-Map index

Map number	Map title	Gazettal date
Strategic framework maps		
Strategic Plan Map 1	Strategic Plan Map	
Zone maps		
Zone Map – 01	South Burnett	
Zone Map – 02	Kingaroy	
Zone Map – 03	Nanango	
Zone Map – 04	Blackbutt	
Zone Map – 05	Murgon	
Zone Map – 06	Wondai	
Zone Map – 07	Proston	
Overlay maps		
Overlay Map – 1	Airport Environs Overlay	
Overlay Map – 2.1	Bushfire Hazard Overlay – South Burnett	
Overlay Map – 2.2	Bushfire Hazard Overlay – Kingaroy	
Overlay Map – 2.3	Bushfire Hazard Overlay – Nanango	
Overlay Map – 2.4	Bushfire Hazard Overlay – Blackbutt	
Overlay Map – 2.5	Bushfire Hazard Overlay – Murgon	
Overlay Map – 2.6	Bushfire Hazard Overlay – Wondai	
Overlay Map – 2.7	Bushfire Hazard Overlay – Proston	
Overlay Map – 3.1	Flood Hazard Overlay – South Burnett	
Overlay Map – 3.2	Flood Hazard Overlay – Kingaroy	
Overlay Map – 3.3	Flood Hazard Overlay – Nanango	
Overlay Map – 3.4	Flood Hazard Overlay – Blackbutt	
Overlay Map – 3.5	Flood Hazard Overlay – Murgon	
Overlay Map – 3.6	Flood Hazard Overlay – Wondai	
Overlay Map – 3.7	Flood Hazard Overlay – Proston	
Overlay Map – 4.1	Regional Infrastructure Overlay – South Burnett	
Overlay Map – 4.2	Regional Infrastructure Overlay – Kingaroy	
Overlay Map – 4.3	Regional Infrastructure Overlay – Nanango	
Overlay Map – 4.4	Regional Infrastructure Overlay – Blackbutt	
Overlay Map – 4.5	Regional Infrastructure Overlay – Murgon	
Overlay Map – 4.6	Regional Infrastructure Overlay – Wondai	
Overlay Map – 4.7	Regional Infrastructure Overlay – Proston	
Overlay Map – 5.1	Biodiversity Areas Overlay – South Burnett	
Overlay Map – 5.2	Biodiversity Areas Overlay – Kingaroy	
Overlay Map – 5.3	Biodiversity Areas Overlay – Nanango	
Overlay Map – 5.4	Biodiversity Areas Overlay – Blackbutt	
Overlay Map – 5.5	Biodiversity Areas Overlay – Murgon	
Overlay Map – 5.6	Biodiversity Areas Overlay – Wondai	
Overlay Map – 5.7	Biodiversity Areas Overlay – Proston	
Overlay Map – 6.1	Water Catchments Overlay – South Burnett	
Overlay Map – 6.2	Water Catchments Overlay – Lake Boondoomba	
Overlay Map – 6.3	Water Catchments Overlay – Gordonbrook Dam	
Overlay Map – 6.4	Water Catchments Overlay – Lake Barambah	

Map number	Map title	Gazettal date
Overlay Map – 6.5	Water Catchments Overlay – Cooyar Creek	
Overlay Map – 7.	Extractive Resources Overlay – South Burnett	
Overlay Map – 7.	Extractive Resources Overlay – West of Wondai	
Overlay Map – 7.	Extractive Resources Overlay – Murgon Area	
Overlay Map – 7.	Extractive Resources Overlay – Nanango Area	
Overlay Map – 8.1	Agricultural Land Overlay – South Burnett	
Overlay Map – 8.2	Agricultural Land Overlay – Kingaroy	
Overlay Map – 8.3	Agricultural Land Overlay – Nanango	
Overlay Map – 8.4	Agricultural Land Overlay – Blackbutt	
Overlay Map – 8.5	Agricultural Land Overlay – Murgon	
Overlay Map – 8.6	Agricultural Land Overlay – Wondai	
Overlay Map – 8.7	Agricultural Land Overlay – Proston	
Overlay Map – 9.1	Historic Subdivisions Overlay – South Burnett	
Overlay Map – 9.2	Historic Subdivisions Overlay – Blackbutt & Benarkin	
Overlay Map – 9.3	Historic Subdivisions Overlay – Proston	
Overlay Map – 9.4	Historic Subdivisions Overlay – Cloyne	
Overlay Map – 9.5	Historic Subdivisions Overlay – Mondure	
Overlay Map – 9.6	Historic Subdivisions Overlay – Memerambi & Wooroolin	
Overlay Map – 9.7	Historic Subdivisions Overlay – Crawford	
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Overlay Map – 9.9	Historic Subdivisions Overlay – Goodger	
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Overlay Map – 10.1	Landslide Hazard Overlay – South Burnett	
Overlay Map – 10.2	Landslide Hazard Overlay – Bunya Mountains	
Overlay Map – 10.3	Landslide Hazard Overlay – East Nanango	
Overlay Map – 11	Sensitive Uses Separation Overlay	

SC2.2 Strategic framework maps

<insert mapping>

SC2.3 Zone maps

<insert mapping>

SC2.4 Overlay maps

<insert mapping>

Schedule 3 Local government infrastructure plan mapping and support material

SC3.1 Planning assumption tables

Table SC3.1.1: Existing and projected population

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected population					
		2016	2021	2026	2031	2036	Ultimate development (capacity)
Kingaroy	Single dwelling	8,285	9,077	9,827	10,580	11,158	13,686
	Multiple dwelling	747	819	886	954	1,006	1,234
	Other dwelling	171	187	203	218	230	282
	Total	9,203	10,083	10,916	11,752	12,395	15,202
Nanango	Single dwelling	2,615	2,742	2,879	3,022	3,141	3,915
	Multiple dwelling	130	137	144	151	157	195
	Other dwelling	96	101	106	111	115	144
	Total	2,841	2,979	3,128	3,284	3,413	4,254
Murgon	Single dwelling	2,235	2,368	2,501	2,636	2,774	3,487
	Multiple dwelling	129	137	145	152	160	202
	Other dwelling	26	27	29	30	32	40
	Total	2,390	2,532	2,674	2,819	2,966	3,729
Blackbutt	Single dwelling	773	845	918	993	1,066	1,427
	Multiple dwelling	2	3	3	3	3	4
	Other dwelling	16	18	19	21	23	30
	Total	792	865	940	1,017	1,092	1,462
Wondai	Single dwelling	1,746	1,835	1,915	1,996	2,092	2,846
	Multiple dwelling	107	112	117	122	128	174
	Other dwelling	48	50	52	55	57	78
	Total	1,901	1,998	2,085	2,173	2,277	3,098
Proston	Single dwelling	319	334	352	358	368	422
	Multiple dwelling	5	6	6	6	6	7
	Other dwelling	19	19	20	21	21	24
	Total	343	359	378	385	396	453
Inside priority infrastructure area (total)	Single dwelling	15,974	17,201	18,392	19,586	20,599	25,782
	Multiple dwelling	1,121	1,213	1,300	1,388	1,461	1,816
	Other dwelling	375	402	429	456	478	598

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected population					
		2016	2021	2026	2031	2036	Ultimate development (capacity)
	Total	17,470	18,816	20,122	21,430	22,538	28,197
Outside priority infrastructure area (total)	Single dwelling	16,258	16,440	16,933	17,440	18,116	33,509
	Multiple dwelling	31	31	32	33	34	63
	Other dwelling	508	514	529	545	566	1,048
	Total	16,797	16,985	17,494	18,018	18,716	34,620
Total inside and outside priority infrastructure area	Single dwelling	32,232	33,640	35,325	37,026	38,715	59,292
	Multiple dwelling	1,152	1,244	1,332	1,421	1,495	1,880
	Other dwelling	883	916	959	1,001	1,045	1,646
	Total	34,267	35,800	37,616	39,448	41,254	62,817

Table SC3.1.2 – Existing and projected employees

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and Projected Employees					
		2016	2021	2026	2031	2036	Ultimate development (capacity)
Kingaroy	Retail	699	743	785	828	861	1,003
	Commercial	1,632	1,738	1,837	1,937	2,014	2,350
	Industry	1,144	1,233	1,318	1,403	1,468	1,754
	Community Purposes	759	812	862	913	952	1,122
	Rural and Other Uses	536	591	643	696	736	912
	Total	4,769	5,117	5,446	5,777	6,031	7,140
Nanango	Retail	63	68	74	79	84	114
	Commercial	126	137	148	160	170	234
	Industry	124	132	140	149	157	205
	Community Purposes	124	132	140	149	156	202
	Rural and Other Uses	168	175	182	189	195	234
	Total	606	643	684	726	761	990
Murgon	Retail	95	102	109	116	123	159
	Commercial	223	238	253	267	282	360
	Industry	112	121	130	139	149	197
	Community Purposes	171	183	194	206	217	279
	Rural and Other Uses	78	84	90	96	102	133
	Total	680	728	775	824	873	1,128
Blackbutt	Retail	14	17	19	21	24	35
	Commercial	21	24	28	32	36	54
	Industry	51	57	63	69	75	104
	Community Purposes	26	29	32	35	38	53
	Rural and Other Uses	42	47	51	55	60	81
	Total	154	173	192	212	231	327
Wondai	Retail	14	16	17	18	19	30
	Commercial	21	23	25	26	29	46
	Industry	51	55	58	60	64	91
	Community Purposes	26	28	29	31	32	46
	Rural and Other Uses	43	45	47	49	52	72
	Total	155	166	175	185	196	285
Proston	Retail	12	13	14	14	14	16
	Commercial	13	14	15	15	15	18

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and Projected Employees					
		2016	2021	2026	2031	2036	Ultimate development (capacity)
	Industry	11	11	12	12	13	15
	Community Purposes	28	29	31	31	32	37
	Rural and Other Uses	15	16	17	17	18	21
	Total	79	83	88	89	92	106
Inside priority infrastructure area (total)	Retail	898	959	1,017	1,076	1,124	1,357
	Commercial	2,037	2,173	2,305	2,438	2,546	3,063
	Industry	1,493	1,609	1,721	1,833	1,925	2,366
	Community Purposes	1,133	1,212	1,288	1,364	1,427	1,739
	Rural and Other Uses	883	957	1,030	1,102	1,162	1,452
	Total	6,443	6,909	7,361	7,813	8,184	9,977
Outside priority infrastructure area (total)	Retail	433	433	447	461	484	1,135
	Commercial	1,165	1,182	1,232	1,283	1,356	3,070
	Industry	1,099	1,118	1,167	1,216	1,284	2,811
	Community Purposes	688	697	724	752	791	1,744
	Rural and Other Uses	1,948	2,008	2,096	2,185	2,285	3,954
	Total	5,333	5,439	5,665	5,897	6,201	12,715
Total inside and outside priority infrastructure area	Retail	1,331	1,392	1,464	1,536	1,608	2,492
	Commercial	3,201	3,355	3,537	3,721	3,902	6,133
	Industry	2,591	2,727	2,887	3,049	3,209	5,177
	Community Purposes	1,822	1,909	2,012	2,116	2,219	3,483
	Rural and Other Uses	2,831	2,966	3,126	3,287	3,446	5,406
	Total	11,776	12,348	13,025	13,709	14,385	22,692

Table SC3.1.3 – Planned density and demand generation rate for a trunk infrastructure network

Column 1 Zone	Column 2 Precinct/Location	Column 3 Planned density		Column 4 Demand generation rate for a trunk infrastructure network				
		Non-residential plot ratio	Residential density (dwellings/ dev ha)	Water supply network (EP / dev ha)	Wastewater network (EP / dev ha)	Stormwater network (imp ha/dev ha)	Transport network (vpd/dev ha)	Parks and land for community facilities network (persons / dev ha)
Residential development								
Emerging Community	Kingaroy	-	16.3	29.2	29.2	0.7	163.3	29.2
Emerging Community	Other Areas	-	10.4	23.2	23.2	0.6	103.8	23.2
Low density residential	Kingaroy	-	11.1	23.3	23.3	0.6	111.3	23.3
Low density residential	Other Areas	-	10.4	23.2	23.2	0.6	103.8	23.2
Low density residential	LD1 - Bunya Mountains	-	4.5	10.4	10.4	0.6	45.0	10.4
Medium density residential		-	16.6	30.8	30.8	0.7	165.7	30.8
Rural residential		-	0.5	1.1	1.1	0.1	4.8	1.1
Rural residential	RR1 - 4,000	-	2.3	5.2	5.2	0.2	22.5	5.2
Rural		-	0.0	0.0	0.0	0.0	0.1	0.0
Township		-	7.0	16.2	16.2	0.4	70.0	16.2
Non-residential development and mixed development*								
Community Facilities		0.4	N/A	N/A	11.6	11.6	0.4	50
Community Facilities	CF1 - Education	0.4	N/A	N/A	11.6	11.6	0.4	50
Community Facilities	CF2 - Hospitals	0.4	N/A	N/A	23.1	23.1	0.4	50
Community Facilities	CF3 - Community Infrastructure	0.4	N/A	N/A	11.6	11.6	0.4	50
Community Facilities	CF4 - Transport Facilities	0.4	N/A	N/A	5.8	5.8	0.4	50
Community Facilities	CF5 - Public Utilities	0.4	N/A	N/A	11.6	11.6	0.4	50
Community Facilities	CF6 - Government	0.4	N/A	N/A	11.6	11.6	0.4	50
Environmental Management and Conservation		0	N/A	N/A	0.0	0.0	0.0	0
Environmental Management and Conservation	EM1 - Bunya Mountains	0	N/A	N/A	0.0	0.0	0.0	0
Extractive Industry		0	N/A	N/A	17.4	17.4	0.0	75
Local Centre		1.2	3	2.1	34.7	34.7	0.9	300
Low Impact Industry		0.5	N/A	N/A	34.7	34.7	0.9	75
Medium Impact Industry		0.5	N/A	N/A	34.7	34.7	0.9	75
Specialised Centre		1.2	N/A	N/A	46.3	46.3	1.0	400
Recreation and Open Space		0	N/A	N/A	0.0	0.0	0.0	0

Column 1 Zone	Column 2 Precinct/Location	Column 3 Planned density		Column 4 Demand generation rate for a trunk infrastructure network				
		Non-residential plot ratio	Residential density (dwellings/ dev ha)	Water supply network (EP / dev ha)	Wastewater network (EP / dev ha)	Stormwater network (imp ha/dev ha)	Transport network (vpd/dev ha)	Parks and land for community facilities network (persons / dev ha)
Principal Centre		2.1	7.0	4.9	46.3	46.3	1.0	400
Principal Centre	PC1 - Retail Core	2.1	7.0	4.9	46.3	46.3	1.0	400
Special Industry		0.5	N/A	N/A	34.7	34.7	0.9	75

* Mixed development is development that includes residential and non-residential development.

Table SC3.1.4: Existing and projected residential dwellings

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected residential dwellings					
		2016	2021	2026	2031	2036	Ultimate development (capacity)
Kingaroy	Single dwelling	3,402	3,768	4,119	4,470	4,748	5,824
	Multiple dwelling	509	564	616	669	710	871
	Other dwelling	96	107	116	126	134	165
	Total	4,007	4,439	4,851	5,266	5,593	6,860
Nanango	Single dwelling	1,074	1,138	1,207	1,277	1,337	1,666
	Multiple dwelling	89	94	100	106	111	138
	Other dwelling	54	57	61	64	67	84
	Total	1,217	1,290	1,367	1,447	1,514	1,888
Murgon	Single dwelling	918	983	1,048	1,114	1,180	1,484
	Multiple dwelling	88	94	101	107	113	142
	Other dwelling	14	15	16	17	19	23
	Total	1,020	1,093	1,165	1,238	1,312	1,649
Blackbutt	Single dwelling	317	351	385	420	454	607
	Multiple dwelling	2	2	2	2	2	3
	Other dwelling	9	10	11	12	13	18
	Total	328	363	398	434	469	628
Wondai	Single dwelling	717	762	803	844	890	1,211
	Multiple dwelling	73	77	81	86	90	123
	Other dwelling	27	29	30	32	33	46

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected residential dwellings					
		2016	2021	2026	2031	2036	Ultimate development (capacity)
		817	868	914	961	1,014	1,379
Proston	Total						
	Single dwelling	131	139	148	151	157	179
	Multiple dwelling	4	4	4	4	4	5
	Other dwelling	10	11	12	12	12	14
Inside priority infrastructure area (total)	Total	145	154	163	167	174	199
	Single dwelling	6,559	7,141	7,709	8,276	8,766	10,971
	Multiple dwelling	764	835	904	973	1,031	1,282
	Other dwelling	211	229	247	264	279	349
Outside priority infrastructure area (total)	Total	7,535	8,205	8,859	9,513	10,076	12,603
	Single dwelling	6,676	6,825	7,097	7,369	7,709	14,259
	Multiple dwelling	21	21	22	23	24	45
	Other dwelling	286	293	304	316	331	612
Total inside and outside priority infrastructure area	Total	6,983	7,139	7,424	7,708	8,064	14,916
	Single dwelling	13,235	13,966	14,805	15,645	16,474	25,230
	Multiple dwelling	785	857	926	996	1,055	1,327
	Other dwelling	498	522	551	580	610	961
	Total	14,518	15,344	16,283	17,221	18,140	27,519

Table SC3.1.5: Existing and projected non-residential floor space

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and non-residential floor space (m² GFA)					
		2016	2021	2026	2031	2036	Ultimate development (capacity)
Kingaroy	Retail	20,958	22,296	23,564	24,838	25,815	30,089
	Commercial	48,973	52,130	55,120	58,124	60,429	70,508
	Industry	171,606	185,019	197,719	210,478	220,272	263,083
	Community Purposes	18,963	20,294	21,554	22,820	23,792	28,041
	Rural and Other Uses	10,716	11,818	12,862	13,911	14,716	18,235
	Total	271,215	291,558	310,820	330,172	345,026	409,955
Nanango	Retail	1,898	2,048	2,209	2,377	2,517	3,427
	Commercial	3,793	4,110	4,452	4,809	5,105	7,034
	Industry	18,531	19,726	21,017	22,362	23,479	30,761
	Community Purposes	3,104	3,295	3,501	3,716	3,895	5,058
	Rural and Other Uses	3,369	3,496	3,634	3,778	3,897	4,673
	Total	30,696	32,676	34,813	37,042	38,892	50,954
Murgon	Retail	2,861	3,061	3,263	3,468	3,676	4,756
	Commercial	6,702	7,137	7,575	8,020	8,471	10,815
	Industry	16,808	18,163	19,529	20,913	22,317	29,619
	Community Purposes	4,279	4,563	4,850	5,141	5,436	6,970
	Rural and Other Uses	1,565	1,680	1,796	1,914	2,034	2,655
	Total	32,215	34,604	37,014	39,456	41,934	54,815
Blackbutt	Retail	427	495	565	636	705	1,047
	Commercial	615	725	839	954	1,066	1,623
	Industry	7,635	8,503	9,398	10,307	11,192	15,579
	Community Purposes	644	718	794	872	947	1,322
	Rural and Other Uses	846	930	1,018	1,106	1,193	1,621
	Total	10,167	11,371	12,614	13,875	15,103	21,192
Wondai	Retail	432	470	503	538	578	898
	Commercial	621	683	737	794	859	1,379
	Industry	7,709	8,195	8,626	9,069	9,589	13,683
	Community Purposes	650	691	728	766	810	1,160
	Rural and Other Uses	854	901	943	986	1,037	1,437
	Total	10,265	10,940	11,538	12,153	12,874	18,556
Proston	Retail	367	385	408	415	428	495
	Commercial	397	416	438	445	459	525

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and non-residential floor space (m² GFA)					
		2016	2021	2026	2031	2036	Ultimate development (capacity)
	Industry	1,586	1,677	1,791	1,827	1,892	2,225
	Community Purposes	697	729	769	781	804	921
	Rural and Other Uses	305	321	341	347	358	416
	Total	3,352	3,528	3,747	3,815	3,941	4,582
Inside priority infrastructure area (total)	Retail	26,943	28,755	30,512	32,272	33,719	40,711
	Commercial	61,102	65,201	69,162	73,145	76,389	91,883
	Industry	223,876	241,283	258,080	274,957	288,742	354,952
	Community Purposes	28,336	30,290	32,197	34,097	35,685	43,471
	Rural and Other Uses	17,654	19,147	20,594	22,043	23,235	29,038
	Total	357,910	384,677	410,546	436,514	457,769	560,055
Outside priority infrastructure area (total)	Retail	12,982	12,994	13,398	13,822	14,530	34,042
	Commercial	34,942	35,450	36,945	38,476	40,676	92,115
	Industry	164,834	167,743	175,007	182,446	192,668	421,611
	Community Purposes	17,205	17,426	18,097	18,801	19,784	43,606
	Rural and Other Uses	38,965	40,170	41,918	43,699	45,695	79,089
	Total	268,928	273,784	285,365	297,243	313,354	670,463
Total inside and outside priority infrastructure area	Retail	39,925	41,749	43,910	46,093	48,249	74,753
	Commercial	96,044	100,651	106,107	111,621	117,065	183,998
	Industry	388,710	409,026	433,087	457,403	481,410	776,563
	Community Purposes	45,541	47,717	50,294	52,898	55,468	87,077
	Rural and Other Uses	56,619	59,317	62,512	65,742	68,930	108,127
	Total	626,838	658,461	695,910	733,757	771,123	1,230,517

Table SC3.1.6: Existing and projected demand for the water supply network

Column 1 Service Catchment*	Column 2 Existing and projected demand (EP)					
	2016	2021	2026	2031	2036	Ultimate development
Blackbutt	1,112	1,195	1,290	1,389	1,484	2,215
Kingaroy	12,212	13,015	14,012	15,140	16,050	28,844
Murgon	3,369	3,563	3,803	4,058	4,300	6,512
Nanango	4,076	4,197	4,423	4,688	4,882	8,731
Proston	407	422	443	452	465	557
Wondai	3,652	3,834	4,058	4,298	4,567	7,420
Total	24,827	26,224	28,028	30,024	31,748	54,277

* The service catchments for the water supply network are identified on Local Government Infrastructure Plan Maps LGIP-CM-WS (Local government infrastructure plan catchment maps water supply network) and Local Government Infrastructure Plan Map LGIP-WS (Plans for trunk infrastructure water supply network) in Schedule 3 (local government infrastructure mapping and tables).

Table SC3.1.7: Existing and projected demand for the wastewater network

Column 1 Service Catchment*	Column 2 Existing and projected demand (EP)					
	2016	2021	2026	2031	2036	Ultimate development
Blackbutt	980	1,063	1,153	1,247	1,340	1,920
Kingaroy	11,523	12,309	13,287	14,391	15,242	25,611
Murgon	3,244	3,440	3,677	3,928	4,169	6,301
Nanango	3,502	3,622	3,807	4,025	4,169	6,485
Proston	444	458	479	489	502	596
Wondai	2,253	2,451	2,654	2,867	3,117	5,340
Total	21,946	23,343	25,057	26,947	28,539	46,253

* The service catchments for the wastewater network are identified on Local Government Infrastructure Plan Map LGIP-CM-SEW (Local government infrastructure plan catchment maps wastewater network) and Local Government Infrastructure Plan Map LGIP-SEW (Plans for trunk infrastructure wastewater network) in Schedule 3 (local government infrastructure mapping and tables).

Table SC3.1.8: Existing and projected demand for the stormwater network

Column 1 Service Catchment*	Column 2 Existing and projected demand (imp ha)					
	2016	2021	2026	2031	2036	Ultimate development
Murgon	117	119	123	126	129	163
Wondai	82	84	85	87	89	103
Kingaroy	447	460	479	498	515	715
Nanango	166	168	170	174	176	217
Blackbutt	35	37	39	40	42	60
Proston	18	19	19	19	19	21
Total	8,246	8,267	8,306	8,349	8,383	8,872

* The service catchments for the stormwater network are identified on Local Government Infrastructure Plan Map LGIP-CM-SW (Local government infrastructure plan catchment maps stormwater network) and Local Government Infrastructure Plan Map LGIP-SW (Plan for trunk infrastructure stormwater network) in Schedule 3 (local government infrastructure mapping and tables).

Table SC3.1.9: Existing and projected demand for the transport network

Column 1 Service Catchment*	Column 2 Existing and projected demand (vpd)					
	2016	2021	2026	2031	2036	Ultimate development
Murgon	18,194	19,296	20,731	22,194	23,659	39,341
Wondai	14,209	14,932	15,801	16,714	17,736	27,042
Kingaroy	59,911	63,573	68,600	73,942	78,643	133,231
Nanango	27,483	28,717	30,599	32,638	34,418	61,145
Blackbutt	8,170	8,589	9,150	9,727	10,310	16,636
Proston	2,128	2,207	2,332	2,405	2,497	3,151
Remainder of LGA	70,081	69,513	71,431	73,719	74,652	105,868
Total	200,177	206,827	218,644	231,340	241,915	386,414

* The service catchments for the transport network are identified on Local Government Infrastructure Plan Map LGIP-CM-TR (Local government infrastructure plan catchment maps transport network) and Local Government Infrastructure Plan Map LGIP-TR (Plan for trunk infrastructure transport network) in Schedule 3 (local government infrastructure mapping and tables).

Table SC3.1.10: Existing and projected demand for the parks and land for community facilities network

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

<i>Level 2 - Wooroolin</i>	140	144	157	169	179	428
<i>Level 2 - Memerambi</i>	161	162	167	172	175	299
<i>Level 2 - Kumbia</i>	239	239	244	249	253	397
<i>Level 2 - Remainder of LGA</i>	15,373	15,419	15,642	15,892	16,088	20,378

* The service catchments for the parks and land for community facilities network are identified on Local Government Infrastructure Plan Map LGIP-CM-PLCF (Local government infrastructure plan catchment maps parks and land for community facilities) and Local Government Infrastructure Plan Map LGIP-PLCF (Plan for trunk infrastructure parks and land for community facilities) in Schedule 3 (local government infrastructure mapping and tables).

SC3.2 Schedules of works

Table SC3.2.1: Water supply network schedule of works

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment cost*
WPS_024	Future Pump Station - Kingaroy	2019	\$390,225
RES_028	New Reservoir - Mt Wooroolin	2019	\$6,503,750
RES_029	New Reservoir - Kingaroy	2019	\$6,503,750
FWM_001	500mm Water Main - Kingaroy (2,486m)	2019	\$3,316,913
FWM_002	450mm Water Main - Kingaroy (1,572m)	2019	\$1,912,103
FWM_003	450mm Water Main - Kingaroy (777m)	2019	\$936,540
FWM_004	450mm Water Main - Kingaroy (327m)	2019	\$494,285
FWM_005	200mm Water Main - Kingaroy (623m)	2026	\$572,330
FWM_006	300mm Water Main - Kingaroy (1,426m)	2026	\$1,125,563
FWM_007	300mm Water Main - Kingaroy (929m)	2026	\$733,229
FWM_008	300mm Water Main - Kingaroy (1,319m)	2026	\$1,041,103
FWM_009	300mm Water Main - Kingaroy (376m)	2026	\$250,228
FWM_010	225mm Water Main - Kingaroy (1,302m)	2026	\$998,250
FWM_011	225mm Water Main - Kingaroy (813m)	2026	\$718,740
FWM_012	225mm Water Main - Nanango (3,305m)	2031	\$1,975,930
FWM_013	225mm Water Main - Wondai (2,880m)	2031	\$3,631,815
FWM_014	200mm Water Main - Kingaroy (52m)	2026	\$41,045
FWM_015	250mm Water Main - Kingaroy (51m)	2026	\$40,501
KN-PIP	300mm Water Main - Kingaroy (15,082m)	2027	\$13,255,805
TOTAL			\$44,442,103

*Column 4. The establishment cost is expressed in current cost terms as at the base date.

Table SC3.2.2: Wastewater network schedule of works

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment cost*
FPS_01	Pump Station - Upgrade SPS Capacity -62.5L/s - Murgon	2026	\$266,200
FPS_02	Pump Station - Capacity Upgrade ~5L/s - Kingaroy	2022	\$199,650

FPS_03	Pump Station - Capacity Upgrade - Nanango	2031	\$278,300
FTP_01	Wastewater Treatment Plant - Capacity/Process Upgrade - Nanango	2026	\$6,655,000
FTP_02	Wastewater Treatment Plant - Capacity/Process Upgrade - Murgon	2026	\$6,655,000
FSM_01	375mm Gravity Main - Kingaroy (4496m)	2022	\$7,320,500
FSM_01	Manholes associated with GM upgrade - Kingaroy (69)	2022	incl. in project cost
FSM_02	300mm Gravity Main - Kingaroy (1469m)	2021	\$1,951,125
FSM_02	Manholes associated with GM upgrade - Kingaroy (26)	2021	incl. in project cost
FSM_03	225mm Gravity Main - Kingaroy (490m)	2031	\$500,940
FSM_03	Manholes associated with GM upgrade - Kingaroy (6)	2031	incl. in project cost
FSM_04	225mm Gravity Main - Kingaroy (316m)	2031	\$347,875
FSM_04	Manholes associated with GM upgrade - Kingaroy (5)	2031	incl. in project cost
FSM_05	600mm Gravity Main - Kingaroy (1572m)	2031	\$1,808,950
FSM_05	Manholes associated with GM upgrade - Kingaroy (20)	2031	incl. in project cost
FSM_06	225mm Gravity Main - Murgon (1044m)	2026	\$1,078,110
FSM_06	Manholes associated with GM upgrade - Murgon (17)	2026	incl. in project cost
FSM_07	225mm Gravity Main - Murgon (537m)	2031	\$584,430
FSM_07	Manholes associated with GM upgrade - Murgon (8)	2031	incl. in project cost
FSM_08	225mm Gravity Main - Nanango (398m)	2026	\$572,330
FSM_08	Manholes associated with GM upgrade - Nanango (8)	2026	incl. in project cost
FSM_09	300mm Gravity Main - Nanango (395m)	2031	\$556,600
FSM_09	Manholes associated with GM upgrade - Nanango (10)	2031	incl. in project cost
FSM_10	300mm Gravity Main - Nanango (1281m)	2031	\$1,808,950
FSM_10	Manholes associated with GM upgrade - Nanango (13)	2031	\$61,693
FSM_11	225mm Gravity Main - Nanango (798m)	2026	\$825,220
FSM_12	225mm Gravity Main - Nanango (423m)	2031	\$500,940
FSM_12	Manholes associated with GM upgrade - Nanango (8)	2031	incl. in project cost
FSM_13	150mm Gravity Main - Nanango (166m)	2031	\$80,707
FSM_13	Manholes associated with GM upgrade - Nanango (14)	2031	\$66,438

FSM_14	150mm Gravity Main - Nanango (385m)	2031	\$187,853
FSM_14	Manholes associated with GM upgrade - Nanango (1)	2031	\$4,746
TOTAL			\$32,311,556

*Column 4. The establishment cost is expressed in current cost terms as at the base date.

Table SC3.2.3: Stormwater network schedule of works

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment cost*
SWF_001	Underground Stormwater - Blackbutt	2019	\$954,130
TOTAL			\$954,130

*Column 4. The establishment cost is expressed in current cost terms as at the base date.

Table SC3.2.4: Transport network schedule of works

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment cost*
RD_1870	Arterial Road - Cherbourg Road (Upgrade)	2019	\$200,093
RD_1871	Local Access - First Avenue (Upgrade)	2019	\$812,879
RD_1872	Major Collector - Memerambi Barkers Creek Road (Upgrade)	2019	\$876,244
RD_1873	Major Collector - Peterson Drive (Upgrade)	2020	\$675,315
RD_1874	Local Access - Harris Road Upgrade	2021	\$462,716
RD_1877	Local Access - Moore St Upgrade	2019	\$915,204
TOTAL			\$3,942,451

*Column 4. The establishment cost is expressed in current cost terms as at the base date.

Table SC3.2.5: Parks and land for community facilities schedule of works

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment cost*
PLCF 084	Regional Recreation Park - Memorial Park (Implement the master plan)	2019	\$470,210
PLCF 085	Local Sports Park - Bjelke Petersen Recreation Reserve (Implement the master plan)	2021	\$824,720
PLCF 086	Regional Recreation Park - Lake Boondooma (Implement the master plan)	2022	\$569,920
PLCF 087	Local Sports Park - Bjelke Petersen Recreation Reserve (Implement the master plan)	2023	\$384,800

PLCF 088	Local Recreation Park - Senior Citizens Park (Upgrade internal pathways)	2022	\$93,600
PLCF 089	Local Recreation Park - Rotary Park (Develop new youth play node)	2023	\$326,820
PLCF 090	Local Recreation Park - Pioneer Park (Implement the master plan)	2024	\$244,920
PLCF 091	Local Recreation Park - Lions Park Nanango (Upgrade childrens playground)	2023	\$197,860
PLCF 092	Town Recreation Park - Rotary & Youth Park (Implement the master plan)	2020	\$340,600
PLCF 093	Local Recreation Park - Dingo Creek Bicentennial Park (Develop nature play node and wheeled recreation device facility)	2025	\$195,000
PLCF 094	Town Sports Park - Sundstrup Park (New shelter and seating)	2028	\$23,400
PLCF 095	Regional Recreation Park - Coomba Falls - Maidenwell (Implement the master plan)	2027	\$109,850
PLCF 096	Regional Recreation - Recreation corridor (Implement the master plan)	2024	\$614,900
TOTAL			\$4,396,000

*Column 4. The establishment cost is expressed in current cost terms as at the base date.

SC3.3 Local government infrastructure plan maps

Local Government Infrastructure Plan Map LGIP-PIA Priority infrastructure area map
Local Government Infrastructure Plan Map LGIP-CM-WS Catchment maps water supply network
Local Government Infrastructure Plan Map LGIP-CM -SEW Catchment maps wastewater network
Local Government Infrastructure Plan Map LGIP-CM-SW Catchment maps stormwater network
Local Government Infrastructure Plan Map LGIP-CM-TR Catchment maps transport network
Local Government Infrastructure Plan Map LGIP-CM-PLCF Catchment maps parks and land for community facilities network
Local Government Infrastructure Plan Map LGIP -WS Plans for trunk infrastructure water supply network
Local Government Infrastructure Plan Map LGIP-SEW Plans for trunk infrastructure wastewater network
Local Government Infrastructure Plan Map LGIP-SW Plans for trunk infrastructure stormwater network
Local Government Infrastructure Plan Map LGIP-TR Plans for trunk infrastructure transport network
Local Government Infrastructure Plan Map LGIP-PLCF Plans for trunk infrastructure parks and land for community facilities

Schedule 4 Notations required under the *Planning Act 2016*

SC4.1 Notation of decisions affecting the planning scheme under section 89 of the Act

Table SC 4.1-Notation of decisions under section 89 of the Act

Date of decision	Location (real property description)	Decision type	File/Map reference
<insert details>	<insert details>	<insert details>	<insert details>

Editor's note—This schedule must include details of:

- development approvals that are substantially inconsistent with the planning scheme;
- variation approvals;
- decisions agreeing to superseded planning scheme request to apply to a superseded scheme to a particular development.

SC4.2 Notation of resolution(s) under Chapter 4, Part 2, Division 2 of the Act

Table SC 4.2-Notation of resolutions under Chapter 4, Part 2, Division 2 of the Act

Date of resolution	Date of effect	Details	Contact information
<insert details>	<insert details>	<insert details>	<insert details>

Editor's note—this schedule must provide details regarding the adopted infrastructure charges for the local government and where a copy of the adopted charges can be obtained, including a link to the local government website where a copy of the infrastructure charges resolution can be viewed or downloaded in accordance with the requirements of section 117(1)(a) of the Act.

Schedule 5 Designation of premises for development

Table SC 5.1- Designation of premises for development of infrastructure under section 42 of the Act

Date the designation, amendment, extension or repeal takes effect	Location of premises (real property description)	Street address (including the relevant local government area if the notation is outside the planning scheme area)	Type of infrastructure
Operating works under the <i>Electricity Act 1994</i>			
24/03/2000	21/FY694 20/FY694 1/RP59460 37/FY710 18/BO42 3/BO381 5/BO330 1/BO42 2/RP59460 2/RP50030 29/BO245 64/BO192 68/RP800291 61/BO188 24/FY694 8/F691 9/F691 12/FY1938 2/RP223233 22/FY694 2/RP885360 6/RP50030 4/RP890694 7/RP890684 2/RP866866 1/RP866866 19/FY694 71/RP866866 43/FY710 42/FY710 75/BO189 69/BO189 24/BO512 58/FY719 59/FY719 57/FY2281 1/RP223233 19/BO44 41/FY710 1/B3811 18/RP40391 17/FTZ389 42/FY812 32/FY2569 51/FY813 7/RP40391 3/RP70612 1/RP40391 6/FY2671 46/FY813	Not identified in Queensland Government Gazette	Calvale to Tarong 275kV Transmission Line

Date the designation, amendment, extension or repeal takes effect	Location of premises (real property description)	Street address (including the relevant local government area if the notation is outside the planning scheme area)	Type of infrastructure
	41/FY812 4/FY2457 26/FY506 1/B3811 1/RP175101 8/RP40391 21/FY2469 47/FY813 90/FY2695 3/FY2940 3/RP804684 1/RP59060 500/RP201912 13/BO94 20/RP201912 1/RP804684 17/BO94 28/BO416 26/BO124 23/BO182 30/BO517 2/RP147813 21/BO537 1/RP147813 21/BO44 22/BO94 31/BO519 22/BO94 6/BO519 7/BO557 1/BO556 1/FTZ37331 9/BO578 45/BO337 24/BO94 23/BO337 5/BO574		
24/03/2000	3/BO442 66/FY719 6/RP891869 18/BO27 91/BO458 33/FY2418 61/FY719 88/BO427 31/FY693 92/BO469 90/BO470 89/BO193 67/FY719 12/RP50030 151/FTY824 2/RP40391 7/RP40391 8/RP40391 37/FY818 38/FY818 1/RP40391 13/FY2768	Not identified in Queensland Government Gazette	Interconnector to the National Grid

Date the designation, amendment, extension or repeal takes effect	Location of premises (real property description)	Street address (including the relevant local government area if the notation is outside the planning scheme area)	Type of infrastructure
	33/RP49036 46/FY815 39/FY818 31/FY511 280/SP111900 25/FY506 24/FY2671 6/FY813 49/B3811 1/FY813 41/FY818 20/FY506 21/RP888421 47/FY815 48/FY815 49/FY815 2/RP202509 57/FY815 58/FY815 3/FY2940 73/FY2709 90/FY2695 3/FY2940 20/RP888421		
26/02/2010	28/FY136 27/FY136 20/FY137 23/FY137 15/FY124 57/FY124 55/FY124 54/FY124 96/FY673 95/FY673 94/FY673 99/FY674 101/FY674 13/FY687 12/FY687 2/RP102956 18/FY686 22/SP183980 24/FY686 23/FY686 23/FY686 6/FY559 6/FY559 38/FY818 471/SP115388 470/SP115388 46/FY813 472/SP115388	Not identified in Queensland Government Gazette	Sprindale to Halys 500kv Transmission Line and Halys 500/275kv substation

Schedule 6 Planning scheme policies

SC6.1 Planning scheme policy index

The table below lists all the planning scheme policies applicable to the planning scheme area.

Table SC 6.1.1-Planning scheme policy index

Planning scheme policy title
PSP1 – Design and Construction Standards

SC6.2 PSP1 – Design and Construction Standards

SC6.2.1 Design and Construction Standards for On-site Vehicle Access, Parking and Standing Areas

- (1) Location, design and construction of on-site driveways, turning areas, parking spaces and vehicle standing areas prior to the use commencing is in accordance with the standards nominated in Table SC 6.2.1 below.

Table SC 6.2.1-Design and Construction Standards for On-site Vehicle Access, Parking and Standing Areas

Column 1 – Aspect	Column 2 – Design Standards
Parking spaces	Australian Standard AS 2890.1-1993: Parking Facilities – Part 1: Off-street Car parking – Section 2.4 – Design of Parking Modules
Vehicle movement areas (including circulation driveways and turning areas)	Australian Standard AS 2890.1-1993: Parking Facilities – Part 1: Off-street Car parking: (1) Section 2.5 – Design of Circulation Roadways and Ramps, and (2) Section 3 – Access Driveways to Off-street Parking areas and Queuing Areas, and Australian Standard AS 2890.2-2002: Parking Facilities –Part 2: Off-street Commercial Vehicle Facilities - Section 3 – Access Driveways and Circulation Roadways
Provisions for disabled access and parking	Australian Standard AS 2890.1-1993: Parking Facilities – Part 1: Off-street Car parking – Section 2.4.5 – Parking Spaces for People with Disabilities
Service vehicle loading and unloading areas	Australian Standard AS 2890.2-2002: Parking Facilities –Part 2: Off-street Commercial Vehicle Facilities - Section 4 – Service Areas
Vehicle queuing	Australian Standard AS 2890.1-1993: Parking Facilities – Part 1: Off-street Car parking – Section 3.6 – Queuing Areas
Bicycle parking facilities	Guide to Traffic Engineering Practice, Part 14 – Bicycles (AUSTROADS, 1999)

SC6.2.2 Internal, Connecting & External Infrastructure – Design and Construction Standards

Division 1 – Internal or Connecting Roads

Planned Standards of Service

- (1) Tables SC 6.2.2 to C 6.2.5 identify the planned standards of service for road and road drainage works, including works for reconfiguring a lot, within the Localities within the Region:

Table SC 6.2.2-Rural Zone

Design Assessment Benchmarks	Planned Standards of Service
Maximum design speed and minimum sight distance:	100km/h 170 metres
Carriageways: (a) Lanes (b) Formation (c) Shoulder width (d) Seal and pavement width	2x 3 metres -8 metres – measured between shoulder points Refer Drawing No 10093 6.5 metres
Reserve width:	Refer Drawing No 10093
Kerbing:	Nil
Footpath and Cycleway	Nil
Unformed Roads	Refer Construction of Unmade Roads Policy

Table SC 6.2.3-Rural Residential and Township Zone

Road Type (refer to Table SC 6.2.16)	Bitumen sealed width	Dedicated reserve width	Nominal design speed and volume range	Typical traffic catchment	Shoulder type (Refer Table SC 6.8)
Access place/street	2 lanes at 6 metres wide	16 metres with 5 metres verge (min)	50km/h (minimum) carrying 10 vehicle trips per day per lot	Relates to maximum street length under S8.5 of <i>Queensland Streets</i>	B1
Collector/ Trunk Collector - Distributor	2 lanes at 8 metres wide	20 metres with 5 metres verge (min)	60km/h with vehicles per day	300 lots – increasable based on widened reserve under Table 8.5B and C of <i>Queensland Streets</i>	B2
Council Sub-arterial to Arterial	2 lanes at 8 metres wide	30 metres	100km/h (maximum)	N/A	B2
Unformed Roads	Refer to Construction of Unmade Roads Policy				

Table SC 6.2.4-Low or Medium Density Residential or Emerging Community Zones

Road Type (refer to Table SC 6.17)	Bitumen sealed width	Dedicated reserve width	Nominal design speed and volume range	Typical traffic catchment	Kerb and channel (K&C) and footpath/cycle-way
Access place/street	2 lanes at 8 metres - including parking	16 metres with 3 metres verge (min)	50km/h carrying up to 500 vehicles per day	50-100 lots	Concrete drive-over K&C on both sides of the road. No footpath or cycleway
Collector/ Trunk Collector - Distributor	2 lanes at 10 metres - including parking	20 metres with 3.5 metres verge (min)	60km/h for: - collector - up to 3000 vehicles per day - trunk – up to 10000 vehicles per day	300 lots – increasable based on a widened reserve under Table 8.5B and C of <i>Queensland Streets</i>	Concrete drive-over K&C on both sides of the road. Dual use path on one side with a minimum width of 1.2 metres
Council Sub-arterial to Arterial	2 lanes at 10 metres width	30 metres with 4.5 metres verge (min)	100km/h	N/A	N/A

Table SC 6.2.5-Industry Zones

Road Type (refer to Table SC 6.17)	Bitumen sealed width	Dedicated reserve width	Maximum design speed and volume	Typical traffic catchment	Kerb and channel (K&C) and footpath/cycle way
Access place/street	2 x 3.5 metres lanes for moving plus 2 x 2.5 metres as parking lanes	20 metres with 4 metres verge (min)	60km/hr carrying up to 3000 vehicles per day	8ha	Concrete barrier-type K&C on both sides of the road. Footpath/cycleway not required.
Collector/ Trunk Collector – Distributor	2 x 3.5 metres lanes for moving plus 2 x 3.0 metres as parking lanes	24 metres with 4 metres verge (min) and a median	60km/hr carrying up to 10000 vehicles per day	30ha	Concrete barrier-type K&C on both sides of the road. Dual use path on one side with a minimum width of 1.2 metres.

Location and Design Standards for New Roads related to Reconfiguring a Lot

- (1) Table SC 6.2.6 identifies the locational and design standards for infrastructure works, including works for reconfiguring a lot, for roads and road drainage works within the Localities within the Shire:

Table SC 6.2.6-Location and Design Standards

Infrastructure Component	Location and Design Standards		
Roads and Streets (including grades and carriageway cross-fall (two-way) and verges)	<p>(1) For roads and streets of collector or lower order status (refer definitions at the end of this Schedule), the following sections of Queensland Streets:</p> <p>(a) All Circumstances:</p> <p>(i) Section 6.0 "The Road System"</p> <p>(ii) Section 3.7 "The No-Access Street"</p> <p>(iii) Section 3.8 "Practical Collector System Design"</p> <p>(iv) Section 3.9 "The Access Street System"</p> <p>(b) Rural Residential Zone:</p> <p>(i) Section 8.0 "Rural Residential Streets"</p> <p>(c) Low or Medium Density Residential Zone:</p> <p>(i) AMCORD - Element 1.3 "Street Network" and Element 2.1 "Street Design and On-Street Car Parking"</p> <p>(ii) Design Element A4 Street Design – Part 4 – Subdivision – Queensland Residential Design Guideline</p> <p>(iii) Section 2.0 "The Residential Street"</p> <p>(iv) Section 10.0 "Multi-Unit Residential Streets"</p> <p>(d) Any Industry Zone:</p> <p>(i) Section 9.0 "Industrial Streets"</p> <p>(e) Rural Zone:</p> <p>(i) Rural Road Design Guide to the Geometric Design of Rural Roads, AUSTRROADS</p> <p>(2) Institute of Public Works Engineering Australia (IPWEA) – Standard Drawings – Road/Street – Type Cross Sections</p> <p>(3) For sub-arterial and higher order roads, the following:</p> <p>(a) Road Planning and Design Manual – Queensland Department of Main Roads, and</p> <p>(b) Guide to Traffic Engineering Practice, AUSTRROADS</p>		
Road Drainage	<p>In accordance with:</p> <p>1) Queensland Urban Drainage Manual – Volume 1: Text – Section 5.00.</p> <p>2) Aust Roads Guide to Road Design – Part 5 Drainage Design</p>		
Public utilities in Road Reserves	IPWEA Standard Drawings – Road/Street - R0100 and R0101		
Blind or Dead-end Road (Cul-de-sac) – refer IPWEA Standard Drawings – Road/Street – Type Cross Sections	Zone	Maximum length (m)	Maximum turning circle diameter (m)
	Rural, Low or Medium Density Residential:	Over 200 metres in length has an alternative emergency route	15 metres

Infrastructure Component	Location and Design Standards		
	Other: - Access Street - Collector - Turning Radius	Refer IPWEA Standard Drawings – Road/Street – R-0032	Section 2.12 “Turning Areas” of Queensland Streets
Truncations of properties at corners (where intersections form the boundaries to properties)	Except where a corner is already truncated, truncations are: (1) right angled with three equal chords on a six metre radius, or (2) otherwise, truncation occurs at the intersection of existing and new or planned roads or where an intersection forms a boundary to land, and dedicated as road and cleared of improvements or obstructions (free of cost to Council) prior to: (a) plan sealing for reconfiguring of a lot, or (b) commencement of a use or works, and (4) formed and graded with construction of a roadway on the truncated area.		
Intersections or Roundabouts	(1) Location/Design – (a) Part 5 to 7 of AUSTROADS “Guide to Traffic Engineering Practice” (b) Chapters 13 and 14, Road Planning and Design Manual, TMR (c) Section 3.3 and 2.11 of Queensland Streets (2) Spacings – Section 2.11 “Intersections” of Queensland Streets (3) Acceleration and deceleration lanes and intersections with State-controlled roads - Department of Main Roads Standard Specifications Roads – Volume 1 and 2		
School bus routes	Collector and higher order roads in the Low or Medium Density Residential, Emerging Community and any Industry Zones and all new roads in the Principal or Local Centre Zones provide for turning, stopping, sight distances, grade and parking requirements of buses in accordance with Section 3.5 “Bus Routes” of Queensland Streets.		

Construction Standards

- (1) Table SC 6.7 identifies the standards of construction for infrastructure works, including works for reconfiguring a lot, for roads and road drainage works within the Region.
- (2) To be constructed prior to:
 - (a) plan sealing where involving reconfiguring a lot,
 - (b) the commencement of any approved use or building works (whichever is first).

Table SC 6.2.7-Construction Standards

Infrastructure Component	Construction Standards
Rural Residential Zone - Shoulder Type	B1 – gravel, 1.5 metres wide and unsealed B2 – gravel, 1.0 metres wide and unsealed No kerb and channel and provide for grass swale or earth table drains with a maximum grade of 16% and a minimum grade of 0.5%
Road subgrade and pavement	Adopted and modified provisions from <i>AUS SPEC No.1 – Development Specification Series, Construction, IPWEA</i>
Kerbing and channelling in Urban Zones	IPWEA Standard Drawings – Road/Street – Kerb and Channels

Infrastructure Component	Construction Standards
Footpath	On level areas in the road reserve with forming and grading to the permanent level for the full length of the road frontage in accordance with <i>IPWEA Standard Drawings – Road/Street – R.0065</i> with: <ul style="list-style-type: none"> (1) Rural and Rural Residential Zones – for a width of 1.5 metres with grassed surface for stability (2) Low and Medium Density Residential Zones and all Industry Zones – for a width of 1.5 metres with a minimum cross fall of 1.5% and a maximum crossfall of 2.5%, 100mm depth of approved loam and grassing for stability (3) Centre Zones – formation and paving for the full width of the length of the road frontage of the site with a minimum cross fall of 1.5% and a maximum cross fall of 2.5% (4) In parks or easements - paved width of 1.5m
Cycleway	<i>Guide to Traffic Engineering Practice, Part 14 - Bicycles</i> , AUSTROADS, 1999
Maintenance	Materials and works maintained for 12 months at the proponents expense

Division 2 – Road Frontage or Site External Works

Planned Standards of Service

- (1) The following standards of service are provided for at the road frontage(s) to the site in accordance with the specifications in Table SC 6.2.8.
 - (a) reinforced crossing(s),
 - (b) footpath formation and pavement for the full length of the road frontages of the land in Urban Zones
 - (c) kerbing and channelling to the full frontage(s) of the site in Urban Zones,
 - (d) where the road is partially sealed, the area between the seal and the kerb alignment/full seal width along the full frontage(s) of the land is formed, constructed and sealed, and
 - (e) any repair, reinstatement, relocation or alteration of existing roadworks, public utility mains, services or installations and drainage works to the frontage of the land made necessary due to construction works for the site.

Design and Construction Standards

- (1) Table SC 6.2.9 identifies the standards of design and construction for infrastructure works, including works for reconfiguring a lot, for frontage works within the Region.
- (2) To be constructed prior to:
 - (a) plan sealing where involving reconfiguring a lot, or
 - (b) the commencement of any approved use or building works (whichever is first).

Table SC 6.2.8 - Design and Construction Standards

Infrastructure Component	Design and Construction Standards
Property Access/Crossover/Turn-out and Inverts	<ol style="list-style-type: none"> (1) For reconfiguring a lot or an assessable development, vehicular access to a collector or higher order road conforms to specifications in Section 10.9 "Access" of <i>Queensland Streets</i>. (2) Except as specified in an applicable use code, where more than one property access is needed, access points from the same road are separated by at least 15 metres with setbacks of at least 10 metres from any intersection or property access on an adjoining site.

Infrastructure Component	Design and Construction Standards																		
	<p>(3) Except where the road is controlled by Department of Transport & Main Roads, where its requirements shall be met, verge crossovers through or to the kerb and channelling or to the road pavement where no kerb and channelling exists or is required from the front property alignment are designed and constructed:</p> <p>(a) for the Rural, Township and Rural Residential Zones - as per Drawing No. 00049 or SEQ R-056, or</p> <p>(b) elsewhere – as per <i>IPWEA Standard Drawings – Road/Street - R-0050</i> breakout type or R-0053 abutting type as appropriate (Residential) or R-0051 (Centre/Industry)</p> <p>(4) Access strips or easements to rear lots arising from reconfiguring a lot have the following construction standards from the pavement edge of the road for its full length:</p> <p>(a) minimum strip width of:</p> <table> <tr> <th>Zone</th><th>Minimum (metres)</th></tr> <tr> <td>Rural Residential</td><td>7</td></tr> <tr> <td>Low or Medium Density Residential Principal Centre or Industry Zones</td><td>7</td></tr> <tr> <td></td><td>10</td></tr> </table> <p>(b) minimum construction:</p> <table> <tr> <th>Zone</th><th>Minimum</th></tr> <tr> <td>Rural</td><td>In compliance with the <i>Construction of Unmade Roads</i> policy</td></tr> <tr> <td>Rural Residential</td><td>100mm compacted gravel for 4 metres width unless involving a reciprocal easement in which case a driveway width is not less than 5 metres with 2 coat bitumen seal for 3.5 metres width</td></tr> <tr> <td>Any urban zone other than Centre/Industry</td><td>Reinforced concrete not less than 100mm deep for 3.5 metre width unless involving a reciprocal easement in which case a driveway width is not less than 12 metres with 2 coat bitumen seal for 7 metres width</td></tr> <tr> <td>Centre/Industry</td><td>Reinforced concrete matching the requirements for access crossings in IPWEA Drawing No. R-051</td></tr> </table> <p>(c) maximum longitudinal grade of 1:6, (d) maximum cross fall of 1:20, (e) above the 1 in 10 year flood, (f) single straight truncations at each end of a minimum of 4 metres, and undergrounding of services.</p>	Zone	Minimum (metres)	Rural Residential	7	Low or Medium Density Residential Principal Centre or Industry Zones	7		10	Zone	Minimum	Rural	In compliance with the <i>Construction of Unmade Roads</i> policy	Rural Residential	100mm compacted gravel for 4 metres width unless involving a reciprocal easement in which case a driveway width is not less than 5 metres with 2 coat bitumen seal for 3.5 metres width	Any urban zone other than Centre/Industry	Reinforced concrete not less than 100mm deep for 3.5 metre width unless involving a reciprocal easement in which case a driveway width is not less than 12 metres with 2 coat bitumen seal for 7 metres width	Centre/Industry	Reinforced concrete matching the requirements for access crossings in IPWEA Drawing No. R-051
Zone	Minimum (metres)																		
Rural Residential	7																		
Low or Medium Density Residential Principal Centre or Industry Zones	7																		
	10																		
Zone	Minimum																		
Rural	In compliance with the <i>Construction of Unmade Roads</i> policy																		
Rural Residential	100mm compacted gravel for 4 metres width unless involving a reciprocal easement in which case a driveway width is not less than 5 metres with 2 coat bitumen seal for 3.5 metres width																		
Any urban zone other than Centre/Industry	Reinforced concrete not less than 100mm deep for 3.5 metre width unless involving a reciprocal easement in which case a driveway width is not less than 12 metres with 2 coat bitumen seal for 7 metres width																		
Centre/Industry	Reinforced concrete matching the requirements for access crossings in IPWEA Drawing No. R-051																		
Footpath Formation	Refer Table SC 6.8																		
Kerbing and channelling	Refer Table SC 6.8																		
Pavement and Subgrade Construction	Refer Table SC 6.8																		

Division 3 – Water Supply and Sewerage

Planned Standards of Service

- (1) Table SC 6.2.9 identifies the planned standards of service for infrastructure to service activities, including lots arising from reconfiguring a lot, with water supply in the Region:

Table SC 6.2.9-Water Supply Standards of Service

Zone	Planned Standards of Service
Rural Zone²	<ul style="list-style-type: none"> (1) No existing or planned municipal water supply reticulation system. (2) Residential <i>uses</i> have a minimum 45,000 litre rain water tank capacity. (3) Non-residential <i>uses</i> are provided with secure and reliable water supply to meet all water consumption needs on the site including: <ul style="list-style-type: none"> (a) fire fighting as provided at 3,000litres/h for a 5 hour period, (b) potable and ablution supply at 140 litres/head/day, or (c) animal health and sanitation, as relevant.
Rural Residential Zone	<ul style="list-style-type: none"> (1) All uses and lots in the Rural Residential Zone – 4,000m² RR1 Precinct are connected to Council's reticulated town water supply system; (2) Uses on existing lots not specified in (1) above and within Council's Existing/Future Water Supply Trunk Infrastructure area are connected to Council's reticulated town water supply. (3) Uses on existing lots not specified in (1) or (2) above provide for the standards of service in (2) or (3) of the Rural Zone; (4)
Township Zone	<ul style="list-style-type: none"> (1) Connection of any use or lot to the Council's reticulated non-potable water supply for Kumbia and Wooroolin supplemented by a 45,000 litre rain water tank. (2) Otherwise, provision for the standards of service in (2) or (3) of the Rural Zone.
Urban Zones	
Residential and Emerging Community Zones	<p>Connection of any use or lot to Council's reticulated water supply system, with 20 metres of head of pressure at the property boundary for fire fighting, except in the Emerging Community Zone where:</p> <ul style="list-style-type: none"> (1) for non-urban uses having no requirement for potable water supply, or (2) where not involving subdivision or water demand exceeding 20EP on the site, <p>in which case the development meets standards in (2) or (3) of the Rural Zone.</p>
Centre and Recreation and Open Space Zones	<p>Connection of any use or lot to the Council's reticulated water supply system, with 20 metres of head of pressure at the property boundary for fire fighting.</p> <p>In the Recreation and Open Space zone, connection to reticulated supply where in conjunction with building works.</p>
Industry Zones	<p>Connection of any use or lot to the Council's reticulated water supply system.</p> <p>Flows and pressures at the property boundary accord with Queensland Water Resources Commission's (DNRME) <i>Guidelines for Planning and Design of Urban Water Schemes</i>.</p>

² Various Rural Water Supply Schemes provide supplementary non-potable supplies.

- (2) Table SC 6.2.10 identifies the planned standards of service for infrastructure to service activities, including lots arising from reconfiguring a lot, for sewerage in the Region:

Table SC 6.2.10-Sewerage Standards of Service

Zones	Planned Standards of Service
Rural, Township and Rural Residential Zones	<p>(1) No existing or planned servicing by a municipal sewerage system (as regulated under the Water Act 2000 or the Environmental Protection Act, 1994).</p> <p>(2) Purposes producing domestic waste water at a peak design capacity of 20 or less EP (4200l/day) are serviced by an on-site sewerage treatment works (including those forming part of a common effluent drainage scheme) and land disposal area located, sized, serviced and maintained in accordance with the Plumbing and Drainage Act 2002 and the On-site Sewerage Code, 2002.</p>
Urban Zones	Connection of a use or lot to Council's reticulated sewerage scheme in accordance with the Water Act 2000, except in the Emerging Community Zone where for non-urban development having no requirement for connection to the sewer, in which case, development meets standard in (2) above

Design and Construction Standards

- (1) Table SC 6.2.11 identifies the standards of design and construction for infrastructure works, including works for reconfiguring a lot, for water supply and sewerage within the Region.
- (2) To be constructed prior to:
- plan sealing where involving reconfiguring a lot, or
 - commencement of any approved use or building works (whichever is first)

Table SC 6.2.11-Water Supply and Sewerage Design and Construction Standards

Zones	Design and Construction Standards
Rural, Township and Rural Residential Zones	<p>(1) Black/grey water treatment systems for domestic sewerage with a peak design capacity of 20 or less EP (4200litres) is designed and constructed in accordance with the current version of the following documents: As Referenced in the National Construction Code Volume 3 Plumbing Code of Australia</p> <ol style="list-style-type: none"> <i>Queensland Plumbing and Waste Water Code.</i> Australian Standard AS/NZS 3500.2:2003 - <i>Plumbing and Drainage – Sanitary Plumbing and Drainage</i> - Performance Requirements are in the Plumbing Code of Australia Australian Standard AS/NZS 1547:2000 – <i>On-site Domestic Waste Water Management</i> - No Reference to sections Australian Standard AS/NZS 1546.1:1998 – <i>Delete – Septic Tanks.</i> Australian Standard AS/NZS 1546.3:2001 – <i>On-site Domestic Waste Water Treatment Units – Delete</i> <p>(2) Waterless composting toilets, chemical toilets and incinerating or other toilets designed and constructed in accordance with Australian Standard AS/NZS 1546.2:2001 – <i>Delete– Composting Toilets</i> and the <i>Environmental Protection (Waste Management) Regulation 2000.</i></p> <p>(3) On-site water supply designed and constructed in accordance with:</p> <ol style="list-style-type: none"> Australian Standard AS/NZS 3500.1:2003 – <i>Plumbing and Drainage – Water Services Delete-</i> Performance requirements are in the Plumbing Code of Australia Australian Standard AS/NZS 2180-1986 – <i>Metal Rainwater Goods – Selection and Installation.</i>

Urban Zones	<p>Reticulated water supply:</p> <p>(1) <i>Design:</i></p> <p>(a) the Queensland Water Resources Commission's <i>Guidelines for Planning and Design of Urban Water Schemes</i>.</p> <p>(b) DNR <i>Technical Bulletin – Fire Fighting, No.3/1997, September, 1997</i></p> <p>(2) <i>Construction:</i></p> <p>(a) <i>AUS-SPEC No.1 – Development Specification Series, Construction by IPWEA and the Water Supply Code of Australia (WSA03-2002)</i>, or substituting Queensland version.</p> <p>(3) <i>Maintenance:</i></p> <p>(a) Materials and works maintained by the proponent at their expense for 12 months.</p> <p>Reticulated Sewerage System:</p> <p>(1) <i>Design:</i></p> <p>(a) the Queensland Water Resources Commission's <i>Guideline for Planning and Design of Sewerage Systems</i>.</p> <p>(2) - <i>Construction:</i></p> <p>(a) <i>AUS-SPEC No.1 – Development Specification Series, Construction by IPWEA and the Sewerage Code of Australia (WSA04-2001) and Sewerage Pumping Station Code (WSA04-2001)</i> or substituting Queensland versions.</p> <p>(3) - <i>Maintenance:</i></p> <p>(a) Materials and works maintained by the proponent at their expense for 12 months.</p>
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Division 4 – Stormwater

Planned Standards of Service

- (1) Tables SC 6.2.12 and SC 6.2.13 identify the planned standards of service for infrastructure to service activities, including lots arising from reconfiguring a lot, for stormwater quantity and quality management in the Region.

Table SC 6.2.12-Stormwater Quantity Standards of Service

Zones	Planned Standards of Service
Rural, Rural Residential and Township Zones and the Low Density Residential, Local Centre and Community Facilities Zones in the Bunya Mountains Precinct	<p>In all circumstances:</p> <p>(1) No existing or planned municipal stormwater collection systems.</p> <p>(2) Roof water drained to a 4500litre rain water tank.</p> <p>(3) Drainage is discharged from the boundary of the development site:</p> <p>(a) without nuisance and annoyance to adjoining or downstream properties,</p> <p>(b) into natural systems, and</p> <p>(c) with conveyance to a lawful point of discharge including by way of easement where drainage systems traverse private property into natural systems,</p> <p>For reconfiguring a lot:</p> <p>(1) Impervious surfaces, roads or lot drainage captured and infiltrated on site to prevent an increase in the outflow from the site under normal operating conditions.</p> <p>(2) No concentrated runoff, prolonged ponding, scour, undercut or erosion from runoff.</p> <p>(3) Overland flow paths held in a grassed state.</p>
Urban Zones	<p>Roof water, impervious surface, road or lot drainage captured and drained to a legal point of discharge and to prevent concentrated flows or downstream nuisance (no worsening of stormwater flow rates, levels and velocities) in accordance with standards of service in the <i>Queensland Urban Drainage Manual – Volume 1: Text, Second Edition 2007</i>.</p>

Table SC 6.2.13-Stormwater Quality Standards of Service

Zones	Planned Standard of Service
All	No net worsening of the quality of stormwater discharging from the site during construction and for 2 years thereafter as related to the documented pre-development state.

Design and Construction Standards

- (1) Table SC 6.2.14 identifies the standards of design and construction for infrastructure works, including works for reconfiguring a lot, for stormwater management in the Region.
- (2) To be constructed prior to:
 - (a) plan sealing where involving reconfiguring a lot, or
 - (b) the commencement of any approved use or building works (whichever is first).

Table SC 6.2.14-Stormwater Design and Construction Standards

Design Feature	Design and Construction Standards
Drainage systems/structures for roads, lots and culverts	<ol style="list-style-type: none"> (1) Urban and Rural Residential Zones - Queensland Urban Drainage Manual – Volume 1: Text 5.18 and IPWEA Standard Drawings – Drainage. (2) Rural and Township Zones - Queensland Department of Main Roads – Urban Road Design – Volume 2 – Culvert Design (Sect 10-1800 to 10-2080) and IPWEA Standard Drawings – Drainage.
Roof drainage systems	<ol style="list-style-type: none"> (1) Australian Standard – AS2180-1986 – Metal Rainwater Goods – Selection and Installation. (2) Australian Standard – AS3500.3.1 – 1998 – National Plumbing and Drainage - Part 3.1: Stormwater Drainage – Performance Requirements.
Design rainfall for stormwater flows	Australian Rainfall and Runoff
Temporary and permanent methods of water quality control	International Erosion Control Association (Australia) <i>Best Practice Erosion and Sediment Control</i> (BPESC)
Maintenance of Works	Materials and works maintained by the proponent at their expense for 12 months.

Division 5 – Electricity, Telecommunications and Street Lighting

Planned Standards of Service

- (1) Table SC 6.2.15 identifies the planned standards of service for infrastructure to service activities, including lots arising from reconfiguring a lot, for electricity and telecommunications in the Region.
- (2) To be constructed prior to:
 - (a) plan sealing where involving reconfiguring a lot, or
 - (b) the commencement of any approved use or building works (whichever is first).

Table SC 6.2.15-Electricity, Telecommunications and Street Lighting Standards of Service and Construction

Element	Planned Standards of Service and Construction
Electricity	<p>(1) All - The standards of services nominated by the electricity supply authority with reticulated electricity to be made available at the property boundary.</p> <p>(2) Rural Zone - Alternative power may be considered where agreed to by the electricity service authority.</p> <p>(3) Urban Zones - Electricity supply is to be undergrounded with common trenching of services restricted to electricity and telecommunications in one trench with sewer and water mains in separate trenches.</p> <p>(4) Construction – Ergon Specifications URD Underground Residential Distribution.</p>
Telecommunications	<p>The standards of service nominated by the relevant telecommunications supply authority with reticulated services to be made available at the property boundary.</p> <p>In Urban Zones, common trenching of services is restricted to electricity and telecommunications in one trench with sewer and water mains in separate trenches.</p>
Street Lighting in the Urban and Rural Residential Zones	<p>Reconfiguring a lot involving the opening of a road or the creation of 5 or more lots provides for street lighting installed and designed in accordance with the requirements of:</p> <p>(1) Ergon,</p> <p>(2) Australian Standard AS 1158.3.1-<i>Public Lighting Code (1986)</i> – Table 1.1 certified by a RPEQ,</p> <p>(3) <i>Guide to Traffic Engineering Practice – Part 12, Roadway Lighting</i>, AUSROADS, and</p> <p>(4) if on a State-controlled road or a Council sub-arterial or higher order road, the requirements contained in the Department of Main Roads <i>Standard Drawings</i></p>

Table SC 6.2.16-Road Type Classification:

Type	Characteristics
Access Place/Street	Local systems providing lot access and movement in a local area (where speed and volume are low) with connection to collector roads.
Collector Road	Collects traffic from access streets and provides for a higher volume of traffic including bus movement and carriageway parking in the Urban Zones. In the Industry or the Centre Zones, direct property access to collector roads is acceptable
Trunk Collector/Distributor Road	Roads that collect and distribute traffic from all local areas, moderate use visitor sites and to or from surrounding road systems. Roads cater for moderate travel speeds and large vehicles but exclude the provision for lot accesses or verge parking
Council Sub-Arterial to Arterial Road	Primary roads providing largely for the main traffic movements into and through regions including access to high visitor uses. Roads cater generally to higher travel speed vehicles, busses and trucks. No further property access or on-street parking is envisaged to maintain through-traffic safety and efficiency of movement. Systems feed the National Highways and other state controlled district systems

Appendix 1 Index and glossary of abbreviations and acronyms

Table AP 1.1-Abbreviations and acronyms

Abbreviation/ acronym	Description
MCU	Material change of use as defined in the Act
ROL	Reconfiguring a lot as defined in the Act
the Act	<i>Planning Act 2016</i>
the Regulation	<i>Planning Regulation 2017</i>
the SP Act	<i>Sustainable Planning Act 2009 (repealed)</i>
the SP Regulation	<i>Sustainable Planning Regulation 2009 (repealed)</i>

Appendix 2 Table of amendments

Table AP 2.1-Table of amendments

Date of adoption and effective date	Planning scheme version number	Amendment type	Summary of amendments
21 February 2018 (adoption) and 5 March 2018 (effective)	1.2	Alignment Amendment	Alignment amendment to Planning scheme (Alignment Amendment Rules - Schedule 1(a)(b)(c) and (d))
24 June 2019 (adoption) and 1 July 2019 (effective)	1.3	LGIP Amendment and Planning Scheme Administrative Amendment	Incorporating a new LGIP into the planning scheme and performing necessary renumbering of provisions and cross references in the planning scheme