



Reconfiguring a Lot – Oaky Creek Back Road, Ellesmere Qld 4610

Town Planning Report

Application for Development Permit for Reconfiguring a Lot (dividing land into parts by agreement, and creating an easement giving access to a lot from a constructed road)

Prepared for Akaysha Energy Pty Ltd

December 2025

Contact

Sean Cullen
Director
P 0423 390 064
E seancullen@theplanningpractice.com.au



Document

Prepared by	The Planning Practice Pty Ltd
Prepared for	Akaysha Energy Pty Ltd
Reference	21023 ROL
Date	15 December 2025

Disclaimer

This report has been prepared for the sole use of the intended recipient. It has been prepared in good faith based on the information provided and made available to The Planning Practice Pty Ltd. The opinions in this report are limited to town planning matters only. Other professionals, such as legal advisors, will need to be consulted on matters regarding other professional disciplines. Any maps, images or illustrations in this report are provided for illustrative purposes only. Whilst to the best of our knowledge the information in this report is accurate at the date of issue, subsequent changes may occur to the site, context or applicable planning framework that may alter the facts and opinions expressed in this report.

All rights reserved. No material may be reproduced without permission.

© The Planning Practice Pty Ltd

ABN 32 602 658 113



TABLE OF CONTENTS

EXECUTIVE SUMMARY.....	1
1.0 INTRODUCTION	3
2.0 SITE AND SURROUNDINGS	4
3.1 Site Details	4
3.3 Surroundings.....	6
3.0 PROPOSAL	8
4.1 Proposed Development	8
4.0 PLANNING FRAMEWORK.....	13
5.1 Planning Act 2016.....	13
5.2 Planning Regulation.....	14
5.3 State Planning Policy	14
5.4 Referral Agency	14
5.5 Wide Bay Burnett Regional Plan	15
5.6 South Burnett Regional Planning Scheme 2017	16
5.6.1 Relevant Provisions.....	18
5.6.2 Strategic Framework.....	18
5.6.2 Rural Zone Code.....	18
5.6.3 Reconfiguring a Lot Code	18
5.7 Local Government Infrastructure	19
5.0 KEY PLANNING CONSIDERATIONS.....	20
6.1 Principle of Reconfiguring a Lot	20
6.2 Relevant Matters.....	20
CONCLUSION	22



APPENDICES	23
Appendix 1 – Application Forms (including owners’ consent)	23
Appendix 2 – Proposed Plan.....	24
Appendix 3 – State Planning Policy.....	25
Appendix 4 – Wide Bay Burnett Regional Plan.....	27
Appendix 5 – Strategic Framework.....	28
Appendix 6 – Rural Zone Code	29
Appendix 7 – Reconfiguring a Lot Code	49



FIGURES

Figure 1 – Approved location of Major electricity infrastructure (BESS) under MCU25/0019	4
Figure 2 – Title plan extract	5
Figure 3 - Project Site (site aerials - Earth-I 2023, State of Queensland 2023)	6
Figure 4 - Broader Context (Earth-I 2024, State of Queensland 2022)	7
Figure 5 - Proposed Reconfiguring a Lot – Lease H and Easement J (Titles Queensland)	9
Figure 6 - Approved Major Electricity Infrastructure (MCU25/0019) and proposed Reconfiguring a lot (Akaysha 2025)	12
Figure 7 - Non-SARA DA Mapping - Electricity infrastructure (referral to Powerlink – outside SARA) (2025)	15
Figure 8 - Rural zone map (South Burnett Regional Council Scheme Mapping)	16
Figure 9 - Regional Infrastructure Overlay Map (South Burnett Regional Council Scheme Mapping)	17
Figure 10 - Agricultural Overlay Map (South Burnett Regional Council Scheme Mapping)	18



EXECUTIVE SUMMARY

1. This Reconfiguring a Lot application is made on behalf of Akaysha Energy Pty Ltd (the Applicant). It applies to land at Oaky Creek Back Road/Ellesmere Road, Ellesmere (Lot 471 on SP265816).
2. The site is a rural lot that directly adjoins the Halys electricity substation. It is in a relatively remote, rural area, fronting Oaky Creek Back Road, to the south. The site, and other adjoining land, is covered by a Powerlink electricity infrastructure easement and the Regional infrastructure overlay under the South Burnett Regional Planning Scheme (the planning scheme).
3. The site benefits from a current approval for a Development Permit for a Material Change of Use for Major Electricity Infrastructure (Battery Energy Storage System), which was granted on 16 September 2025 (MCU/0019).
4. This development application is for Reconfiguring a lot, involving dividing land into parts by agreement to create a long-term lease area of 23.95 ha, and creating an easement giving access to the proposed lease area from a constructed road.
5. The proposed lease area corresponds with the area of the approved Battery Energy Storage System (BESS) on the site.
6. The proposed development effectively is a 'titling arrangement' to facilitate the separate disposition/ownership of the approved BESS, from the balance of the subject rural lot. The proposed access easement will facilitate rights of access from Oaky Creek Back Road, over the subject rural lot, to the proposed lease area that will contain the BESS.
7. The proposed titling arrangement will facilitate the separate, and concurrent, operation of the Major electricity infrastructure (BESS) use, and the continuation of the existing rural use on the balance of the site.
8. The proposed Reconfiguring a lot does not involve any works. All physical works are to be undertaken in accordance with approval MCU/0019 or subsequent operation works applications associated with MCU/0019. The balance of the rural lot (approximately 120ha) would remain for rural use.
9. Under the planning scheme, Reconfiguring a lot in the Rural zone is impact assessable where it does not meet the minimum lot size. The proposed lease area is less than 100ha and the proposed development is impact assessable. Referral also is required to Powerlink as the relevant electricity distribution/transmission entity. A summary of key application details is provided in **Table 1**.
10. The proposal has been assessed in the context of the relevant statutory planning framework and complies with the relevant assessment benchmarks. It is recommended the proposed Reconfiguring a lot is approved.



Table 1 – Summary of Key Application Details

Street Address	Oaky Creek Back Road/Ellesmere Road, Ellesmere
Real Property Description	Lot 471 on SP265816
Site Area	145.5ha
Proposed Areas	23.95 ha lease area and 121.55 ha balance of lot. 1.925 ha easement area
Existing Use	Rural grazing land
Applicant	Akaysha Energy Pty Ltd
Land Owner	Mr Geoffrey Robert Cross and Ms Julianne Maree Cross
Application Type	Development permit
Proposed Development	Reconfiguring a lot involving dividing land into parts by agreement to create a long term (more than 10 year) lease area, and creating an easement giving access to the proposed lease area from a constructed road (Oaky Creek Back Road)
Level of Assessment	Impact assessable
Existing Easements	Major electricity infrastructure – Powerlink easement
Previous Approvals	MCU24/0016 (MCU) MCU25/0019 (other change)
Local Authority Area	South Burnett Regional Council
Relevant Planning Scheme	South Burnett Regional Council Planning Scheme 2017
Zone	Rural Zone
Local Plan	Nil
Overlay(s)	Bushfire Hazard Overlay – Bushfire Hazard Area Flood Hazard Overlay – Flood Hazard Area Biodiversity Areas Overlay – Regulated Vegetation Regional Infrastructure Overlay – Regional infrastructure (electricity) Agricultural Overlay – Important Agricultural Land
Relevant Entity	South Burnett Regional Council
Referral Agencies	Powerlink
Relevant Regional Plan	Wide Bay Burnett Regional Plan
Regional Plan Designation	Regional Landscape and Rural Production Area
Priority Infrastructure Plan	Outside Priority Infrastructure Area
State Mapping	DA Mapping <ul style="list-style-type: none"> • Water resource planning area boundaries • Powerlink easement SPP Assessment Benchmark Mapping <ul style="list-style-type: none"> • Agriculture – Important agricultural areas • Biodiversity – MSES – Regulated vegetation (intersecting a watercourse) • Bushfire Prone Areas • Electricity Infrastructure Non-SARA DA Mapping <ul style="list-style-type: none"> • Energy and Water Supply - Major electricity infrastructure (Powerlink)



1.0 INTRODUCTION

11. This town planning report accompanies a development application made by Akaysha Energy Pty Ltd (the Applicant) over land at Oaky Creek Back Road, Ellesmere, more formally described as Lot 471 on SP265816 (the site). The Applicant seeks a Development permit for Reconfiguring a lot for dividing land into parts by agreement rendering different parts of a lot immediately available for separate disposition or separate occupation (lease exceeding 10 years), and creating an easement giving access to the proposed lease area from a constructed road.
12. The site benefits from a current approval for Major electricity infrastructure (BESS) MCU25/0019. The proposed Reconfiguring a lot effectively is a 'titling arrangement' to facilitate the separate ownership of the part of the site subject to the approved Major electricity infrastructure (BESS) and the balance of the rural lot.
13. The site is located within the South Burnett Regional Council area. Under the South Burnett Regional Council planning scheme (the planning scheme), the site is in the Rural zone. Under the planning scheme, Reconfiguring a lot in the Rural zone that does not comply with the minimum lot size is impact assessable. The applicable minimum lot size is 100ha, so the development application is impact assessable.
14. This report contains the following sections:
 - a. **Site and surroundings**, which describes the existing physical characteristics of the site and its surroundings;
 - b. **Proposal**, which provides details of the proposed development;
 - c. **Planning framework**, which details the statutory assessment framework and provides an assessment against the relevant instruments;
 - d. **Key planning issues**, which considers the key planning issues relevant to the proposal;
 - e. **Conclusion**, which summarises the planning assessment.
15. This report should be read in conjunction with the following documents:
 - a. **DA Forms**, in particular:
 - i. DA Form 1: Development application details;
 - ii. Owners' consent;A copy is included in **Appendix 1 – Application Forms (including owners' consent)**.
 - b. Development Application Plans, in particular:
 - i. Plan of Lease H and Easement J, SP360629, Sheets 1-3, dated 09/12/2025.A copy is included in **Appendix 2 – Proposed Plan**
16. This report is based on an inspection of the site and surroundings, a review of relevant planning instruments, and information provided by the Applicant regarding the proposed development. Further, the application and this report were informed by a pre-lodgement meeting with Council officers on 10 December 2025.

2.0 SITE AND SURROUNDINGS

3.1 Site Details

18. The site is a large, irregular shaped lot of approximately 145 ha. The site fronts Oaky Creek Back Road, to the south. Oaky Creek Back Road is an unsealed road that serves the adjoining Halys electricity substation, which is immediately to the west of the site.
19. The majority of the site has scattered vegetation. The land is gently undulating. The site is currently used for grazing cattle.
20. The approved Major electricity infrastructure (BESS) is located towards the rear of the site. The access to the approved use is from Oaky Creek Back Road. Oaky Creek Back Road is to be upgraded as a part of the conditions of approval of MCU25/0019.
21. An aerial of the site with the approved location of the BESS is provided in **Figure 1** – Approved location of Major electricity infrastructure (BESS) under MCU25/0019. An extract from the title plan is provided in **Figure 2** – Title plan extract.



Figure 1 – Approved location of Major electricity infrastructure (BESS) under MCU25/0019

3.3 Surroundings

22. Immediately to the west of the site is the Halys electricity substation, as illustrated in **Figure 3** - Project Site (site aerials - Earth-I 2023, State of Queensland 2023). Major electricity transmission lines, associated with the substation, transverse land to the north, west and south of the site. Beyond the major electricity transmission lines associated with the substation, the site otherwise is surrounded by low intensity rural uses (cattle grazing etc). There are some cropping uses further to the north and north-west of the site, generally on the western side of Ellesmere Road.



Figure 3 - Project Site (site aerials - Earth-I 2023, State of Queensland 2023)

23. The site is to the south of the Ellesmere township. As the crow flies, the site is approximately 25km to the south-west of Kingaroy, 30km to the south-west of Nanango, and 20km to the west of the Tarong Power Station. The site is in the Southern Queensland Renewable Energy Zone.
24. The broader context of the site is indicated in **Figure 4** - Broader Context (Earth-I 2024, State of Queensland 2022)

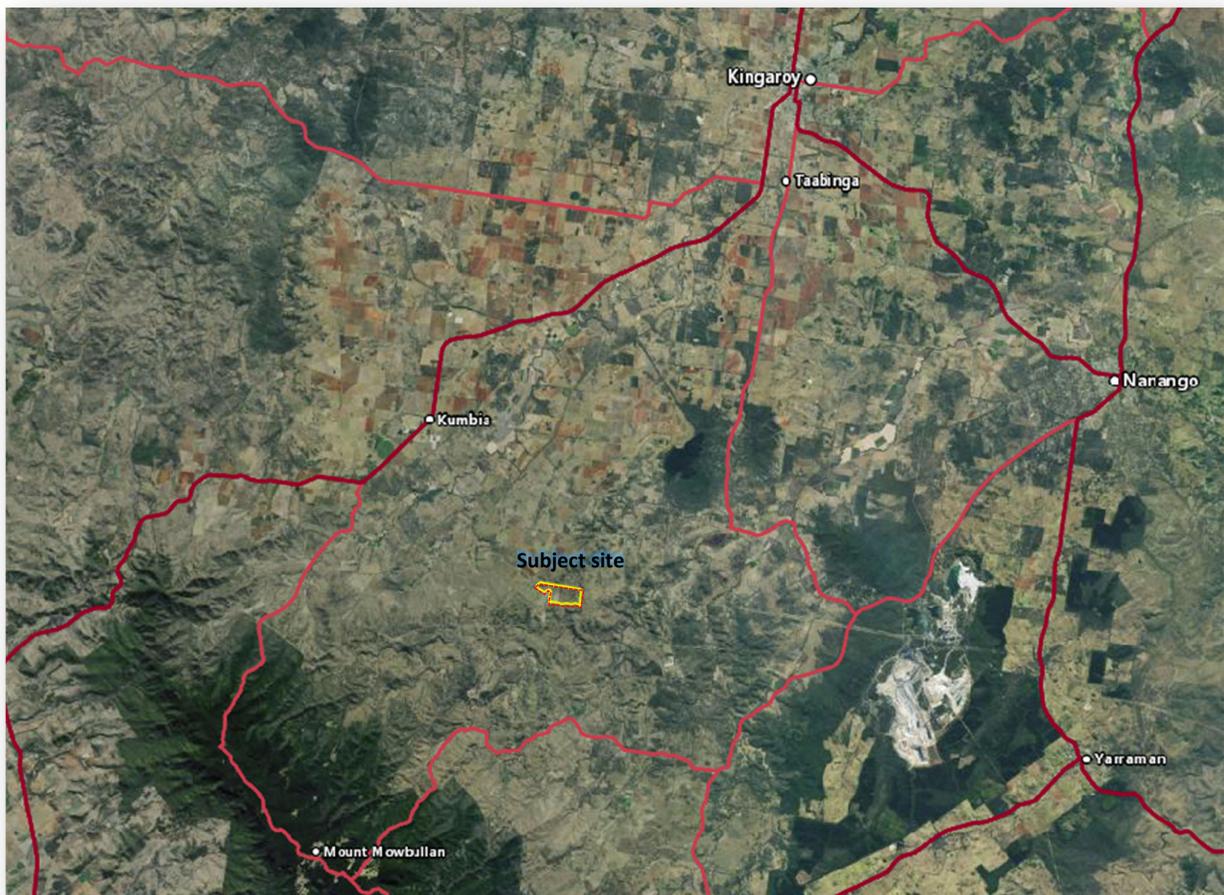


Figure 4 - Broader Context (Earth-I 2024, State of Queensland 2022)



3.0 PROPOSAL

4.1 Proposed Development

25. The proposal seeks a Development permit for Reconfiguring a lot involving:
 - (a) Dividing land into parts by agreement rendering different parts of a lot immediately available for separate disposition or separate occupation; and
 - (b) Creating an easement giving access to a lot from a constructed road.
26. The approved BESS is on a large rural lot. It is proposed that the part of the existing rural lot that accommodates the approved BESS is subject to a long-term lease (exceeding 10 years). Further, it is proposed that an access easement is created to provide access to the proposed long-term lease area from Oaky Creek Back Road.
27. The area of the proposed lease part of the lot is approximately 23.95ha. The balance of the rural lot is 121.55 ha. The area of the proposed access easement is 1.925 ha.
28. The proposed lease area and access easement align with the approved Major electricity infrastructure (BESS) approved under MCU25/0019.
29. The proposed development effectively is a land titling arrangement to enable the separate disposition/ownership of the land to be developed for the approved Major electricity infrastructure (BESS) from the balance of the rural lot. The proposal will facilitate the proposed Major electricity infrastructure (BESS) use operating separately to, but concurrently with, the continuation of the rural use of the balance of the site.
30. All the physical aspects of development for the proposed Major electricity infrastructure (BESS) use are addressed under the current approval MCU25/0019, and are separate to this application.
31. **Figure 5** - Proposed Reconfiguring a Lot – Lease H and Easement J (Titles Queensland) illustrates the proposed Reconfiguring a lot plan.
32. **Figure 6** - Approved Major Electricity Infrastructure (MCU25/0019) and proposed Reconfiguring a lot (Akaysha 2025) illustrates the proposed Reconfiguring a lot plan in the context of the approved Major electricity infrastructure (BESS) layout.

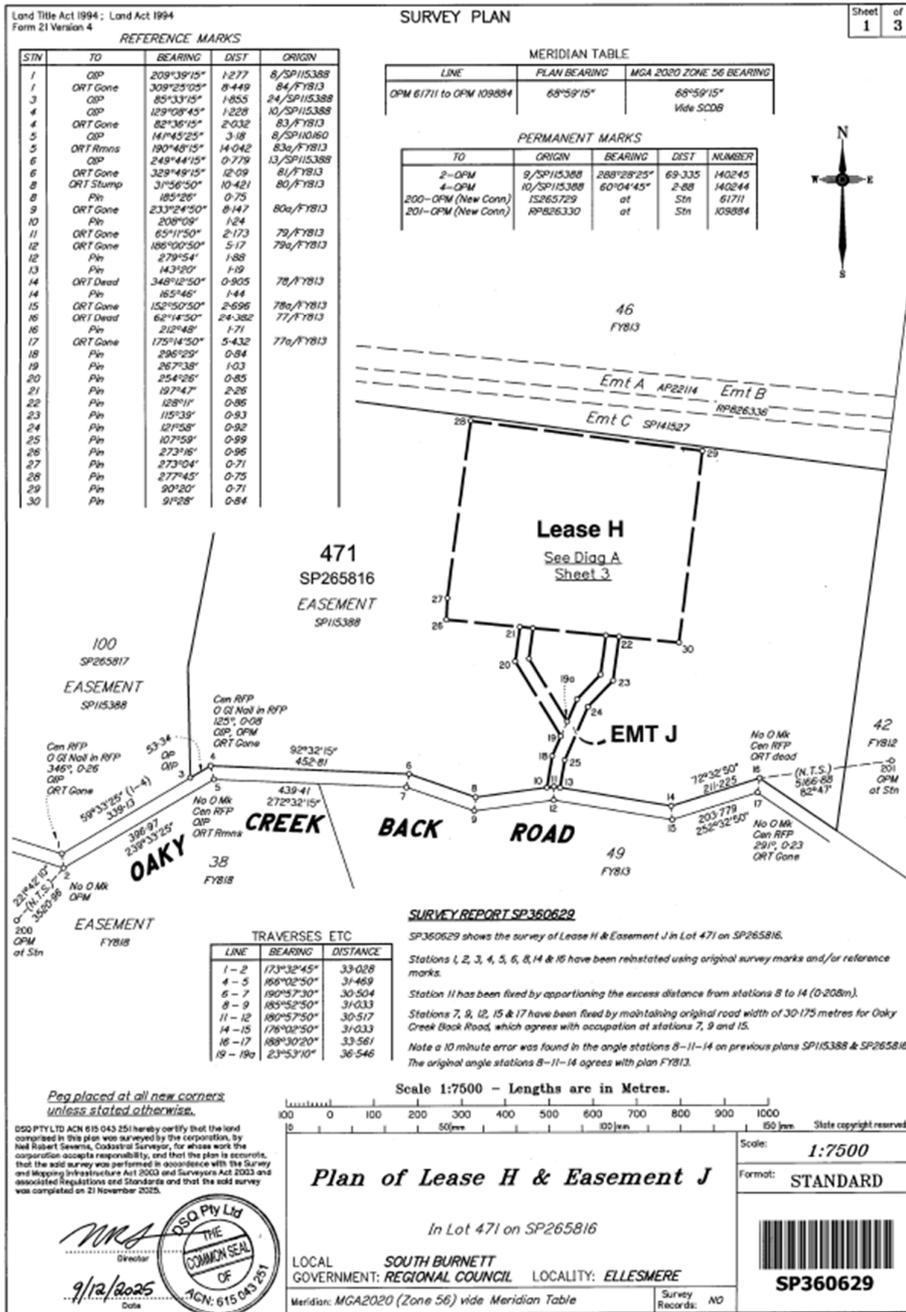


Figure 5 - Proposed Reconfiguring a Lot – Lease H and Easement J (Titles Queensland)

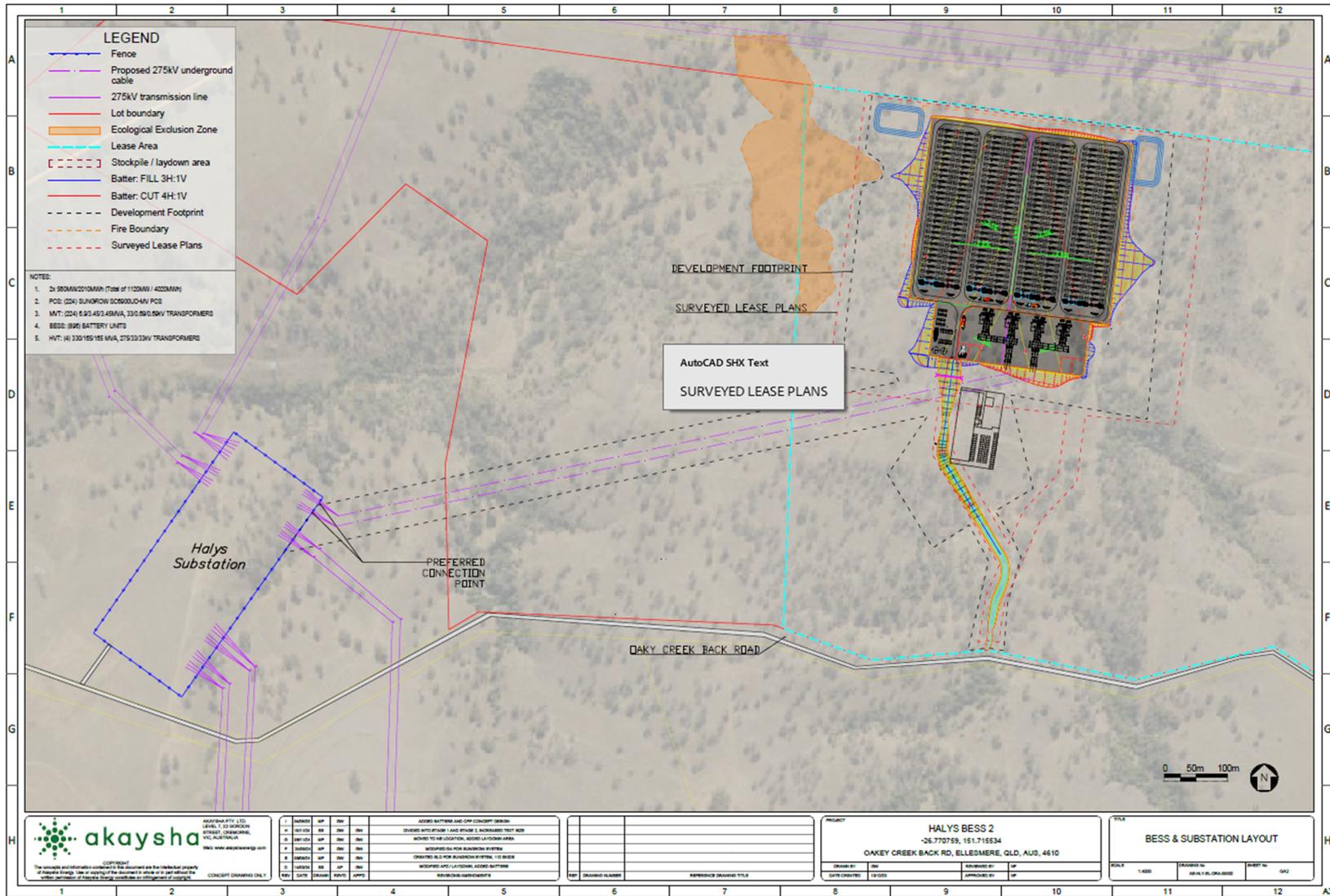


Figure 6 - Approved Major Electricity Infrastructure (MCU25/0019) and proposed Reconfiguring a lot (Akaysha 2025)

4.0 PLANNING FRAMEWORK

5.1 Planning Act 2016

33. Under the *Planning Act 2016* (the Act), Reconfiguring a lot is defined as follows:

reconfiguring a lot means—

- (a) creating lots by subdividing another lot; or*
- (b) amalgamating 2 or more lots; or*
- (c) rearranging the boundaries of a lot by registering a plan of subdivision under the Land Act or Land Title Act; or*
- (d) dividing land into parts by agreement rendering different parts of a lot immediately available for separate disposition or separate occupation, other than by an agreement that is—
 - (i) a lease for a term, including renewal options, not exceeding 10 years; or*
 - (ii) an agreement for the exclusive use of part of the common property for a community titles scheme under the Body Corporate and Community Management Act 1997; or**
- (e) creating an easement giving access to a lot from a constructed road.*

34. This application falls under categories (d) and (e) of the definition.

35. Under the planning scheme, reconfiguring a lot in the Rural zone that does not meet the specified minimum lot size is impact assessable. Under Table 8.4.2 – Minimum Lot Dimensions, the applicable minimum lot size is 100ha. The proposed development is impact assessable.

36. Under section 45(5) of the Act:

- (5) An impact assessment is an assessment that –
 - (a) must be carried out –
 - (i) against the assessment benchmarks in a categorising instrument for the development; and*
 - (ii) having regard to any matters prescribed by regulation for this subparagraph; and**
 - (c) may be carried out against, or having regard to, any other relevant matter, other than a person’s personal circumstances, financial or otherwise.**

37. Under section 60(3) of the Act:

- (3) To the extent the application involves development that requires impact assessment, and subject to section 62, the assessment manager, after carrying out the assessment, must decide –
 - (a) to approve all or part of the application; or*
 - (b) to approve all or part of the application, but impose development conditions on the approval; or*
 - (c) to refuse the application.**

5.2 Planning Regulation

38. Under section 30 of the *Planning Regulation 2017* (the Regulation), the relevant assessment benchmarks include the State Planning Policy and the Wide Bay Burnett Regional Plan, to the extent they are not identified as being appropriately reflected in the planning scheme.
39. Under section 31 of the Regulation, the assessment must be carried out having regard to, amongst other matters, the planning scheme and any development approval for, and any lawful use of, the premises or adjacent premises.

5.3 State Planning Policy

40. The State Planning Policy (the SPP) articulates State interests in planning and development matters. The planning scheme reflects the April 2016 version of the SPP, but the current SPP is not reflected in the planning scheme.
41. The State SPP mapping indicates the site is subject to the following state interests: Agriculture; Biodiversity; Bushfire Prone Areas; and Electricity Infrastructure.
42. The part of the site to be developed is subject to: Important agricultural areas; Bushfire Prone Areas – potential and medium potential; and Major electricity infrastructure (Powerlink) mapping layers.
43. An assessment of the proposed development against relevant state interests is provided in **Appendix 3 – State Planning Policy**. The assessment indicates the proposal is consistent with the State Planning Policy.

5.4 Referral Agency

44. The site contains a Powerlink easement and Infrastructure designation (ref. 440), as indicated in **Figure 7 - Non-SARA DA Mapping - Electricity infrastructure (referral to Powerlink – outside SARA) (2025)**.
45. The proposal requires referral to the Chief Executive of the transmission entity (Powerlink), under Table 1 (Reconfiguring a lot subject to an easement or near a substation site), Division 2, Part 9, Schedule 10 of the Regulation.
46. All material aspects of the approved Major electricity infrastructure (BESS) have been addressed under approval MCU25/0019. The proposal facilitates the separate disposition/ownership of parts of the site to allow the proposed Major electricity infrastructure (BESS) to operate separately to, but concurrently with, the continuation of the rural use of the balance of the site.

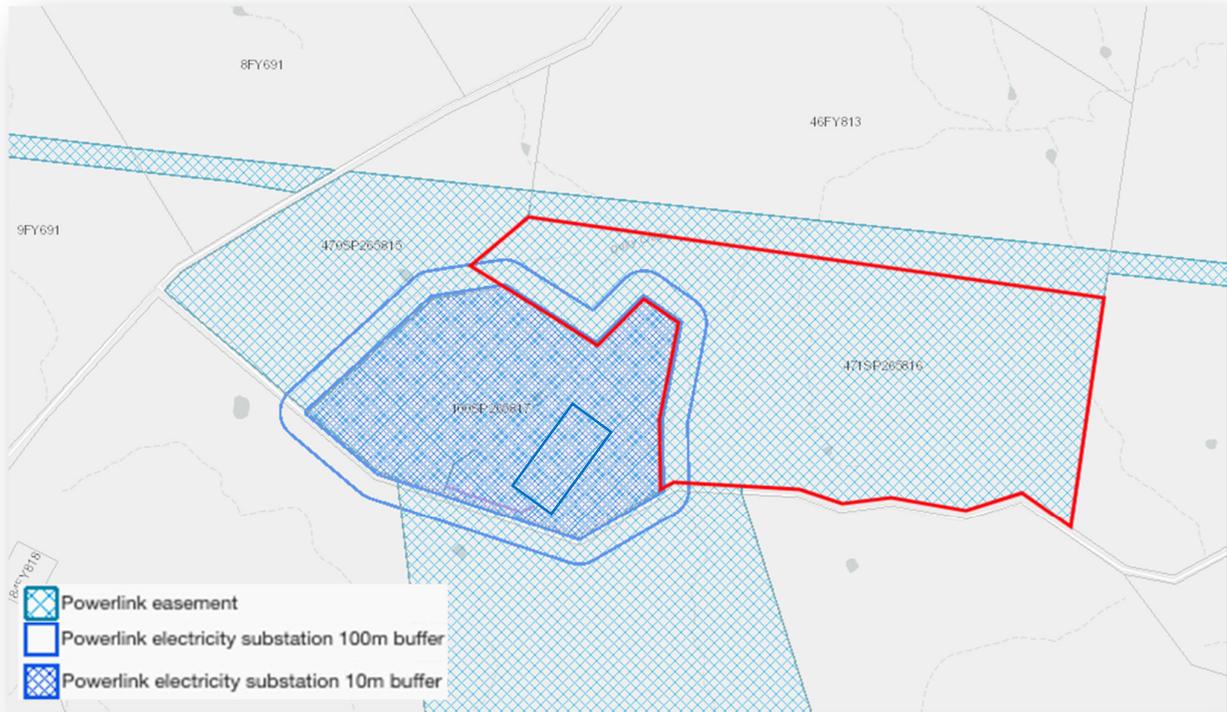


Figure 7 - Non-SARA DA Mapping - Electricity infrastructure (referral to Powerlink – outside SARA) (2025)

5.5 Wide Bay Burnett Regional Plan

47. The site is located within the Wide Bay Burnett Regional Plan (the Regional Plan) area.
48. An assessment of the proposed development against relevant outcomes in the Regional Plan is provided in **Appendix 4 – Wide Bay Burnett Regional Plan**. The assessment indicates the proposal is consistent with the Regional Plan.

5.6 South Burnett Regional Planning Scheme 2017

49. Under the South Burnett Regional Council Planning Scheme 2017 (the planning scheme), the site is located in the Rural zone as illustrated in Error! Reference source not found.. The adjoining property, which accommodates the Halys electricity substation, is in the Community facilities zone.

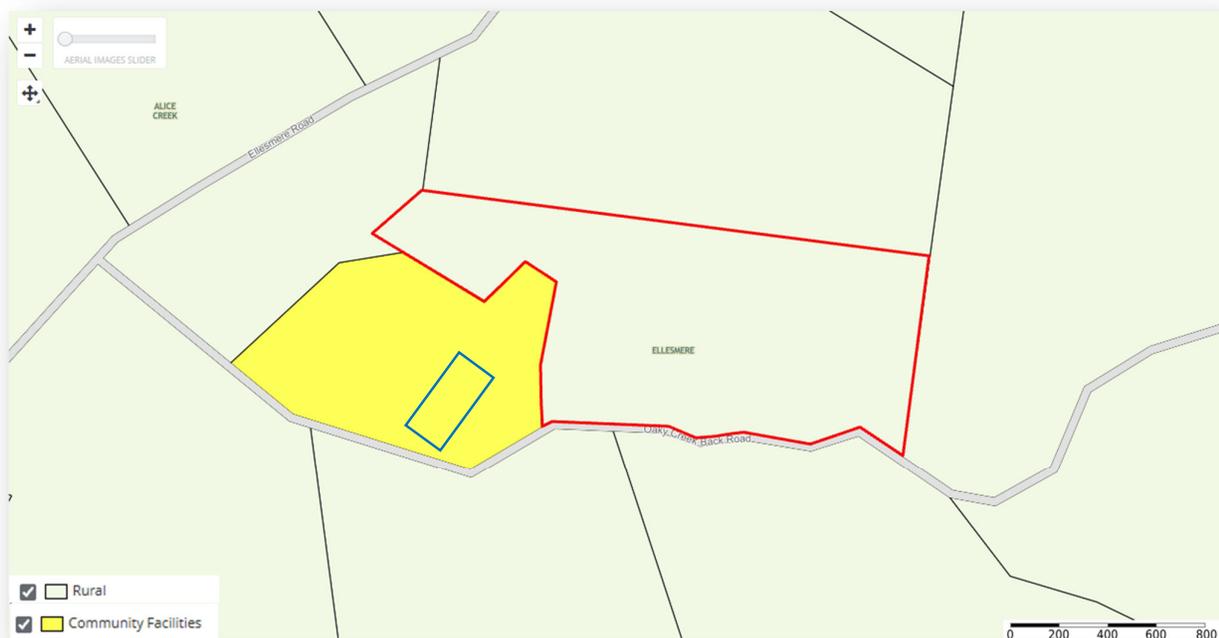


Figure 8 - Rural zone map (South Burnett Regional Council Scheme Mapping)

50. There are five overlays that apply to the site, which include the:

- a. Bushfire Hazard Overlay – Bushfire Hazard Area;
- b. Flood Hazard Overlay – Flood Hazard Area;
- c. Biodiversity Areas Overlay – Regulated Vegetation;
- d. Regional Infrastructure Overlay – Regional infrastructure (electricity) (**Figure 9** - Regional Infrastructure Overlay Map (South Burnett Regional Council Scheme Mapping)); and
- e. Agricultural Overlay – Important Agricultural Land (**Figure 10** - Agricultural Overlay Map (South Burnett Regional Council Scheme Mapping)).



Figure 9 - Regional Infrastructure Overlay Map (South Burnett Regional Council Scheme Mapping)

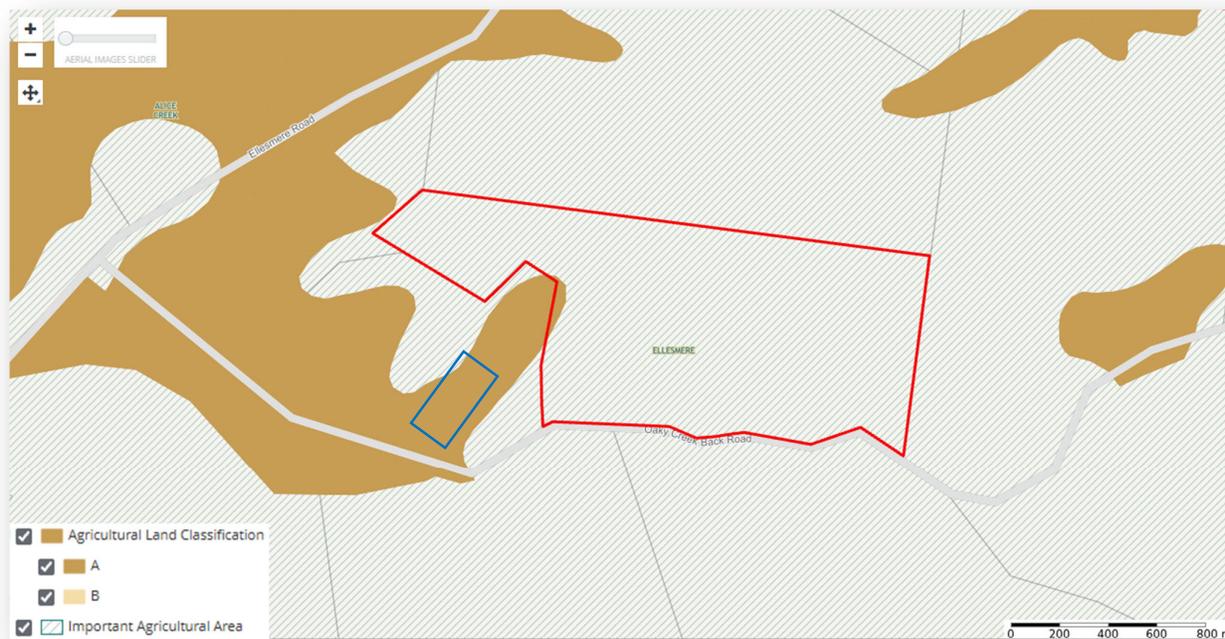


Figure 10 - Agricultural Overlay Map (South Burnett Regional Council Scheme Mapping)

5.6.1 Relevant Provisions

51. The proposed development is impact assessable, so the whole planning scheme applies.
52. Key aspects of the planning scheme relevant to the proposed development are the:
 - a. Strategic framework;
 - b. Rural zone code; and
 - c. Reconfiguring a lot code.

5.6.2 Strategic Framework

53. The proposal complies with the relevant outcomes of the Strategic Framework, as detailed in **Appendix 5 – Strategic Framework**.

5.6.2 Rural Zone Code

54. The proposal complies with the relevant outcomes of the Rural Zone Code, as detailed in **Appendix 6 – Rural Zone Code**.

5.6.3 Reconfiguring a Lot Code

55. The proposal complies with the relevant outcomes of the Reconfiguring a Lot Code, as detailed in **Appendix 7 – Reconfiguring a Lot Code**.

5.7 Local Government Infrastructure

56. The proposal is outside the Priority Infrastructure Area. There is no trunk infrastructure relevant to the proposal.

5.0 KEY PLANNING CONSIDERATIONS

57. The proposed Reconfiguring a lot effectively is a 'titling arrangement' to provide a long-term lease on the area of the site for the approved Major electricity infrastructure (BESS) and an easement to connect this area to Oaky Creek Back Road.
58. The key planning considerations are as follows:
 - a. Principle of the Reconfiguring a lot; and
 - b. Relevant matters.

6.1 Principle of Reconfiguring a Lot

59. The principle of the Reconfiguring a lot is established through the current approval MCU25/0019.
60. Approval MCU25/0019 provides for a Material change of use for Major electricity infrastructure (BESS). All material development considerations regarding the proposed Major electricity infrastructure (BESS) were addressed in the assessment and approval of MCU25/0019.
61. The proposed Reconfiguring a lot effectively is a 'titling arrangement' to facilitate the separation disposition/occupation of the part of the site that is subject to the current approval, from the balance of the rural land.
62. This separate ownership would facilitate the independent and concurrent use of the site both for the approved Major electricity infrastructure (BESS) use (approximately 24 ha) and for the continuation of the rural use of the balance of the site (approximately 120ha).
63. The proposal advances public interest benefits in maximising the use of this land, adjacent to the substation, and within the Powerlink easement area and Regional infrastructure overlay under the planning scheme, for Major electricity (BESS) infrastructure.
64. The proposal also advances public interest benefits that flow from the continuation of rural activities on the balance of this Rural zoned land.

6.2 Relevant Matters

65. The proposal is advanced in the context that approval has been granted for a Material change of use for Major electricity infrastructure (BESS) on the site.
66. All relevant development considerations regard the approved Major electricity infrastructure (BESS) have been addressed as a part of the assessment and approval of that use.
67. The approved use is subject to relevant conditions, including the upgrading of Oaky Creek Back Road.
68. As indicated above, the proposed Reconfiguring a lot effectively is a 'titling arrangement' to facilitate the separation disposition/occupation of the part of the site that is subject to the current approval, from the balance of the rural land.

69. This separate ownership would facilitate the independent and concurrent use of the site both for the approved Major electricity infrastructure (BESS) use (approximately 24 ha) and for the continuation of the rural use of the balance of the site (approximately 120ha).
70. The proposal advances public interest benefits in facilitating both the approved Major electricity infrastructure, and the continuation of rural activities on the balance of the site.
71. The proposal is consistent with reasonable community expectations. This type of Reconfiguring a lot is typically associated with approvals for Major electricity infrastructure or Renewable energy facilities on rural land. It should reasonably be expected as a consequence of the development approved under MCU25/0019.
72. There is an absence of adverse impacts. All material development considerations regarding the proposed Major Electricity Infrastructure were addressed in the assessment and approval of that development.
73. Further, in the absence of the separate disposition/ownership of the approved Major electricity infrastructure (BESS) part of the site, and the balance of the rural land, the balance rural land may potentially be left vacant and not continue to be used for grazing or the like. That would not be in the public interest.
74. Relevant matters strongly support approval of the proposal.

CONCLUSION

75. The proposed Reconfiguring a lot would facilitate a long term lease on the area of the site for the approved Major electricity infrastructure (BESS) and an easement to connect this area to Oaky Creek Back Road.
76. The proposal effectively is a 'titling arrangement' to facilitate the separation disposition/occupation of the part of the site that is subject to the current approval, from the balance of the rural land. This separate ownership would facilitate the independent and concurrent use of the site both for the approved Major electricity infrastructure (BESS) use (approximately 24 ha) and for the continuation of the rural use of the balance of the site (approximately 120ha).
77. The principle of the Reconfiguring a lot is established through the current approval MCU25/0019. All material development considerations regarding the proposed Major electricity infrastructure (BESS) were addressed in the assessment and approval of MCU25/0019.
78. The proposal has been assessed in the context of the relevant statutory planning framework and is consistent with the relevant assessment benchmarks, in the context of the existing approval.
79. There are clear public interest benefits in facilitating the separate disposition/ownership of the approved Major electricity infrastructure (BESS) part of the site, and the balance of the subject rural land.
80. Relevant matters strongly support approval of the proposal.

APPENDICES

Appendix 1 – Application Forms (including owners' consent)

See Application Forms (including owners' consent), provided separately.

Appendix 2 – Proposed Plan

See Proposed Plan, provided separately.

Appendix 3 – State Planning Policy

State interest	Assessment
Planning for liveable communities and housing	
Housing supply and diversity	Not applicable. The proposal is not for housing and does not impact on housing provision.
Liveable communities	Complies. The proposal facilitates the provision of Major electricity infrastructure (BESS) to support liveable communities.
Planning for economic growth	
Agriculture	Complies. The proposed Reconfiguring a lot effectively is a 'titing arrangement' to facilitate the separation disposition/occupation of the part of the site that is subject to the current Major electricity infrastructure (BESS) approval, from the balance of the rural land. This separate ownership would facilitate the independent and concurrent use of the site both for the approved Major electricity infrastructure (BESS) use (approximately 24 ha) and for the continuation of the rural use of the balance of the site (approximately 120ha). The proposal advances public interest benefits in facilitating both the approved Major electricity infrastructure (BESS), and the continuation of rural activities on the balance of the site.
Development and construction	Complies. The proposal supports an effective electricity infrastructure network.
Mining and extractive resources	Not applicable. The proposal is not located on or near a key resource area or otherwise involve mining or extractive industry.
Tourism	Not applicable. The proposal is not for a tourism use and would not affect tourism.
Planning for environment and heritage	
Biodiversity	Complies. The proposal would have no impact on biodiversity. All material development considerations regarding the proposed Major electricity infrastructure (BESS) were addressed in the assessment and approval of MCU25/0019.
Coastal environment	Not applicable. The site is not located in a coastal environment.

State interest	Assessment
Cultural heritage	Not applicable. The site is not a heritage place or located in a recognised heritage area.
Water quality	Complies. The proposal would have no impact on water quality. All material development considerations regarding the proposed Major electricity infrastructure (BESS) were addressed in the assessment and approval of MCU25/0019.
Planning for safety and resilience to hazards	
Emissions and hazardous activities	Complies. The proposal would have no impact regarding emissions and hazardous activities. All material development considerations regarding the proposed Major electricity infrastructure (BESS) were addressed in the assessment and approval of MCU25/0019.
Natural hazards, risk and resilience	Complies. The proposal would have no impact regarding natural hazards, risk and resilience. All material development considerations regarding the proposed Major electricity infrastructure (BESS) were addressed in the assessment and approval of MCU25/0019.
Planning for infrastructure	
Energy and water supply	Complies. The proposal supports an effective electricity infrastructure network.
Infrastructure integration	Complies. The proposal supports an effective electricity infrastructure network.
Transport infrastructure	Complies. The proposal would have no impact regarding transport infrastructure. All material development considerations regarding the proposed Major electricity infrastructure (BESS) were addressed in the assessment and approval of MCU25/0019.
Strategic airports and aviation facilities	Not applicable. The site is not in proximity to strategic airports or aviation facilities.
Strategic ports	Not applicable. The site is not in proximity to strategic port land.

Appendix 4 – Wide Bay Burnett Regional Plan

Regional interest	Assessment
Strategic priority 1: Growing our people and places	
Objective 1.1: Grow our people and talent	Complies. The proposal facilitates the provision of Major electricity infrastructure (BESS) concurrently with the rural use of the site, and opportunities for employment related to each use.
Objective 1.2: Plan for our future	Complies. The proposal facilitates the provision of Major electricity infrastructure (BESS) concurrently with the continued rural use of the site.
Objective 1.3: Making places we're proud of	Complies. The proposal facilitates the provision of Major electricity infrastructure (BESS) concurrently with the continued rural use of the site.
Strategic priority 2: Taking charge of our economic future	
Objective 2.1: Transition into Queensland's powerhouse for advanced manufacturing	Complies. The proposal facilitates the provision of Major electricity infrastructure (BESS) concurrently with the continued rural use of the site.
Objective 2.2: Lead primary production into the mid-21 st Century	Complies. The proposal facilitates the provision of Major electricity infrastructure (BESS) concurrently with the continued rural use of the site.
Objective 2.3: Create employment pathways for all	Complies. The proposal facilitates the provision of Major electricity infrastructure (BESS) concurrently with the continued rural use of the site.
Objective 2.4: Emerge as a leader in the energy transformation and circular economy	Complies. The proposal facilitates the provision of Major electricity infrastructure (BESS) concurrently with the continued rural use of the site, supporting the energy transformation whilst maintaining the majority of the site for rural use.
Strategic priority 3: Sustaining our environment and lifestyle	
Objective 1: Conserve and celebrate the culture and environmental features that draw and keep people in the region.	Complies. The proposal will have no adverse impacts on the environment.

Appendix 5 – Strategic Framework

Outcomes	Assessment
Settlement pattern	Complies. The proposal facilitates the provision of Major electricity infrastructure (BESS) concurrently with the continued rural use of the site. It is consistent with the settlement pattern of the region.
Rural futures	Complies. The proposal facilitates the provision of Major electricity infrastructure (BESS) concurrently with the continued rural use of the site.
Strong economy	Complies. The proposal facilitates the provision of Major electricity infrastructure (BESS) concurrently with the continued rural use of the site.
Natural systems and sustainability	Complies. The proposal will have no impact on the natural environment.
Strong communities	Complies. The proposal facilitates the provision of Major electricity infrastructure (BESS) concurrently with the continued rural use of the site.
Infrastructure and servicing	Complies. The proposal facilitates the provision of Major electricity infrastructure (BESS) concurrently with the continued rural use of the site.

Appendix 6 – Rural Zone Code

Purpose / Assessment benchmark	Response
<p>(1) The purpose of the rural zone code is to–</p> <ul style="list-style-type: none"> a. provide for rural uses and activities; b. provide for other uses and activities that are compatible with– <ul style="list-style-type: none"> i. existing and future rural uses and activities; and ii. the character and environmental features of the zone; and c. maintain the capacity of land for rural uses and activities by protecting and managing significant natural resources and processes. <p>(2) The overall outcomes sought for the zone code are as follows:</p> <ul style="list-style-type: none"> a. Land that is essential to the economic viability of productive Agricultural Land Classification Class A or Class B and rural land uses within the region is conserved. b. Development comprises a wide range of existing and new rural pursuits, including cropping, intensive horticulture and animal industries, animal husbandry and keeping and other compatible primary production uses. c. On farm value adding in the form of small scale agri-tourism is supported where associated with the rural use of the site. d. Infrastructure is provided at a standard normally expected in rural locations. e. Areas of land used for primary production are conserved and not unnecessarily fragmented. f. The viability of existing and future rural uses and activities are protected from the intrusion of incompatible uses. g. Uses that require isolation from urban areas as a consequence of their impacts such as noise or odour may be appropriate where land use conflicts are minimised. h. Development embraces sustainable land management practices and contributes to the rural amenity and landscape of the area. i. Development is designed to avoid and mitigate risks from natural risks and hazards to demonstratable acceptable or tolerable level of risk for both existing and new development, people and property and not result in unacceptable or unavoidable impacts. j. Sites that are contaminated or pose a health risk from prior activities are remediated prior to being developed for sensitive land use (as defined in the Regulation). k. Residential or other sensitive land use (as defined in the Regulation) are not intensified in the identified separation area around the Swickers Kingaroy Bacon Factory on Overlay Map 11. l. New residential development of historic or remote residential subdivisions is inconsistent with the purpose of this zone code. m. Non-rural development is appropriate only where directly associated with the rural use of the zone and does not compromise the rural use of the land. 	<p>Complies</p> <p>The proposal facilitates the provision of Major electricity infrastructure (BESS) concurrently with the continued rural use of the site.</p>

Purpose / Assessment benchmark	Response
<ul style="list-style-type: none"> n. Areas of identified extractive resources, including the resource/processing area, separation area, transport route and transport route separation area, are protected from incompatible development and land uses that may inhibit the extraction, processing and transportation of the resource. o. Intensive animal industry uses are consistent with the rural character and amenity of the area and do not adversely affect productive agricultural land, p. Small scale short term accommodation or Tourist park (RV camping) may be provided where the use is consistent with the rural character and amenity of the area and does not compromise rural production or rural industry. q. Renewable energy facility uses do not compromise productive rural land and are consistent with rural character and amenity of the area. r. Viticulture, boutique foods and supporting tourism uses are encouraged on smaller lots in the RU1 – Winery Precinct around Moffatdale. s. Natural features such as creeks, gullies, waterways, wetlands and bushland are retained, managed, enhanced and buffered from adjacent development. t. Water supply catchments are protected from activities that may endanger water quality. 	

Performance outcomes	Requirements for accepted development and assessment benchmarks	Response
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 Environmental Protection (Air) Policy 2019 or the Environmental Protection (Noise) Policy 2019.</p>	<p>Complies</p> <p>All material aspects of the approved Major electricity infrastructure (BESS) have been addressed under approval MCU25/0019.</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 8.4.2 satisfying outcomes –</p> <p>AO2.1 The proposal is necessary for the efficient production and processing of a crop grown in the area. or</p>	<p>Complies</p> <p>The proposal facilitates the separate disposition/ ownership of parts of the site to allow the proposed Major</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks	Response
	<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>electricity infrastructure (BESS) to operate separately to, but concurrently with, the continuation of the rural use of the balance of the site.</p>
<p>PO3 Development does not result in any degradation of the natural environment, in terms of the geotechnical, physical, hydrological and environmental characteristics of the site and its setting.</p>	<p>AO3.1 Uses and associated works are confined to existing lawfully cleared land or areas not supporting regulated vegetation.</p> <p>and</p> <p>AO3.2 Uses and associated works are confined to areas outside stormwater discharge points, overland flow paths, watercourses and natural drainage features.</p> <p>and</p> <p>AO3.3 Development, excluding forestry activities and permanent plantations, adjacent to National Parks or State Forests is set back a minimum of 100m from the park</p>	<p>Complies</p> <p>All material aspects of the approved Major electricity infrastructure (BESS) have been addressed under approval MCU25/0019.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks	Response
<p>PO4 Development is not exposed to risk from natural hazard relating to land slip.</p>	<p>boundaries in the absence of any current 'Management Plans' for these areas.</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) (c) 6% for non-residential uses. 	<p>Complies</p> <p>All material aspects of the approved Major electricity infrastructure (BESS) have been addressed under approval MCU25/0019.</p>
<p>PO5 Development is adequately serviced.</p>	<p>AO5.1 A 45kl water tank is provided for consumption purposes.</p> <p>and</p> <p>AO5.2 On-site sewage treatment is provided.</p> <p>and</p> <p>AO5.3 Each dwelling is provided with a service line connection to the electricity supply and telecommunications networks.</p>	<p>Complies</p> <p>All material aspects of the approved Major electricity infrastructure (BESS) have been addressed under approval MCU25/0019.</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>Complies</p> <p>All material aspects of the approved Major electricity infrastructure (BESS) have been addressed under approval MCU25/0019.</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>	<p>Complies</p> <p>All material aspects of the approved Major electricity infrastructure (BESS)</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks	Response
		have been addressed under approval MCU25/0019.
Section 3 Where Intensive animal industry		
<p>PO8 A cattle feedlot involving less than 150 standard cattle units is sited to avoid adverse impacts on important environmental values and minimise impacts on the rural amenity of the area.</p>	<p>AO8 A cattle feedlot involving less than 150 standard cattle on a site more than 20ha is located a minimum of: (a) 200m from a frontage (b) 100m from a side or rear boundary (c) 2km from land in an urban area or in a rural residential zone (d) 700m from a sensitive use (e) 200m from a referable wetland 100m from a watercourse</p>	<p>Not applicable The proposal is not for intensive animal husbandry.</p>
<p>PO9 Intensive animal industry is located on a lot of sufficient size to enable the impacts of the use to be contained within the site.</p>	<p>AO9 The use is located on a minimum lot size of: (a) 10 ha where for: (i) 150 or less standard cattle units (ii) 1,000 or less standard sheep units (iii) 400 or less standard pig units (iv) 1,000 or less birds of poultry 100ha otherwise.</p>	<p>Not applicable The proposal is not for intensive animal husbandry.</p>
<p>PO10 Intensive animal industry is sited and designed, including incorporating appropriate separation distances, to avoid adverse impacts on surrounding uses and the rural amenity of the area.</p>	<p>No acceptable solution</p>	<p>Not applicable The proposal is not for intensive animal husbandry.</p>
<p>PO11 The use does not adversely affect the environmental values of the site or the area, including impacts on groundwater, watercourses, wetlands and vegetation.</p>	<p>No acceptable solution</p>	<p>Not applicable The proposal is not for intensive animal husbandry.</p>
<p>PO12 The use has access to a reliable water supply for the purposes of drinking water for animals and water for cleaning and maintenance.</p>	<p>No acceptable solution</p>	<p>Not applicable The proposal is not for intensive animal husbandry.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks	Response
<p>PO13 The use has appropriate access to the road transport network with regard to the road haulage requirements of the use and (a) does not compromise the safety and operational efficiency of the road network (b) does not adversely affect the amenity of the area.</p>	<p>No acceptable outcome</p>	<p>Not applicable The proposal is not for intensive animal husbandry.</p>
<p>Section 4 Winery Precincts</p>		
<p>PO14 Reconfiguring a lot in the Winery precinct provides for viable viticulture, boutique foods and tourism uses on a lot of at least 20 ha.</p>	<p>No acceptable outcome</p>	<p>Not applicable The proposal is not in the Winery precinct.</p>
<p>Section 5 Caretaker's accommodation</p>		
<p>PO15 Caretaker's accommodations are subsidiary to and compatible with the principal use on the same site.</p>	<p>AO15.1 Only one caretaker's accommodation is established on the site. and AO15.2 A caretaker's accommodation is not located at the front of the primary use on the site. and AO15.3 A caretaker's accommodation is separated from the principal activity areas of the primary use of the site by at least 10m.</p>	<p>Not applicable The proposal is not for Caretaker's accommodation.</p>
<p>PO16 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>AO16.1 A caretaker's accommodation does not exceed 8.5m in height. and AO16.2 Where adjoining land used, or approved for use, for uses in the accommodation activities use group, a caretaker's accommodation is located adjacent to the adjoining use. and AO16.3 A caretaker's accommodation has a floor area no greater than 125m², has a</p>	<p>Not applicable The proposal is not for Caretaker's accommodation.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks	Response
	<p>balcony, verandah or deck with a minimum area of 6m² with minimum dimensions of 3m.</p> <p>and</p> <p>AO16.4 A caretaker's accommodation is provided with private open space which is directly accessible from a habitable room.</p> <p>and</p> <p>AO16.5 A caretaker's accommodation is setback:</p> <ul style="list-style-type: none"> (a) A minimum of 1.5m from the common property boundary to an adjoining residential use; or (a) (b) A minimum of 10m from the principal activity areas of an industrial or commercial use on an adjoining allotment. 	
<p>Section 6 Home based business</p>		
<p>PO17 Home based businesses are a small-scale component of the principal use on the site.</p>	<p>AO17.1 The area used for a home-based business is:</p> <ul style="list-style-type: none"> (a) for outdoor activities – maximum 20m² (b) in all other circumstances – maximum 50m² <p>and</p> <p>AO17.2 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>AO17.3 A home-based business is setback from the road frontage of the site a distance greater than the existing building line.</p> <p>and</p> <p>AO17.4 A home-based business is setback a minimum of 15m from any side or rear boundary.</p> <p>and</p>	<p>Not applicable</p> <p>The proposal is not for Home based business.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks	Response
<p>PO18 The conduct of home based businesses minimises the off-site impacts on the amenity of the local residential area and the health and safety of its residents.</p>	<p>AO17.5 A structure associated with a homebased business is no higher than 8.5m above ground level.</p> <p>and</p> <p>AO17.6 No more than one non-resident of the site is employed in the home-based business.</p> <p>AO18.1 Except for a bed and breakfast, operating hours are limited to 7am to 8pm Monday to Friday (excluding public holidays) and 8am to 4pm on other days.</p> <p>and</p> <p>AO18.2 The use does not produce noise emissions more than 3dB(A) above background noise levels at the property boundary.</p> <p>and</p> <p>AO18.3 The use does not generate dust or other particle emissions measurable at the property boundary.</p> <p>and</p> <p>AO18.4 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>AO18.5 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>AO18.6 The occupation does not rely on transport provided by vehicles larger than a 3-tonne rigid vehicle.</p> <p>and</p> <p>AO18.7 The occupation does not involve the hiring out of any machinery or equipment.</p>	<p>Not applicable</p> <p>The proposal is not for Home based business.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks	Response
<p>PO19 Car parking and access is provided in a safe, attractive and functional manner.</p>	<p>AO19.1 Except for a bed and breakfast, home-based businesses provide a maximum of one parking space in addition to the requirements of the principal dwelling.</p> <p>and</p> <p>AO19.2 A bed and breakfast provides parking in addition to the requirements of the principal dwelling at the rate of one space per bedroom.</p> <p>and</p> <p>AO19.3 Site access is provided from an all-weather road way with a minimum width of:</p> <p>(a) 6m for a bed and breakfast</p> <p>(b) 4m in all other circumstances.</p>	<p>Not applicable</p> <p>The proposal is not for Home based business.</p>
<p>PO20 Non-resident workers are provided with adequate open space to accommodate their social, relaxation and recreational needs.</p>	<p>AO20.1 Non-resident workforce accommodation provides communal open space at the rate of 0.2m² per square metre of gross floor area of the accommodation building.</p> <p>and</p> <p>AO20.2 Communal open space has a minimum dimension of 4m and a depth to width ratio of 2:1.</p> <p>and</p> <p>AO20.3 Ground level open space does not including vehicle parking or manoeuvring areas or clothes drying areas.</p> <p>and</p> <p>AO20.4 An indoor communal area is provided at either 1m² for each bed space or 25m² overall, whichever is the greater area and is equipped with toilet, kitchen and storage facilities as a minimum.</p>	<p>Not applicable</p> <p>The proposal does not involve non-resident workforce accommodation.</p>
<p>Section 7 Secondary dwelling</p>		
<p>PO21 A secondary dwelling must be subsidiary to its primary dwelling.</p>	<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>Not applicable</p> <p>The proposal does not involve a Secondary dwelling.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks	Response
	<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>	
<p>Section 8 Short term accommodation</p>		
<p>PO22 Short term accommodation is of a small scale and intensity that is:</p> <ul style="list-style-type: none"> (a) subordinate to the rural use (b) does not adversely impact existing or future productive agricultural development in the area; and (c) maintains the character and amenity (including visual amenity) of the area. 	<p>AO22.1 No more than five short term accommodation units are located on a lot.</p> <p>AO22.2 A short term accommodation unit has a maximum GFA of 70m², unless the accommodation unit is an existing Dwelling house.</p> <p>AO22.3 A short term accommodation unit has a maximum building height of 2 storeys and 8.5m.</p> <p>AO22.4 A short term accommodation unit is not located within 50m of a property boundary.</p> <p>AO22.5 A minimum of one car parking space if provided for each short term accommodation unit.</p>	<p>Not applicable</p> <p>The proposal is not for short term accommodation.</p>
<p>PO23 RV camping sites are subordinate to the rural use, character, and amenity of the area.</p>	<p>AO23.1 No more than two RV camping sites are located on a lot less 50ha or smaller</p> <p>AO23.2 No more than five RV camping sites are located on a lot greater than 50ha</p> <p>AO23.3 One vehicle may utilise an RV camping site at one time.</p> <p>AO23.4 An RV camping site is not located within 100m of a property boundary.</p>	<p>Not applicable</p> <p>The proposal is not for short term accommodation.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks	Response
Section 9 Renewable energy facility		
<p>PO24 A renewable energy facility does not compromise the value of productive rural land.</p>	<p>AO24 A Renewable energy facility is not located on agricultural land as identified on SPP Interactive Mapping (Plan Making).</p>	<p>Not applicable The proposal is not for a renewable energy facility.</p>
<p>PO25 A renewable energy facility:</p> <ul style="list-style-type: none"> (a) is conveniently located with regard to the electricity distribution network; (b) is on a site that requires minimal operational work to facilitate the use; (c) does not cause significant off site adverse impacts with regard to noise, glare or visual amenity. 	<p>No acceptable outcome provided.</p>	<p>Not applicable The proposal is not for a renewable energy facility.</p>
Section 10 For development affected by one or more overlays (other than bushfire hazard overlay)		
Agricultural land overlay		
<p>PO26 The productive capacity and utility of agricultural land for rural activities is maintained.</p>	<p>AO26.1 The proposal is not located on agricultural land as identified on SPP Interactive Mapping (Plan Making). or AO26.2 The proposal is necessary for the efficient production and processing of a crop grown in the area. or AO26.3 The proposal provides an alternate productive rural activity that supports regionally significant industry. or AO26.4 An agricultural sustainability report prepared by a suitably qualified agronomist demonstrates that –</p> <ul style="list-style-type: none"> (a) The lot is suitability sized for the proposed activity. Including a dwelling house including yard; and 	<p>Complies The proposal facilitates the separate disposition/ ownership of parts of the site to allow the proposed Major electricity infrastructure (BESS) to operate separately to, but concurrently with, the continuation of the rural use of the balance of the site.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks	Response
	<p>(b) There is sufficient water for the proposed activity; and</p> <p>(c) The allotment is capable of being connected to reticulated electricity; and</p> <p>(d) The proposed activity is financially viable, requiring a viability assessment that includes capital costs, operational costs, sustainable yields to support a family, climate, soils and geological factors affecting crop growth, nutrients, salinity, topography, susceptibility to flooding and erosion and an assessment of market robustness (both recent and projected) and alternative practices in the event of failure.</p> <p>and</p> <p>AO26.5 Development is consistent with any Soil Conservation Plan that applies to the locality, as approved by the relevant State agency.</p>	
<p>Airport environs overlay</p>		
<p>Public safety sub-area</p>		
<p>PO27 Development located at the end of runways does not increase the risk to public safety.</p>	<p>AO27.1</p> <p>Development does not include the following within an airport’s public safety area as depicted on Overlay Map 01:</p> <p>(a) a significant increase in the number of people living, working or congregating in the public safety area, such as accommodation activities</p> <p>(b) uses that attract large numbers of people (recreation activities, shopping centres, industrial or commercial uses involving large numbers of workers or customers)</p> <p>(c) community activities (e.g. education establishments, hospitals)</p>	<p>Not applicable</p> <p>The subject site is not included in this overlay.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks	Response
	(d) the manufacture, use or storage of flammable, explosive, hazardous or noxious materials.	
Wildlife hazards sub-area		
PO28 Development does not significantly increase the risk of wildlife hazard particularly flying vertebrates, such as birds and bats, intruding within an airport operational airspace.	<p>AO28.1</p> <p>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>AO28.2 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>AO28.3 Putrescible waste disposal sites (e.g. landfill and waste transfer facilities) are not located within a 13km radius of an airport.</p>	<p>Not applicable</p> <p>The subject site is not included in this overlay.</p>
Biodiversity overlay		
PO29 Areas of environmental significance, including biodiversity values, are identified, protected and enhanced.	<p>AO29.1</p> <p>Uses and associated works are confined to areas not identified on Overlay Map 05.</p> <p>or</p>	<p>Complies</p> <p>All material aspects of the approved Major electricity infrastructure (BESS)</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks	Response
	<p>AO29.2</p> <p>Development is compatible with the environmental values of the area.</p> <p>or</p> <p>AO29.3</p> <p>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>have been addressed under approval MCU25/0019.</p>
<p>PO30 Biodiversity values of identified areas of environmental significance are protected from the impacts of development</p>	<p>AO30.1</p> <p>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>Complies</p> <p>All material aspects of the approved Major electricity infrastructure (BESS) have been addressed under approval MCU25/0019.</p>
<p>PO31 There are no significant adverse effects on water quality, ecological and biodiversity values.</p>	<p>AO31.1</p> <p>Uses and associated works are confined to areas outside overland flow paths and natural drainage features.</p> <p>and</p> <p>AO31.2</p> <p>All buildings, on-site effluent disposal, external activities or storage areas are located 100m from the top of the bank of a river, creek, stream or wetland identified on Overlay Map 05.</p> <p>Note: This setback does not apply to equipment such as pumps that are necessary to access water or waterway crossings.</p> <p>and</p>	<p>Complies</p> <p>All material aspects of the approved Major electricity infrastructure (BESS) have been addressed under approval MCU25/0019.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks	Response
	<p>AO31.3 The Waterway Corridors identified on Overlay Map 05 are maintained in a natural state.</p>	
<p>Extractive industry overlay</p>		
<p>PO32 The long term availability of the extractive resource, coal or mineral for extraction or processing is maintained.</p>	<p>AO32 Development in the resource or processing area depicted on Overlay Map 07 is for:</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. 	<p>Not applicable The subject site is not included in this overlay area.</p>
<p>PO33 Development does not increase the number of people living or working in the separation area.</p>	<p>AO33.1 New residential, business and community activities are not located within the separation area depicted on Overlay Map 07. or</p> <p>AO33.2 Development does not increase the total number of lots within the separation area depicted on Overlay Map 07.</p>	<p>Not applicable The subject site is not included in this overlay area.</p>
<p>PO34 Development does not increase the number of people living in the transport route's separation area.</p>	<p>AO34.1 Development does not involve:</p> <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 corridor associated with the extractive or mining resource. and <p>AO34.2 Access points are designed to avoid adversely affecting the safe and efficient operation of vehicles transporting extractive materials.</p>	<p>Not applicable The subject site is not included in this overlay area.</p>
<p>Flood hazard overlay</p>		
<p>PO35 Development is not exposed to risk from flood events by responding to flood potential and maintains personal safety at</p>	<p>AO35.1 (a) All new allotments include an area of sufficient size to accommodate the intended land use outside the area identified on</p>	<p>Not applicable</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks	Response
<p>all times.</p>	<p>Overlay Map 03. and (b) New buildings are not located within the area identified on Overlay Map 03; or AO35.2 (a) Development is sited above the 1%AEP flood event where known, or the highest known flood event, as follows: (i) Habitable floor levels - 500mm; (ii) Non-habitable floor levels - 300mm; (iii) On-site sewage treatment and storage areas for potential contaminants - 300mm; (iv) All other development - 0mm. And (b) Signage is provided on site indicating the position and path of all safe evacuation routes off the site.</p>	<p>The subject site is not included in this overlay area.</p>
<p>PO36 Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level, and does not increase the potential for flood damage either on site or other properties.</p>	<p>AO36 Works associated with the proposed development do not: (a) involve a net increase in filling greater than 50m³; or (b) result in any reductions of on- site flood storage capacity and contain within the site any changes to depth/duration / velocity of flood waters; or (c) change flood characteristics outside the site in ways that result in: (i) loss of flood storage; (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows; or (iv) any reduction in flood warning times.</p>	<p>Not applicable The subject site is not included in this overlay area.</p>
<p>PO37 Development avoids the release of hazardous materials into floodwaters.</p>	<p>AO37.1 Materials manufactured or stored on site are not hazardous in nature. or AO37.2 Hazardous materials and any associated manufacturing equipment are located</p>	<p>Not applicable The subject site is not included in this overlay area.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks	Response
<p>PO38 Community infrastructure in any area mapped as Flood Hazard is able to function effectively during and immediately after flood.</p> <p>Historic subdivisions overlay</p>	<p>above the nominated flood level. No outcome specified.</p>	<p>Not applicable</p> <p>The subject site is not included in this overlay area.</p>
<p>PO39 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>AO39 The site is within 5km distance by road of a school if not on a current school bus route.</p>	<p>Not applicable</p> <p>The subject site is not included in this overlay area.</p>
<p>PO40 A site identified on the Overlay Map 09 is not developed where:</p> <p>(a) the site characteristics, including impacts from natural hazards, make it unsuitable for development; and</p> <p>(b) infrastructure, including water, sewerage, stormwater and roads are not adequate or result in environmental harm.</p>	<p>AO40.1 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>AO40.2 The site has sufficient area to provide for on- site effluent disposal in accordance with the requirements of the <i>Queensland Plumbing and Wastewater Code</i>. and</p> <p>AO40.3 The site is:</p> <ul style="list-style-type: none"> ■ within a reticulated town water area, and reticulated water supply is provided, or; outside a reticulated town water area, and a rainwater tank or other supplementary water supply system is installed with a minimum capacity of 45,000 litres. <p>and</p> <p>AO40.4 Habitable rooms within new buildings are</p>	<p>Not applicable</p> <p>The subject site is not included in this overlay area.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks	Response
	<p>300mm above the highest known flood level, located on the highest part of the site and elevated to enhance flood immunity.</p> <p>Editor’s note–Where historical flood data exists, it may be possible to use this information to determine the highest know flood level. Historical data may include:</p> <ul style="list-style-type: none"> • formally recorded gauge heights records for a number of floods; • formally surveyed peak flood levels; • photographs of a historic flood; • ‘high-water’ marks recorded on public or private property; and • interviews with long-term residents. <p>and</p> <p>AO40.5 New buildings are provided with a service line connection to the electricity supply and telecommunications networks.</p> <p>and</p> <p>AO40.6 Stormwater drainage is discharged from the boundary of a development site:</p> <ol style="list-style-type: none"> (a) without nuisance and annoyance to adjoining or downstream properties, (b) into natural systems, and (c) with conveyance to a lawful point of discharge including by way of easement where drainage systems traverse private property into natural systems. <p>and</p> <p>AO40.7 New buildings are confined to areas outside of overland flow paths and natural drainage features.</p>	
<p>Landslide hazard overlay</p> <p>PO41 Development does not increase the risk of harm to people and property as a result of landslide, by:</p> <ol style="list-style-type: none"> (a) avoiding development in a landslide hazard area; or (b) undertaking 	<p>AO41.1 Development, including associated access, is not located in a landslide hazard area as identified on Overlay Map 10.</p> <p>or</p> <p>AO41.2 Development, including associated access, is located in a low or very low land landslide hazard area as determined by a site-specific geotechnical assessment prepared by competent person.</p>	<p>Not applicable</p> <p>The subject site is not included in this overlay area.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks	Response
<p>development in a landslide hazard area only where strictly in accordance with best practice geotechnical principles.</p> <p>PO42 Community infrastructure in any area mapped as Landslide Hazard is able to function effectively during and immediately after landslide events.</p> <p>Regional infrastructure overlay</p>	<p>No outcome specified.</p>	<p>Not applicable</p> <p>The subject site is not included in this overlay area.</p>
<p>PO43 Stock routes and trails identified on Overlay Map 04 are protected from incompatible development on adjoining sites.</p>	<p>No outcome specified.</p>	<p>Not applicable</p> <p>The proposed development is not located within stock routes or trails.</p>
<p>PO44 Development is sufficiently separated from major electricity infrastructure or substations to minimise the likelihood of nuisance or complaint.</p>	<p>AO44 Sensitive land use (as defined in the Regulation) maintain the following separation distances from substations or easement for major electricity infrastructure identified on Overlap Map 04:</p> <ul style="list-style-type: none"> (a) 20m for transmission lines up to 132 kilovolts (b) 30m for transmission lines between 133 kilovolts and 275 kilovolts and (c) 40m for transmission lines exceeding 275 kilovolts. <p>Editor’s note—Information relating to the voltage of transmission lines is available from the relevant energy supplier.</p>	<p>Complies</p> <p>All material aspects of the approved Major electricity infrastructure (BESS) have been addressed under approval MCU25/0019.</p>
<p>PO45 There is sufficient space within the site to establish landscaping which substantively assists in screening and softening obtrusive major electricity infrastructure identified on Overlay Map 04.</p>	<p>AO45 A minimum 3m wide densely planted landscaped buffer is provided along the boundary adjoining the major electricity infrastructure, including provision for advanced trees and shrubs that will grow to a minimum height of 10m.</p>	<p>Complies</p> <p>All material aspects of the approved Major electricity infrastructure (BESS) have been addressed under approval MCU25/0019.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks	Response
----------------------	---	----------

Water catchments overlay

PO46

There are no significant adverse effects on the water quality of drinking water supply.

AO46.1

Development within the Bjelke- Petersen Dam Water Resource Catchment Area and the 800m buffer to Boondooma and Gordonbrook Dams shown on Overlay Map 06 has no significant adverse effect on the quantity and availability of raw water for consumption, as determined by a suitably qualified water quality expert.
or

AO46.2

Development within the Cooyar Creek water supply buffer area shown on Overlay Map 06 complies with the specific outcomes and measures of the *Seqwater Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012*.

Not applicable

The subject site is not included in this overlay area.

Appendix 7 – Reconfiguring a Lot Code

Purpose	Response
<p>(a) The purpose of the Reconfiguring a lot code is to ensure development:</p> <ul style="list-style-type: none"> (a) Provides a compact urban form of safe, attractive and well connected neighbourhoods that provide a variety of housing options and convenient access to services. (b) Provides opportunities for rural residential living with good access to services. (c) Manages the potential risks from natural and man-made hazards. (d) Avoids unnecessary impacts on the natural environment, features and resources. (e) Allows for the efficient and sequential provision of urban infrastructure and an enhanced open space network. <p>(b) The purpose of the code will be achieved through the following overall outcomes:</p> <ul style="list-style-type: none"> (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. 	<p>Complies</p> <p>The proposed long term lease area and access easement are configured to align with the approved Major electricity infrastructure (BESS) under approval MCU25/0019.</p> <p>The proposal facilitates the separate disposition/ ownership of parts of the site to allow the proposed Major electricity infrastructure (BESS) to operate separately to, but concurrently with, the continuation of the rural use of the balance of the site.</p>

- (h) Lots are provided with water supply., stormwater disposal, sustainable effluent and waste disposal, telecommunications and power, to standards appropriate for the zone.
- (i) Development is laid out and located to minimise the exposure and vulnerability of people and property at risk from natural hazards.
- (j) Development contributes to effective and efficient emergency response and recovery capabilities.

Performance outcomes	Acceptable outcomes	Response
Section 1 Boundary realignment		
PO1 The boundary realignment: (a) results in lots that are consistent with the established subdivision pattern of the local area; (b) maintains or improves the utility of the lots; (c) does not create a situation where the use or buildings on the resulting lots become unlawful.	AO1.1 Development provides that allotment area, dimension and shape are in accordance with the standards in Table 8.4.2, except where the reconfiguration is boundary realignment and the outcome is preferable to the current allotment configuration.	Not applicable The proposal is not a boundary alignment.
	AO1.2 The utility of the lots is maintained or improved where: (a) a frontage to depth ratio exceeds that of the existing allotments; (b) access is provided to an allotment that previously had no access or an unsuitable access; (c) an existing boundary encroachment by a building or areas is corrected.	
	AO1.3 The realignment does not result in a building contravening the setback, standards required by this Planning Scheme or relevant building assessment provisions. and AO1.4 The realignment results in a larger lot that is a more viable farming unit.	
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	Not applicable The proposal is not a boundary alignment.

Performance outcomes	Acceptable outcomes	Response
	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.	<p>AO3.1</p> <p>The Community Title Scheme is approved as part of or following approval of a Material Change of Use application over the site or</p> <p>AO3.2</p> <p>Where it is proposed to register a Community Title Scheme over land on which there is an existing building or buildings, the lots include only the area of the building on the lot, except that multiple dwelling buildings lots may include a balcony, courtyard, veranda and garage.</p>	Not applicable The proposal is not a reconfiguration under community title scheme.
PO4 The setback of residential buildings makes efficient use of the site, provides privacy and amenity for residents and contributes to positive urban design.	<p>AO4.1</p> <p>The minimum separation between the front of buildings on either side of an access way is 8m.</p> <p>AO4.2</p> <p>Except for private landscaped courtyards, all landscaped open space, landscaped setbacks to frontages and buffer areas are included within common property.</p> <p>AO4.3</p> <p>The common property is used for street access, utilities and recreation.</p>	Not applicable The proposal is not a reconfiguration under community title scheme.
PO5 Adequate access is provided to public utilities for servicing, maintenance and repair.	<p>AO5</p> <p>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.</p>	Not applicable The proposal is not a reconfiguration under community title scheme.
PO6 Fire hydrants are easily accessible in times of emergency and are of a standard consistent with service needs.	<p>AO6</p> <p>Fire hydrant installation is provided in accordance with the requirements of the relevant Australian Standard.</p>	Not applicable The proposal is not a reconfiguration under community title scheme.

Performance outcomes	Acceptable outcomes	Response
Section 3 All other reconfiguration		
<p>PO7 Allotments are of sufficient size and dimensions to meet the requirements of the users and provide for servicing of the intended use.</p>	<p>A07.1 Development provides that allotment area, dimension and shape are in accordance with the standards in Table 8.4.2.</p>	<p>Complies The proposed reconfiguring for the lease area and the access easement aligns with the area of the approved Major electricity infrastructure (BESS) under approval MCU25/0019.</p>
	<p>A07.2 The minimum allotment size for any rear allotment shall be calculated exclusive of the area of the access corridor of the allotment.</p>	
	<p>A07.3 Irregularly shaped allotments are designed to allow a building area of 15m by 10m to be setback 6m from the site frontage</p>	
<p>PO8 Lots have lawful, safe and practical access.</p>	<p>A08.1 Access is provided via either: (a) Direct road frontage; (b) Access strip with a minimum width of 3.5m (for rear lots only); or (c) Access easement with a minimum width of 6m (where lots only have legal road frontage that does not provide, safe or practical access to the existing street network).</p>	<p>Complies Access is addressed under approval MCU25/0019. The proposal aligns with the approval.</p>
	<p>A08.2 Newly created lots do not have direct access to sub-arterial or higher order roads.</p>	
	<p>A08.3 Except in the Rural Zone, new lots, are provided with access to a sealed road.</p>	
<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>	<p>A09.1 Only one rear lot is provided behind each full street frontage regular lot.</p>	<p>Not applicable The proposal does not involve a rear lot.</p>
	<p>A09.2 No more than two rear lot access strips directly adjoin each other.</p>	

Performance outcomes	Acceptable outcomes	Response
	<p>AO9.3</p> <p>No more than two rear lots gain access from the head of a cul-de-sac.</p> <p>AO9.4</p> <p>Rear lots are only created where the site gradient is greater than 5%.</p>	
<p>PO10</p> <p>The design and construction of new roads: (a) Maintain safe and efficient access to the transport network; (b) Creates integrated neighbourhoods; and (c) Are constructed to a standard that is commensurate with the intended use of allotments.</p>	<p>AO10.1</p> <p>Intersection shall be spaced at no less than 45m from any other intersection.</p> <p>AO10.2</p> <p>Any intersections with existing roads shall be treated with a T-intersection or a roundabout.</p> <p>AO10.3</p> <p>The road layout indicates connections to adjoining development sites.</p> <p>AO10.4</p> <p>Other than in the Rural or Rural Residential Zones, new streets are provided with layback kerb and channel.</p> <p>AO10.5</p> <p>In the Rural Residential Zone, new streets are provided with concrete flush kerbs and swale drains.</p>	<p>Complies</p> <p>All material aspects of the approved Major electricity infrastructure (BESS) have been addressed under approval MCU25/0019.</p>
<p>PO11</p> <p>The provision of services is resistant to inclement weather and does not degrade the character of the area.</p>	<p>AO11</p> <p>Where the reconfiguration involves the opening of a new road, all electricity and telecommunications services are located underground.</p>	<p>Complies</p> <p>All material aspects of the approved Major electricity infrastructure (BESS) have been addressed under approval MCU25/0019.</p>
<p>PO12</p> <p>Reconfiguration facilitates integration of walking and cycling networks that provide a safe and convenient</p>	<p>No outcome specified.</p>	<p>Complies</p> <p>All material aspects of the approved Major electricity infrastructure (BESS) have been</p>

Performance outcomes	Acceptable outcomes	Response
environment for users having regard to appropriate gradients and distances to be travelled.		addressed under approval MCU25/0019.
PO13 Public open space is provided in response to community need.	AO13 Public open space is provided in accordance with the Priority Infrastructure Plan.	Complies All material aspects of the approved Major electricity infrastructure (BESS) have been addressed under approval MCU25/0019.
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 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.	Not applicable The proposal does not involve reconfiguration of lots less than 400m ² in the Medium density residential zone.
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 400m²: AO15.1 All lots are orientated to within 200 of north. AO15.2 All lots are to be sized and shaped to accommodate a 10m x 20m rectangle.	Not applicable The proposal does not involve reconfiguration of lots less than 400m ² in the Medium density residential zone.
Section 4 All reconfiguring a lot subject to an overlay (other than bushfire hazard 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.	Complies The proposed long term lease area and access easement are configured to align with the approved Major electricity infrastructure (BESS) under approval MCU25/0019. The proposal facilitates the separate disposition/ ownership

Performance outcomes	Acceptable outcomes	Response
		of parts of the site to allow the proposed Major electricity infrastructure (BESS) to operate separately to, but concurrently with, the continuation of the rural use of the balance of the site.
Airport environs overlay		
Public safety sub area		
PO17 Development located at the end of runways does not increase the risk to public safety.	AO17 Development does not include a significant increase in the number of people living, working or congregating in an airport's public safety area as depicted on Overlay Map 01	Not applicable
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. AO18.2 Proposed boundaries do not create additional barriers to species movement. AO18.3 Proposed allotments do not create circumstances where additional accepted development clearing of protected vegetation may occur.	Complies All material aspects of the approved Major electricity infrastructure (BESS) have been addressed under approval MCU25/0019
Flood hazard overlay		
PO19 Development is not exposed to risk from flood events by responding to flood potential and maintains personal safety at all times.	AO19 All new allotments include an area of sufficient size to accommodate the intended land use outside the area identified on Overlay Map 03.	Complies All material aspects of the approved Major electricity infrastructure (BESS) have been addressed under approval MCU25/0019.

Performance outcomes	Acceptable outcomes	Response
<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 Works associated with the proposed development do not: (a) involve a net increase in filling greater than 50m³; or (b) result in any reductions of on-site flood storage capacity and contain within the site any changes to depth / duration/velocity of flood waters; or (c) change flood characteristics outside the site in ways that result in: (i) loss of flood storage; (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows; or (iv) any reduction in flood warning times.</p>	<p>Complies All material aspects of the approved Major electricity infrastructure (BESS) have been addressed under approval MCU25/0019.</p>
<p>Regional infrastructure overlay</p>		
<p>PO21 Infrastructure networks and trails identified on Overlay Map 04 are protected from incompatible development on adjoining sites.</p>	<p>AO21 No new allotments are created within or adjacent to the networks and trails identified on Overlay Map 04.</p>	<p>Complies All material aspects of the approved Major electricity infrastructure (BESS) have been addressed under approval MCU25/0019.</p>
<p>PO22 There are no significant adverse effects on water quality, including drinking water, ecological and biodiversity values.</p>	<p>AO22.1 Development and associated works are confined to areas outside overland flow paths and natural drainage features.</p> <p>AO22.2 New allotments in the waterway and wetland buffer areas identified on Overlay Map 06 include a building envelope of sufficient size to accommodate the intended land use outside the buffer area.</p> <p>AO22.3 Development within the Bjelke- Petersen Dam Water Resource Catchment Area and the 800m buffer to Boondooma and Gordonbrook Dams shown on Overlay Map 06 has no significant adverse effect on the quantity and availability of raw</p>	<p>Complies All material aspects of the approved Major electricity infrastructure (BESS) have been addressed under approval MCU25/0019.</p>

Performance outcomes	Acceptable outcomes	Response
----------------------	---------------------	----------

water for consumption, as determined by a suitably qualified water quality expert.

AO22.4

Development within the Cooyar Creek water supply buffer area shown on Overlay Map 06 complies with the specific outcomes and measures of the Seqwater Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012.

Table 8.4.2 — Minimum Lot Dimensions¹

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

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

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